

1.0 INTRODUCTION

Layde Consulting was appointed by Carlin Planning Ltd to undertake a series of bat activity surveys and potential roost assessments for a proposed Regeneration Scheme within Monaghan town, extending to lands at the rear of Dublin Street North. This report summarises the key findings in relation to identified bat species within the study area and provides further recommendations as necessary.

1.1 Site Overview & Development Proposals

The proposed development area (herein termed the 'site') incorporates lands to the rear of Dublin Street North, Monaghan (see Figure 1), and comprises of a mix of urbanised areas, external residential amenity areas, commercial land, and derelict lands comprising of scrub and treelines along St. Davnet's Row and the Old Infirmary. Under the development proposals it is intended to regenerate the site by demolishing the existing buildings within the site, and constructing a new public access road, car parking and event space, and also enabling the provision of future development plots for commercial and residential uses. As a result, the development proposals also include the removal of vegetation and ground cover, as required, and grading cut/fill works. The proposals also include all necessary infrastructure provisions such as drainage and utilities, paving, surfacing and landscaping.



Figure 1- Proposed development area, lands to the rear of Dublin Street North

The development proposals intend to demolish properties within the red line area to the rear of Dublin Street, Old Cross Square and at The Diamond. The large mature trees within the Old Infirmary Hill area are to be retained under the development.

1.2 Limitations

A significant portion of the site area is currently not under the control of the applicant, therefore access was restricted within the site area, as discussed further within each respective section of this report.

The site is subject to antisocial behaviour, which on several occasions required the survey to be abandoned or prevented surveys from being carried out. In some cases of antisocial behaviour, threats were made to staff personnel and items were thrown at staff personnel. In other cases, members of the general public warned against proceeding with surveys due to the constant antisocial behaviour within areas of the site, and out of concern for the welfare of staff personnel.

It should be noted that species identification and activity is subject to change both in terms of spatial and temporal extents.

1.3 Statement of Authority

This report has been prepared by John Lavery, Principal Environmental Scientist at Layde Consulting who holds a BSc (Hons) degree in Environmental Science and is a Full member of the Institute of Environmental Sciences (MIEnvSc). John has 20 years of experience in the preparation of ecological impact assessments to include bat activity surveys and has worked with a range of private and PLC companies and on large development and infrastructure projects.

2.0 LEGISLATION AND POLICY CONTEXT

2.1 Bats (all species)

All bats and their roosting sites are legally protected under the EU Habitats Directive as transposed by the Habitats Regulations. With the exception of Lesser Horseshoe bat (*Rhinolophus hipposideros*), which is an Annex II species, the remainder are classified as Annex IV species. They are also protected under the Wildlife Act (as amended). Across Europe, bats are further protected under the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982), which, in relation to bats, exists to conserve all species and their habitats. Article 12 and 13 of the Habitats Directive relates to the establishment of a system of strict protection for certain animal and plant species, while Article 16 provides for derogations from these provisions under limited circumstances.

Article 12, 13 and 16 of the Habitats Directive are transposed into Irish law by Regulation 51, 52 and 54 of the Birds and Habitats Regulations of 2011, respectively. All bats are strictly protected in Ireland and a person who deliberately captures, kills or disturbs a specimen in the wild, or who damages or destroys a breeding site or resting place of such an animal, is guilty of an offence.

As an Annex IV species may be found throughout the country, the protection of these species is not restricted in geographical terms and is not necessarily associated with areas subject to a specific nature designation. Under the Regulations it is an offence:

- Deliberately to capture, injure or kill a wild animal of a European protected species;
- Deliberately to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;
- Deliberately disturb such an animal in such a way as to be likely to;
 - affect the local distribution or abundance of the species to which it belongs;
 - impair its ability to survive, breed or reproduce, or rear or care for its young; or
 - impair its ability to hibernate or migrate;
- Deliberately obstruct access to a breeding site or resting place of such an animal; or
- To damage or destroy a breeding site or resting place of such an animal.

It is notable that there is no provision within the legislation to issue licences to kill bats for the purpose of development.

A person may apply to the Minister under Regulation 54 of the Habitats Regulations for a derogation license to carry out one or more of these prohibited activities. Firstly, a license can only be granted by the Minister via the NPWS only for the reasons which are specifically listed in Regulation 54, which include the following:

- a) In the interests of protecting wild fauna and flora and conserving natural habitats
- b) To prevent serious damage, in particular to crops, livestock, forests, fisheries and water and other types of property ;
- c) In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and the beneficial consequences of primary importance for the environment;
- d) For the purpose of research and education, of repopulating and introducing these species and for the breeding operations necessary for these purposes, including artificial propagation of plants; and
- e) To allow, under strictly supervised conditions, on a selective basis and to a limited extent, the taking or keeping of bats.

Secondly, the applicant must demonstrate that there is no satisfactory alternative, and thirdly, that the action will not adversely affect the favourable conservation status of bat species in their natural range. Each case is considered on its particular circumstances, and an application may be refused. Mitigation to reduce or compensate for any impact of development is generally a condition of the licence and should be proportionate to the impact. Mitigation measures may require particular timing of operations, protection of existing roosts or the creation of new roosts to replace ones being lost, with monitoring of the effect of the mitigation usually being required as a condition.

3.0 METHODOLOGY

3.1 Desk Study

A pre-survey data search was conducted in order to collate existing information from the footprint of the site and its surrounding area on bat activity, roosts and landscape features that may be used by bats. A review of the Heritage Council Mapping Centre and National Biodiversity Data Centre indicates that the site and wider area may be suitable for the following bat species:

Moderate suitability for:

Pipistrellus pygmaeu
Plecotus auritus
Pipistrellus pipistrellus
Nyctalus leisleri
Myotis daubentonii
Myotis nattereri

Low to moderate suitability for:

Pipistrellus nathusi
Myotis mystacinus

3.2 Field Surveys

A series of surveys were carried out to include ground level bat roost potential surveys for trees within the site area, in particular within the Old Infirmary Hill area. Where access could be granted, internal building inspection surveys were carried out for buildings which are proposed to be demolished, and a series of external bat activity surveys were carried out for these buildings. In addition, a series of transect and static bat activity surveys were carried out throughout the site. Surveys were carried out in accordance with the following guidance documents:

- Collins, J. (ed.) "Bat Surveys for Professional ecologists: Good Practice Guidelines (3rd ed.)" (2016). The Bat Conservation Trust, London;

- Ferdia *et al*, “Bat Mitigation Guidelines for Ireland – V2” (2022). National Parks and Wildlife Services;
- NRA (2006). Guidelines for the Treatment of Bats During the Construction of National Road Schemes; and
- Reason, P.F. & Wray, S., “UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats” (2023). Chartered Institute of Ecology and Environmental Management.

The development proposals intend to demolish a number of buildings (approximately 37No. structures in total), which for the purpose of identification have been assigned a reference number as summarised below in Table 1, and the location of which are presented in Figure 2.

Table 1. Summary of building ID numbers for demolition.

| Reference ID | Description / Overview |
|--------------|---|
| 62c | Currently used as a commercial hot food takeaway and store |
| 59c | Derelict / abandoned residential building |
| 59d | Derelict / abandoned residential building / garage |
| 57c | Upper residential dwelling with store at ground level |
| 56b | Commercial storage, predominantly unused |
| 55b | Vacant dwelling / storage in poor disrepair |
| 55c | Commercial Storage, predominantly unused |
| 54b | Residential dwelling |
| 54c | Residential dwelling, recently renovated |
| 54d | Commercial Garage |
| 54e | Commercial Garage |
| 54f | Commercial premises with residential at first floor |
| 52d | Commercial premises, recently renovated |
| 52e | Private garage |
| 52f | Private garage |
| 51d | Commercial premises / store |
| 50b | Private store / garage |
| 47a | Derelict building remains at ground level (partial walls remaining) |
| 46b | Residential garage at ground level / accommodation at first floor |
| 46c | Private garage / store, recently renovated |
| 46d | Shipping container, closed |
| 43a | Residential dwelling, recently renovated |
| 42c | Residential dwelling, recently renovated |
| 42d | Residential dwelling & store, recently renovated |
| 41c | Private garage |
| 40b | Derelict building, burnt down – unsafe for entering |
| 39c | Small store building |
| 38c | Private garage |
| 37f | Private garage |
| 37g | Residential / B&B, recently extended and renovated |
| 37g also | Small garden shed, relatively new |
| 35b | New garden shed |
| 34a | Private residential garage |
| 33c | Private residential garage |
| 32b | Storage building to rear of public house |
| 32c | Derelict storage building to rear of public house |
| 31b | Commercial retail premises in good condition |

Each of the buildings is considered further within this report, both in terms of internal inspections and external bat activity surveys, along with any limitations encountered during the site visits.

3.3 Bat Roost Inspection Surveys

3.3.1 Trees

A series of site walkovers were conducted between April 2023 and October 2024 for identifying and inspecting all trees and building structures within the site area. The site supports a number of mature and mid aged mixed broad-leaved trees, particularly within the Old Infirmary Hill area, and is bounded to the east by a small forested area of mixed coniferous and broad-leaved trees.

Most of these trees are affected by some degree of artificial light spillage from street lighting or flood lighting from private properties. Trees within the eastern portion of the site are affected by the public footpath lighting scheme, and from road traffic lighting or public lighting at Old Cross Square. Trees within the northern portion of St. Davnet's Row are affected by public street lighting at The Diamond, and from floodlighting from local commercial premises.

In terms of Potential Roost Features (PRF), daytime tree inspections were carried out at ground level to determine the presence of:

- Cacks or splits, or lifting bark usable for bat roosting;
- Knotholes, cavities or rotten areas which may be accessible for bat roosts;
- Cankers in which cavities have developed, or other hollows or cavities;
- Double leaders forming compression forks with potential cavities;
- Gaps between overlapping stems or branches;
- Partially detached ivy with stem diameters in excess of 50mm;
- Bat droppings in, around or below a PRF;
- Odour emanating from a PRF;
- Audible squeaking at dusk or in warm weather; and
- Staining at entrance / exit holes within PRF

3.3.2 Building Structures

Internal Structure Inspections

Internal inspections were carried out within the building structures, where accessibility could be gained. Inspections were all conducted during daytime hours using a high-powered torch and close focusing binoculars. In addition, static bat monitoring was undertaken within the building during the inspection period using a Elekon M2 Batlogger unit.

The internal inspection identified features that may be suitable for roosting bats, such as gaps or cracks in the building structure along the wall and roof structures, joints and crevices in wood, holes or crevices between stonework in the walls and searching for bat droppings, urine stains and feeding signs on the floors around the buildings.

External Structure Inspections

External inspections were conducted using a similar approach as the internal inspections, identifying any PRF that could allow ingress into the building structure, such as cracks, missing tiles, ingress around window structures, and signs of bat activity (staining, bat droppings or feeding signs).

3.4 Emergence / Re-entry Bat Activity Surveys

A series of bat activity surveys were conducted from July 2023 to September 2023, and from August 2024 to September 2024, and included emergence dusk / re-entry dawn surveys for each of the relevant building structures and undertaken typically 15 mins before dusk until approximately 90mins after dusk, and 90mins before dawn surveys and 15mins after sunrise.

Activity surveys were carried out for each building structure (a minimum of 2No. personnel for each building) during periods which were considered to be suitable for monitoring bat activity, i.e. during predominantly dry periods with low wind speeds, and avoiding ambient temperatures below 10°C. Surveys were carried out using 4No. Elekon M2 Batlogger units and Elekon S2 Batlogger units, with bat echolocation calls recorded directly on to an internal SD memory card along with GPS and time-stamped meta data. Recordings were analysed using Elekon Bat Explorer PRO software.

4.0 SURVEY RESULTS

4.1 Building Structures

Each of the building structures proposed to be demolished, as identified in Table 1, are discussed below in detail, and include the results of bat activity surveys or internal inspections, and also any limitations encountered during the assessment period. Note: a summary of bat activity call logs are presented in Appendix 1 of this report, and can be referenced for each survey carried out.

4.1.1 Building No.62c

An inspection was carried out for the outside of the property, which is currently used as a commercial hot food takeaway at ground floor level, and store / staff facilities at first floor level (see Photoplates 1 & 2). Other than a crack on the exterior plasterwork along the external gable end (facing towards The Diamond car park), there were no obvious PRF's that would likely be used for roosting bats. On inspection of the external plasterwork along the gable end, the damage is only superficial and is unlikely to be used even by an individual opportunistic bat. An external service hole is provided for pipework, but it appears to be robustly blanked off, with little opportunity for ingress. Therefore, the site was considered to have negligible bat roost suitability.

Permission was sought on a number of occasions to gain access into the building in order to carry out an internal survey, however staff members would not permit access without the permission of the building owner, who could not be contacted. Therefore, no internal survey was carried out for the building, and all external surveys could only be carried out from ground level positions.



Photoplate 1 & 2 – Gable and front facade of Building No.62c

4.1.2 Building No.59c

Antisocial activity was recorded on a number of attempted site visits (17th July 2023, 19th – 27th August 2024), with bottles and items being thrown at personnel, along with threats to safety. Therefore, no internal or external inspections could be carried out for this property, nor could any bat activity surveys be carried out. The property is currently unoccupied and in poor disrepair.

Recommendations to carry out bat activity surveys and inspections are detailed further within this report, upon clearance and securing the site from antisocial behaviour.

4.1.3 Building No.59d

This building directly adjoins No.62c and could not be inspected for the same reasons as stated above. Recommendations remain the same as No.62c.

4.1.4 Building No.57c

This building is currently occupied as a residential first floor flat, adjoining Building Nos. 59c & 59d, with storage rooms below at ground level. Permission could not be gained for access into the property, therefore no internal inspection was carried out. In addition, antisocial behaviour was also recorded in and around this portion of the building structure (as above), and personnel was asked to leave on two occasions. No bat activity surveys could be carried out at this property.

4.1.5 Building Nos. 56b, 54d & 54e

The building structures are in good repair, currently being used as a commercial garage and for storage as part of the adjoining commercial garage property. The buildings are directly connected, however access to the rear facades of the building could not be gained, as the area of antisocial behaviour associated with buildings 57c & 59c are also open to the rear of 56c and 54e.

Internal building inspections were carried out on the 20th August 2024 with the property owner present, and no evidence of bat roost activity was recorded. Externally, bat roost potential was considered to be low, given that a number of small voids and cracks were identified between blockwork and the roof, for all three building facades facing into the lane (eastward) and also along the northern façade (Photoplates 3 – 5). It is noted that the voids do not penetrate through to the inside of the building, as noted during the internal inspection.



Photoplate 3 & 4 – Front façade of Building No.56b & 54d.



Photoplate 5 – Northern façade of Building No.54e.

As the building facades were considered to have low bat roost potential, bat activity surveys were carried out initially on the 17th July 2023, and then subsequently on the 19th August 2024. All facades were monitored during the survey period by 3No. personnel, with the exception of the rear facades due to antisocial activity. A summary of the bat activity survey results are presented below in Table 2.

Table 2. Summary of bat activity survey, buildings 56b, 54d & 54e.

| Date | Type | Start | End | Sunset | Temp °C | Wind m/s | Oktas | Ppt | Observation |
|------------|------|-------|-------|--------|---------|----------|-------|-----|-----------------------|
| 17/07/2023 | Dusk | 21:36 | 23:21 | 21:51 | 15 | 1.8 | 2/8 | 0 | No emergence recorded |
| 19/08/2024 | Dusk | 20:34 | 22:19 | 20:49 | 15 | 2.3 | 0/8 | 0 | No emergence recorded |

The results demonstrated no bats were observed emerging from any of the building structures, however two species of bat activity was noted along the laneway running between Dublin Street and St. Davnet's Row, north of the survey area. A summary of the analysed recordings are presented below in Table 3, and a summary of the bat activity recorded call logs are presented in Appendix 1.

Table 3. Summary of bat activity noted within vicinity of buildings 56b, 54d & 54e.

| Survey date | Species | Number of recordings | Number of calls |
|-------------|----------------------------------|----------------------|-----------------|
| 17/08/2023 | <i>Pipistrellus pipistrellus</i> | 17 | 192 |
| | <i>Pipistrellus pygmaeus</i> | 5 | 67 |
| 19/08/2024 | <i>Pipistrellus pipistrellus</i> | 13 | 123 |
| | <i>Pipistrellus pygmaeus</i> | 2 | 16 |

4.1.6 Building No.55c & 54c

Building No.55c is currently vacant and was previously used as a store. Unfortunately, the owner of the building had recently deceased during the survey period, and no access could be gained to inside the building. Externally, the rear of the building could not be inspected, due to antisocial behaviour within the vicinity of Buildings 59d, 59c and 57c, all of which openly link onto the rear of 55c. However, the front façade of Building 55c (see Photoplate 6) was considered to have low potential for bat roost, given that PRFs were identified in the form of small cracks on the external stone work and plaster, along with openings of pipework etc.

Building 54c was lying vacant during the initial survey on the 17th July 2023, however the building was being renovated for habitable living in August 2024. An internal inspection was granted for inside the building and roof space with the building contractor present during the internal inspection, which adjoins Buildings 54b and 55b (considered further below). The internal building structure was in good repair, with no evidence of ingress, and no evidence of bat roost activity was recorded in part of the building. This includes the shared roof space between the adjoining buildings.



Photoplate 6 –Building No.55c adjoining No.54c.

As the front building façades of No.55c & 54c were considered to have low bat roost potential, a dawn bat activity survey was carried out initially on the 17th July 2023, and then subsequently on the 19th August 2024, at the same time as No.56b, 54d & 54e. Buildings facades were monitored during the survey period by 2No. personnel, with the exception of the rear facades due to restricted access (antisocial behaviour). A summary of the survey results are presented below in Table 4.

Table 4. Summary of bat activity survey, buildings No.55c & 54c.

| Date | Type | Start | End | Sunset | Temp °C | Wind m/s | Oktas | Ppt | Observation |
|------------|------|-------|-------|--------|---------|----------|-------|-----|-----------------------|
| 17/07/2023 | Dusk | 21:36 | 23:21 | 21:51 | 15 | 1.8 | 2/8 | 0 | No emergence recorded |
| 19/08/2024 | Dusk | 20:34 | 22:19 | 20:49 | 15 | 2.3 | 0/8 | 0 | No emergence recorded |

The results demonstrated no bats were observed emerging from any of the building structures, however bat activity was noted along the laneway running between Dublin Street and St. Davnet's Row, north of the survey area. As the surveys were completed at the same time as the No.56b, 54d & 54e, then details of observed commuting and foraging bats are presented in the previous subsection and should be referred to accordingly.

4.1.7 Building No.54b & 55b

Access to inside Building No.54b (residential) and No.55b (assumed vacant) could not be gained, nor could the rear of these properties be inspected due to restricted / gated access and the presence of antisocial behaviour (again, adjoining onto the open space at the rear to Building No.59d / 59c etc). Externally, the visible facades demonstrated good repair, with negligible potential for bat roosts. However, further recommendations are presented later within this report in relation to these two buildings.

4.1.8 Building No.54f

Access to inside Building No.54f could not be gained. The ground floor is currently used as a commercial premises, and the first floor level is used for residential purposes (see Photoplate No.7 & 8). The building is in good repair, with no obvious PRFs or evidence of bat activity around the building. Therefore, bat roost potential was considered to be negligible.



Photoplate 7 & 8 –Building No.54f front and rear views.

4.1.9 Building No.52d & 51d

Building No.52d and 51d adjoin onto each other. The first property is used as a commercial hairdresser unit which has been recently renovated (see Photoplate 9) and has no obvious PRFs or evidence of bat activity around the building. As such the potential for bat roost was considered to be negligible. The second building (No.51d) is used as a storeroom for a commercial property which faces onto Dublin Street (Suzanne Michaels).

Unfortunately, a request to inspect the inside or outside of the building was denied by the shop keeper on the 20th August 2024, and no bat activity surveys could be carried out for No.51d.



Photoplate No.9 – Front façade of Building No.52d

4.1.10 Building No.52e

This building is currently used as a private garage (see Photoplate No.10), and permission was granted from the owner to internally inspect the building for bat roost activity on the 20th August 2024. No evidence of bat activity was recorded inside the building. In terms of PRFs, the building was considered to have low bat roost potential, therefore bat activity surveys were initially carried out on the 18th July 2023, and also on the 21st August 2024. Buildings facades were monitored during both survey periods by 2No. personnel, with the exception of the rear façade which could not be gained access to, and no bat activity or emergence was recorded for the building as summarised below in Table 5.

Table 5. Summary of bat activity survey, buildings No.52e.

| Date | Type | Start | End | Sunset | Temp °C | Wind m/s | Oktas | Ppt | Observation |
|------------|------|-------|-------|--------|---------|----------|-------|-----|-----------------------|
| 18/07/2023 | Dusk | 21:35 | 23:20 | 21:50 | 14 | 2.1 | 2/8 | 0 | No emergence recorded |
| 21/08/2024 | Dusk | 20:29 | 22:14 | 20:44 | 16 | 3.2 | 6/8 | 0 | No emergence recorded |

Although no emergence activities were recorded, bat activity was recorded overhead, commuting and foraging from the trees along the laneway northwards to St.Davnet's Row, and returning back. A summary of the analysed recordings are presented below in Table 6, and a summary of the bat activity recorded call logs are presented in Appendix 1.

Table 6. Summary of bat activity noted within vicinity of buildings 52e.

| Survey date | Species | Number of recordings | Number of calls |
|-------------|----------------------------------|----------------------|-----------------|
| 18/07/2023 | <i>Pipistrellus pipistrellus</i> | 54 | 702 |
| | <i>Pipistrellus pygmaeus</i> | 7 | 107 |
| 21/08/2024 | <i>Pipistrellus pipistrellus</i> | 3 | 8 |
| | <i>Pipistrellus pygmaeus</i> | 1 | 3 |



Photoplate No.10 – View of Building No.52e.

4.1.11 Building No.52f

Building No.52f is used as a residential garage, and the owner could not be contacted to gain permission for inspecting the inside of the building. Externally the site was inspected on the 18th July 2023 and on the 20th August 2024 for PRF's, with a number of potential openings visible between the blockwork wall structures and the metal roofing (see Photoplate No.11), and potential ivy ingress into the building structure. Further inspection of the gaps (where accessible) indicated that cement pointing had been applied relatively recently in order to seal up any gaps, and the building was otherwise well maintained with no obvious openings or cracks etc, thus reducing the possible ingress of bats. On this basis, the building was considered to have low probability for bat roost, therefore a bat activity survey was completed on the 18th July 2023, and also on the 21st August 2024. Building facades were monitored during both survey periods by 2No. personnel, with the exception of the rear façade which could not be gained access to, and no bat activity or emergence was recorded for the building as summarised below in Table 7, and a summary of the bat activity recorded call logs are presented in Appendix 1.

Table 7. Summary of bat activity survey, building No.52f.

| Date | Type | Start | End | Sunset | Temp °C | Wind m/s | Oktas | Ppt | Observation |
|------------|------|-------|-------|--------|------------|-------------|-------|-----|-----------------------|
| 18/07/2023 | Dusk | 21:35 | 23:20 | 21:50 | 14 | 2.1 | 2/8 | 0 | No emergence recorded |
| 21/08/2024 | Dusk | 20:29 | 22:14 | 20:44 | 16 | 3.2 | 6/8 | 0 | No emergence recorded |

Similar to Building No.52e, although no emergence activities were recorded, bat activity was recorded overhead, commuting and foraging from the trees along the laneway northwards to St.Davnet's Row, and returning back. Given that the surveys were conducted at the same time as Building 52e and within close proximity to each other, then the summary Table 6 should be referred to for overhead bat activity.



Photoplate No.11 – Building No.52f.

4.1.12 Building No.50b

No access was granted for inspecting Building No.50b, with the rear entrance gateway locked closed and signage installed to prevent unauthorised access. A number of attempts were made to contact the occupiers by knocking on the front door facing onto Dublin Street, and letters of access request along with contact details have been posted at the premises during July 2023 and August 2024, however, to date no response has been received.

4.1.13 Building No.47a

Building No.47a comprises of the base stone walls and remains of a previous building structure, with much of the structural material having been removed. Unfortunately, this property is located within the same access yard as Building No.50b, and no permission could be gained for inspecting the remains of the building structure, nor for carrying out bat activity surveys within the property.

4.1.14 Building 46b

Building No.46b comprises of a stone-built structure (see Photoplate No.12) with a number of PRF's identified externally. Open gaps were recorded along the stonework, and particularly between the top of the stonework and roof structure. In addition, gaps were also noted around the door frames. It is noted that the building is entirely affected by artificial flood lighting from all sides.

Unfortunately, the owner of the property could not be contacted, although a number of attempts were made, including attempting to contact the owner through the neighbour of the adjacent property. In addition, the side and rear facades of the property are blocked off by a large gate stating the laneway is private property, with no entry without permission. Given that the building was considered to have a moderate potential for bat roosts, then a bat activity survey was commenced on the 27th August 2024, however the survey had to be abandoned as neighbouring residents denied the survey personnel access to the site.



Photoplate No.12 – Front façade of Building No.46b.

4.1.15 Building No.46c

Access to Building No.46c was restricted by a gated entrance (see Photoplate No.12 above), and by signage stating that access required authorised permission. The rear entrance gate also had similar signage. Staff from the Children's Foundation premises were contacted to gain access to the rear of the property, so that Building No.46c could be inspected and to carry out bat activity surveys at the property, however the request for access was denied. The shop owner stated that due to the sensitivity of residents associated with Building No.43a, no access permission would be granted.

Building No.46c was viewed from St. Davnet's Row and appears to be of modern construction with minimal potential for PRF's (see Photoplate No.13). The roof structure has a small portion of the facing cladding missing, however the roof is foam insulated with no visible openings (based on visibility using high powered binoculars). It is likely that this building will have negligible bat roost potential, however in the absence of access permission being gained, it should be noted that further recommendations have been made later within this report with respect to this building structure.



Photoplate No.13 – Front façade of Building No.46c.

4.1.16 Building No.46d

Similar to Building No.46c, no permission was granted to inspect Building No.46d, nor to carry out bat activity surveys around the property. However, it is noted that Building No.46d comprises of a shipping container (see Photoplate No.14) and is thus considered to have negligible bat roost potential, given that the door appears to be in the locked position. Therefore, no bat activity surveys would be required for this structure.



Photoplate No.14 –Building No.46d (shipping container)

4.1.17 Building No.43a

These buildings occupy the same yard area where permission was denied access to and comprise of recently renovated / constructed residential units (see Photoplate No.15). The buildings could only be viewed at a distance from St. Davnet's Row, however it is evident that the buildings have negligible bat roost potential, given that the building structures appear to be new. Therefore, no bat activity surveys would be required for this structure.



Photoplate No.15 – Building No.43a newly built / renovated

4.1.18 Building No.42c & 42d

Permission was sought on the 19th July 2023 from the land owner in No.42 Dublin Street to gain access to Buildings No.42c and 42d, as these buildings are located to the rear and adjoin directly onto No.42. Unfortunately, permission was refused, therefore no internal or external inspections for bat activity could be carried out.

4.1.19 Buildings No.41c, No.39c, No.38c & No.37f

Building No.41c comprises of a private garage (see Photoplate No.16) which is in relatively good repair, however there were a number of small potentially usable PRF's, such as small gaps along the roof line, and within the blockwork to the rear. Overall, the bat roost potential was considered to be low, therefore a bat activity survey was carried out on the 20th July 2023, and subsequently on the 20th August 2024.

Building No.39c comprises of a small blockwork outhouse with gas tank (Photoplate No.17), and was overgrown with ivy. Some gaps in the door were identified, along with some gaps noted between the blockwork and metal roofing. No access could be gained to inside the building structure, so internal inspections were not possible. The overall bat roost potential was considered to be low based on the PRF's recorded for the external facades. On this basis bat activity surveys were carried out during the same period as No.41c, and the results are summarised in Table 7.

Anecdotal information indicates that Building structures No.38c and 37f (Photoplate No.18) were subject to past vandalism and attempted arson and have been lying vacant since being secured. A number of PRF's were identified to include potentially small gaps in the roofing structure. In addition, ivy has overgrown the northern façade and may have caused ingress into the building structures, although this could not be determined given the limited access. Unfortunately, no access could be gained to inside the building, however, based on the external PRF's identified around the buildings, bat roost potential was considered to be low. Therefore, bat activity surveys were carried out during the same period as No.41c, and the results are summarised in Table 8.

No permission could be gained for access into any of the buildings (i.e. No.41c, 39c, 38c or 37f), therefore no internal inspections were carried, however, external bat activity surveys were conducted using 4No. personnel to visually observe all viewpoints of the building structures. The northern façade of Building Nos. 39c, 38c and 37f were heavily overgrown, although every effort was taken in order to observe emerging bat species or bat activities associated with these buildings. The results of bat activity surveys indicated that no bats were recorded emerging from any of the building structures.

Table 8. Summary of bat activity survey, buildings Nos.41c, 39c, 38c & 37f.

| Date | Type | Start | End | Sunset | Temp °C | Wind m/s | Oktas | Ppt | Observation |
|------------|------|-------|-------|--------|---------|----------|-------|-----|-----------------------|
| 20/07/2023 | Dusk | 21:32 | 23:17 | 21:47 | 15 | 1.5 | 3/8 | 0 | No emergence recorded |
| 20/08/2024 | Dusk | 20:31 | 22:16 | 20:46 | 12 | 2.8 | 1/8 | 0 | No emergence recorded |

It should be noted that following the completion of the bat activity surveys, two individual residents (one from the flats at No.39, and the other from No.37) separately cautioned against carrying out further surveys at the site, as the lands to the rear of the buildings are frequently used for antisocial behaviour (see further information in the next subsection).

The results demonstrated **no** bats were observed emerging from any of the building structures, however two species of bat activity was noted overhead and within the vicinity of the forested area to the north of the buildings. A summary of the analysed recordings are presented below in Table 9, and a summary of the bat activity recorded call logs are presented in Appendix 1.

Table 9. Summary of bat activity within vicinity of buildings Nos.41c, 39c, 38c & 37f.

| Survey date | Species | Number of recordings | Number of calls |
|-------------|----------------------------------|----------------------|-----------------|
| 20/07/2023 | <i>Pipistrellus pipistrellus</i> | 41 | 439 |
| | <i>Pipistrellus pygmaeus</i> | 6 | 74 |
| 20/08/2024 | <i>Pipistrellus pipistrellus</i> | 3 | 27 |
| | <i>Pipistrellus pygmaeus</i> | 5 | 32 |

**Photoplate No.16 –Building No.41c (private garage)****Photoplate No.17 & 18 –Building No.38c / 37f, and Small outhouse (Building No.39c)**

4.1.20 Building No.40b

Building No.40b comprises of the remains of a private shed, following extensive fire damage (see Photoplate No.19). As a result, the building is structurally unsafe, therefore no internal inspection could be carried out. Externally the building is very overgrown with ivy and was considered to have low to moderate potential for bat roost. However, when attempting a survey on the 19th July 2023, antisocial behaviour was observed which resulted in threats being issued to members of staff. The activity survey was subsequently abandoned. Another attempt to carry out an activity survey was made on the 25th August 2024, however this survey had to be abandoned following a similar encounter with antisocial behaviour.



Photoplate No.19 –View inside Building No.40b (fire damaged)

4.1.21 Building No.37g (1 of 2)

Building No.37g forms a relatively new extension to the B&B (Ashleigh House) at No.32 Dublin Street. The exterior of the building was inspected in July of 2023, and no significant PRF's were identified. The overall bat roost potential was considered to be negligible, in part mostly due to the recent construction of the extension, therefore no further bat activity surveys were carried out for the property.

4.1.22 Building No.37g (2 of 2)

Building No.37g (2 of 2) comprises of a small wooden replacement shed structure which was installed recent to the site visit on the 18th July 2023 (see Photoplate No. 20). The structure has negligible bat roost potential, therefore no activity surveys were carried out.



Photoplate No.20 –Garden shed (Building No.37g)

4.1.23 Building No.35b

Similar to above, Building No.35b comprises of a newly built wooden garden shed, constructed within a small recess at ground level (see Photoplate No.21). The structure has negligible bat roost potential, therefore no activity surveys were carried out.



Photoplate No.21 –Garden shed (Building No.35b)

4.1.24 Building Nos.34a & 33c

Building Nos.34a & 33c directly adjoin onto each other (see Photoplate No.22 & 23) and are accessed by means of the same shared yard area. Building No.34a is used as a private garage, and Building No.33c effectively forms an extension to No.34 for storage. Both property owners were contacted on the 20th August 2024, and internal inspections were carried out within both building structures in the presence of the owners. No evidence of bat activity was recorded.

However, a number of minor PRF's were noted such as small gaps between the doors and framework, and small cracks along the external wall structures were recorded. Based on the findings of the internal inspection, and the identified PRF's externally, then the overall bat potential was considered to be low. On this basis a bat activity survey was carried out for both buildings on the 25th August 2024. A total of 4No. personnel observed all façade positions of the buildings, and a summary of the results are presented in Table 10.

Table 10. Summary of bat activity survey, buildings Nos.34a & 33c

| Date | Type | Start | End | Sunset | Temp °C | Wind m/s | Oktas | Ppt | Observation |
|------------|------|-------|-------|--------|---------|----------|-------|-----|-----------------------|
| 25/08/2024 | Dusk | 20:20 | 22:05 | 20:35 | 14 | 2.8 | 4/8 | 0 | No emergence recorded |

The results demonstrated **no** bats were observed emerging from any of the building structures, however two species of bat activity was noted overhead, primarily from the direction of the forested area to the north, circling over the buildings, and returning to the forested area. A summary of the analysed recordings are presented below in Table 11, and a summary of the bat activity recorded call logs are presented in Appendix 1.

Table 11. Summary of bat activity noted within vicinity of buildings 34a & 33c.

| Survey date | Species | Number of recordings | Number of calls |
|-------------|----------------------------------|----------------------|-----------------|
| 25/08/2024 | <i>Pipistrellus pipistrellus</i> | 7 | 36 |
| | <i>Pipistrellus pygmaeus</i> | 2 | 19 |



Photoplate No.22 & 23 – Building No.34a (left), Building No.33c (right)

4.1.25 Building Nos.32b & 32c

Buildings No.32b and No.32c are located to the rear of the Shambles Bar and near Old Cross Square. Building No.32b was inspected externally in July of 2023, and again in August of 2024, and was found to have a number of small PRF's such as cracks in the wall structure and small gaps in the door frames (see Photoplate No.24). The overall bat roost potentially was considered to be low for Building No.32b, therefore a bat activity survey was carried out on the 19th July 2023, and the 14th September 2023 (at the same time as the survey for Building No.32c), however the rear of the building could not be accessed due to restrictions in gaining permission.

Bat activity surveys were also carried out on the 27th August 2024 and the 23rd September 2024, for accessible façade viewpoints, the results of which are summarised in Table 12 below. No emerging bats were detected or observed from the building, however bat activity was noted overhead and within the vicinity of the site along the treeline to the rear of No.32. In addition to activity surveys, Building No.32b was inspected internally on the 27th August 2024, however no evidence of bat activity was recorded.

Building No.32c comprises of a derelict / vacant stone building which is significantly overgrown with ivy, brambles and scrub (see Photoplate No.25). An internal inspection was carried out at first floor level on the 27th August 2024, however no evidence of bat activity was recorded. The ground floor portion of the building was inaccessible, therefore no internal inspection could be carried out inside this portion of the building. Given the open nature of the building structure, it was considered that bat roost potential would be moderate, therefore a series of bat activity surveys were carried out for this building at the same time as Building No.32b (see above for details). Unfortunately, access could only be granted for dusk survey periods, therefore further recommendations have been made later in this report. The results are summarised in Table 12 below, however no emerging bats were detected or observed from the building, although bat activity was noted overhead and within the vicinity of the site along the treeline to the rear of No.32.

Table 12. Summary of bat activity survey, buildings Nos.32b & 32c

| Date | Type | Start | End | Sunset | Temp °C | Wind m/s | Oktas | Ppt | Observation |
|------------|------|-------|-------|--------|---------|----------|-------|-----|-----------------------|
| 19/07/2023 | Dusk | 21:34 | 23:19 | 21:49 | 13 | 2.9 | 4/8 | 0 | No emergence recorded |
| 14/09/2023 | Dusk | 19:33 | 21:18 | 19:48 | 15 | 3.6 | 7/8 | 0 | No emergence recorded |
| 27/08/2024 | Dusk | 20:15 | 22:00 | 20:30 | 18 | 3.9 | 4/8 | 0 | No emergence recorded |
| 23/09/2024 | Dusk | 19:17 | 21:02 | 19:32 | 12 | 1.5 | 6/8 | 0 | No emergence recorded |

The results demonstrated **no** bats were observed emerging from any of the building structures, however two species of bat activity was noted overhead and within the vicinity of the forested area to the north of the buildings. A summary of the analysed recordings are presented below in Table 13, and a summary of the bat activity recorded call logs are presented in Appendix 1.

Table 13. Summary of bat activity noted within vicinity of buildings 32b & 32c.

| Survey date | Species | Number of recordings | Number of calls |
|-------------|----------------------------------|----------------------|-----------------|
| 19/07/2023 | <i>Pipistrellus pipistrellus</i> | 10 | 190 |
| | <i>Pipistrellus pygmaeus</i> | 5 | 65 |
| 14/09/2023 | <i>Pipistrellus pipistrellus</i> | 4 | 41 |
| | <i>Pipistrellus pygmaeus</i> | 3 | 25 |
| 27/08/2024 | <i>Pipistrellus pipistrellus</i> | 7 | 110 |
| | <i>Pipistrellus pygmaeus</i> | 1 | 4 |
| 23/09/2024 | <i>Pipistrellus pipistrellus</i> | 5 | 53 |
| | <i>Pipistrellus pygmaeus</i> | 2 | 36 |



Photoplate No.24 & 25 – Building No.32b (left), Building No.32c (right)

4.2 Bat Activity Surveys - Trees

The proposed development intends to retain all of the existing trees within the Old Infirmary Hill area, with the exception of two Ash trees within the southeastern portion of the site. A tree survey report was commissioned in August 2022 by Monaghan County Council, which indicated that the two prominent Ash trees were defective with excessive deadwood and were found to be hollow with basal rot. As such, the report recommended that both of these trees are felled. On this basis, the development proposals also include the removal of the two Ash trees (see Photoplate 26 & 26 below, labelled as T28 & T29 on the tree survey report) for the safety and protection of public amenity.

Therefore, a visual bat roost inspection was undertaken on the 17th of August 2023 for each of these trees to identify PRF's or indications of bat roost activity. The remaining mature Ash and Beech trees within the site were considered to have negligible potential with no significant PRF's identified from the ground level surveys.



Photoplates 26 & 27 – Ash tree T29 (left) & T28 (right) with significant basal rot, scheduled for felling

Both trees exhibited open cracks and basal rot in places of deadwood, although both trees are in direct influence of artificial street lighting and flood lighting. Neither were considered to provide sufficient shelter and protection for regular usage as a bat roost, or to be able to support a large number of bats, and the appropriate conditions for light, temperature, humidity etc were not considered suitable for bat roosting. Based on the PRF's identified from visual inspection, the overall bat roost potential was considered to be low. As such a bat activity survey was carried out for both trees on the 26th August 2024, as summarised below in Table 14. The surveys were carried out by 2No. personnel at each tree from either side and using Elekon M2 Batlogger units.

Table 14. Summary of bat activity surveys carried out for 2No. Ash trees.

| Tree ID | Date | Type | Start | End | Sunset | Temp °C | Wind m/s | Oktas | Ppt | Observation |
|---------|------------|------|-------|-------|--------|---------|----------|-------|-----|-----------------------|
| T29 | 26/08/2024 | Dusk | 19:58 | 22:00 | 20:32 | 15 | 1.5 | 1/8 | 0 | No emergence recorded |
| T28 | 26/08/2024 | Dusk | 19:58 | 22:00 | 20:32 | 15 | 1.5 | 1/8 | 0 | No emergence recorded |

The results of the bat activity survey demonstrated no bats were recorded emerging or re-entering either tree. However, bat activity was observed overhead, with foraging and commuting bats visually and audibly detected throughout the wooded area of the site. A summary of the analysed recordings are presented below in Table 15, and a summary of the bat activity recorded call logs are presented in Appendix 1.

Table 15. Summary of bat activity noted within vicinity of 2No. Ash trees.

| Species | Number of recordings | Number of calls |
|----------------------------------|----------------------|-----------------|
| <i>Pipistrellus pipistrellus</i> | 11 | 166 |
| <i>Pipistrellus pygmaeus</i> | 16 | 268 |

4.3 Transect Surveys

It is intended to retain the habitats and trees within the Old Infirmary Hill area, with the exception of the two Ash trees (T29 & T28) within the southeastern portion of the site. Although it is proposed to retain the habitats within the Old Infirmary Hill area, nevertheless a number of transect surveys were undertaken in order to assess the level of bat activity for foraging and commuting within the site area. Unfortunately transect surveys could not be carried out in safety within the main Infirmary Hill area and under the tree canopy, due to frequent antisocial behaviour – the large mature trees are commonly used for sheltering by groups of people, particularly during night time hours. Due to the high potential for antisocial behaviour along St. Davnet's Row after dusk, transects were shortened in time as required.

Transect surveys could also not be carried out within rear garden areas, in part due to the built-up nature of the site, and also due to restricted access from land owners. Therefore, transect surveys were limited to being along the public pathway leading from Old Cross Square to the intersect at St. Davnet's Row, and then bearing northwest along St. Davnet's Row towards The Diamond.

Given that two bat species were identified during the bat activity surveys for buildings and trees (Common and Soprano Pipistrelle), then in accordance with the BCT Guidance (3rd edition) the number of surveys needed to achieve a 95% certainty of detection for walked transect surveys is only 1. However, in order to allow for the detection of other species not yet identified through the static bat activity surveys, 2No. transect surveys were carried out during the 2023 and 2024 survey season, with the survey conditions summarised below in Table 16.

A relatively constant speed was maintained during the survey period, and any bat activity was noted, to include flight height, speed and direction. Calls were recorded using Elekon M2 Batlogger units with GPS and analysed using Batlogger Explorer software. A total of 3no. dusk transect surveys were carried out, and 1No. pre-dawn survey.

Table 16. Summary of transect survey conditions.

| Survey ID | Date | Type | Start | End | Sunset Sunrise | Temp °C | Wind m/s | Oktas | Ppt |
|-----------|------------|----------|-------|-------|-------------------|---------|----------|-------|-----|
| T1 | 15/08/2023 | Dusk | 20:44 | 22:59 | 20:59 | 16 | 2.1 | 3/8 | 0 |
| T2 | 12/09/2023 | Dusk | 19:38 | 21:53 | 19:53 | 22 | 1.3 | 2/8 | 0 |
| T3 | 28/08/2024 | Pre-dawn | 04:59 | 06:29 | 06:29 | 16 | 4.6 | 6/8 | 0 |
| T4 | 23/09/2023 | Dusk | 19:08 | 21:23 | 19:23 | 12 | 1.0 | 1/8 | 0 |

A summary of the survey results are presented below in Table 17, and a summary of the recorded calls are presented in Appendix 1. The heat maps and routes used for transect surveys are indicated in Figures 3 – 6.

Table 17. Summary of transect survey results.

| Survey Date | Species | Number of recordings | Number of calls |
|-------------|----------------------------------|----------------------|-----------------|
| 15/08/2023 | <i>Pipistrellus pipistrellus</i> | 76 | 1443 |
| | <i>Pipistrellus pygmaeus</i> | 25 | 389 |
| 12/09/2023 | <i>Pipistrellus pipistrellus</i> | 27 | 322 |
| | <i>Pipistrellus pygmaeus</i> | 33 | 614 |
| 28/08/2024 | <i>Pipistrellus pipistrellus</i> | 53 | 812 |
| | <i>Pipistrellus pygmaeus</i> | 34 | 381 |
| 23/09/2024 | <i>Pipistrellus pipistrellus</i> | 30 | 375 |
| | <i>Pipistrellus pygmaeus</i> | 80 | 256 |



Figure 3. Transect route and heat map, 15th August 2023



Figure 4. Transect route and heat map, 12th September 2023



Figure 5. Transect route and heat map, 28th August 2024



Figure 6. Transect route and heat map, 28th September 2024

Observations made during the transect surveys indicated that the greatest concentration of bat activity was found along the street lit public footpath between Old Cross Square and the intersection at St. Davnet's Row. Bats were clearly seen foraging around each of the street lights where insects are likely most abundant. In addition, commuting bats were observed coming from the mixed broadleaved and coniferous forested area to the east of the public footpath, and returning, indicating the possibility of potential bat roosts within the neighbouring forested area or buildings. Bat activity was also noted along St. Davnet's Row, where bats were observed to be foraging and commuting along the laneway at relatively low level, particularly within the northwest portion of the laneway. The results also demonstrated that the highest concentration of bat calls were found to be Common Pipistrelle

5.0 CONCLUSIONS AND RECOMMENDATIONS

Layde Consulting was appointed by Carlin Planning Ltd to undertake a series of bat activity surveys and potential roost assessments for a proposed Regeneration Scheme within Monaghan town, extending to lands at the rear of Dublin Street North. The proposed development intends to demolish the existing building structures within the site, which comprise of a range of modern buildings, abandoned / disused structures and older buildings which may have potential to be used for bat roosts.

A series of internal and external inspections were undertaken for each building structure, where access was granted or achievable. In addition, a series of bat activity surveys were undertaken during the survey season of 2023 and 2024 wherever possible, in order to determine the presence and species of bats using the site or building structures. Limitations which prevented surveys being undertaken included antisocial behaviour (encountered relatively frequently at the site), and restrictions of access to lands, either as a result of the landowner being uncontactable or denying access to their property.

The results of all external and internal building inspections indicated no presence of bat activity within any of the structures. The results of bat activity surveys also demonstrated no emergence of bats from any of the building structures, although bat activity was noted during each of the surveys over adjoining lands or forested areas. Two species were identified, namely Common Pipistrelle (*Pipistrelle Pipistrellus*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*). In summary, no bat roosts or emerging bats were identified within any of the building structures proposed to be demolished, however it is acknowledged that many of these buildings were restricted in terms of access to property or safety for personnel. Therefore, a number of further recommendations have been proposed prior to the demolition of the building structures.

Although it is intended to retain the habitats and trees within the Old Infirmary Hill area, 2No. Ash trees have been scheduled for felling due to excessive basal rot and deadwood. Therefore, ground level bat roost potential surveys were undertaken for trees within the development area, in particular for the Ash trees which are scheduled for felling. Bat activity surveys were also carried out for each tree with no bats being recorded emerging from either tree, although bat activity was observed in the wider area and adjoining forested areas. It is acknowledged that access to some of the site was restricted due to antisocial behaviour and landownership restrictions, therefore further recommendations have been made below.

A series of transect surveys were also undertaken during the 2023 and 2024 survey seasons, with transects being limited to the public footpath between Old Cross Square and the intersection of St. Davnet's Row, and also along St. Davnet's Row eastwards towards The Diamond. The results of the transect surveys identified Common Pipistrelle and Soprano Pipistrelle along most of the transect route, with the greatest concentration of bat activity being found along the street lit public footpath between Old Cross Square and the intersection at St. Davnet's Row.

Bats were clearly seen foraging around each of the street lights where insects are likely most abundant. In addition, commuting bats were observed coming from the mixed broadleaved and coniferous forested area to the east of the public footpath, and returning, indicating the possibility of potential bat roosts within the neighbouring forested area or buildings. Bat activity was also noted along St. Davnet's Row, where bats were observed to be foraging and commuting along the laneway at relatively low level, particularly within the northwest portion of the laneway. Although a portion of the site is subject to artificial light, either from street lighting along the public footpath area to the east of the site, or from flood lighting within properties to the rear of Dublin Street, nevertheless further recommendations have been made below in order to reduce the effects of lighting on existing bat habitats and potential roost features.

5.1 Further Recommendations

The following recommendations have been made in relation to the development proposals, and regarding the prevention of disturbance to bats or associated habitats and structures:

- Currently the land is not owned by the applicant, however should planning be granted and the land is acquired, then it is recommended to carry out an internal inspection of all buildings scheduled to be demolished. The internal structures should be assessed for bat activity, and an external inspection should be carried out for the same;
- As bat activity is subject to spatial and temporal changes, then it is recommended that bat activity surveys are carried out for all buildings which are scheduled to be demolished. This should be possible once the land has been acquired and is under the applicants control, but should be carried out prior to commencement of the demolition and construction phases;
- Any trees which are scheduled to be felled under the development proposals should be assessed for the presence of bat roosts. This should be carried out under licences issued by the NPWS, where intrusive investigations are considered to be appropriate, i.e use of endoscopes etc. It is also recommended to carry out updated bat activity surveys for each of the trees scheduled to be felled;
- Any lighting which is to be installed at the site should meet the lighting criteria outlined in the LLP & BCT Guidance Note 08/23, entitled, “*Bats & Artificial Lighting at Night*”. Lighting should meet the recommendations outlined within this document, and a lux contour map produced for lux levels of 0.2 – 10;
- Prior to installing lights at the site, the lux contour map and lighting schedule should be reviewed in order to ensure that impacts on bat activity and adjoining habitats is appropriately negated or mitigated;
- In the event that bat roosts are found, then all investigation works relating to the roost feature should cease until the appropriate licences have been applied for. Further works should be carried out under the derogation licence conditions;
- Any bat mitigation measures which are required should be clearly stated and agreed in advance with the Council, prior to installation or construction; and
- All updated bat activity surveys and findings should be made available to the Council for review, prior to the commencement of the demolition and construction phases.

FIGURES

APPENDIX 1

Transect ID:T1 - 15th August 2023

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 15/08/2023 21:27 | Pipistrellus pipistrellus | 6 | 44.3 | 71.3 | 43.6 | 4.4 | 268 |
| 15/08/2023 21:29 | Pipistrellus pygmaeus | 10 | 56.5 | 73.3 | 55.7 | 3 | 80 |
| 15/08/2023 21:29 | Pipistrellus pygmaeus | 6 | 55.6 | 73.9 | 54.9 | 3 | 264 |
| 15/08/2023 21:32 | Pipistrellus pipistrellus | 18 | 48.1 | 83.1 | 47.1 | 4 | 90 |
| 15/08/2023 21:33 | Pipistrellus pygmaeus | 31 | 57.9 | 109.0 | 56.6 | 4 | 75 |
| 15/08/2023 21:35 | Pipistrellus pygmaeus | 40 | 58.0 | 106.7 | 56.8 | 4 | 80 |
| 15/08/2023 21:35 | Pipistrellus pygmaeus | 12 | 57.3 | 86.5 | 56.3 | 3 | 150 |
| 15/08/2023 21:36 | Pipistrellus pygmaeus | 18 | 56.9 | 103.1 | 56.2 | 4 | 80 |
| 15/08/2023 21:37 | Pipistrellus pygmaeus | 21 | 56.6 | 105.7 | 55.8 | 4 | 80 |
| 15/08/2023 21:37 | Pipistrellus pipistrellus | 6 | 49.8 | 64.9 | 49.1 | 3 | 173 |
| 15/08/2023 21:37 | Pipistrellus pygmaeus | 15 | 56.4 | 98.2 | 55.6 | 4 | 70 |
| 15/08/2023 21:38 | Pipistrellus pipistrellus | 12 | 48.3 | 73.7 | 47.5 | 4 | 100 |
| 15/08/2023 21:38 | Pipistrellus pipistrellus | 8 | 49.2 | 99.3 | 47.8 | 4 | 80 |
| 15/08/2023 21:39 | Pipistrellus pygmaeus | 9 | 58.2 | 71.4 | 56.8 | 3 | 166 |
| 15/08/2023 21:39 | Pipistrellus pygmaeus | 24 | 56.6 | 66.7 | 55.5 | 3 | 156 |
| 15/08/2023 21:40 | Pipistrellus pygmaeus | 17 | 53.6 | 94.0 | 52.8 | 4 | 170 |
| 15/08/2023 21:41 | Pipistrellus pipistrellus | 7 | 49.8 | 87.9 | 47.2 | 4 | 145 |
| 15/08/2023 21:41 | Pipistrellus pipistrellus | 25 | 48.1 | 94.9 | 47.0 | 4 | 90 |
| 15/08/2023 21:41 | Pipistrellus pipistrellus | 12 | 48.5 | 91.2 | 47.2 | 4 | 84 |
| 15/08/2023 21:42 | Pipistrellus pygmaeus | 11 | 52.2 | 114.1 | 47.4 | 4 | 80 |
| 15/08/2023 21:43 | Pipistrellus pipistrellus | 55 | 50.0 | 101.0 | 48.1 | 4 | 86 |
| 15/08/2023 21:43 | Pipistrellus pipistrellus | 18 | 48.4 | 109.9 | 46.0 | 4 | 90 |
| 15/08/2023 21:44 | Pipistrellus pipistrellus | 18 | 48.5 | 93.7 | 47.7 | 4 | 86 |
| 15/08/2023 21:44 | Pipistrellus pipistrellus | 17 | 49.5 | 97.3 | 47.3 | 4 | 90 |
| 15/08/2023 21:47 | Pipistrellus pygmaeus | 26 | 57.8 | 111.6 | 50.7 | 4 | 80 |
| 15/08/2023 21:47 | Pipistrellus pipistrellus | 10 | 48.3 | 81.7 | 47.6 | 6 | 197 |
| 15/08/2023 21:47 | Pipistrellus pipistrellus | 14 | 49.5 | 75.5 | 48.2 | 4 | 80 |
| 15/08/2023 21:48 | Pipistrellus pipistrellus | 8 | 47.1 | 66.4 | 46.2 | 3 | 90 |
| 15/08/2023 21:48 | Pipistrellus pygmaeus | 18 | 56.8 | 67.9 | 55.3 | 7 | 90 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 15/08/2023 21:48 | Pipistrellus pipistrellus | 13 | 48.3 | 95.4 | 47.7 | 4 | 100 |
| 15/08/2023 21:48 | Pipistrellus pipistrellus | 5 | 49.9 | 95.8 | 48.4 | 3 | 443 |
| 15/08/2023 21:48 | Pipistrellus pipistrellus | 12 | 48.5 | 74.8 | 47.8 | 5 | 90 |
| 15/08/2023 21:49 | Pipistrellus pipistrellus | 13 | 49.2 | 86.6 | 48.1 | 4 | 175 |
| 15/08/2023 21:49 | Pipistrellus pipistrellus | 23 | 48.9 | 67.2 | 47.9 | 4 | 95 |
| 15/08/2023 21:50 | Pipistrellus pipistrellus | 14 | 48.4 | 88.0 | 47.7 | 4 | 90 |
| 15/08/2023 21:50 | Pipistrellus pygmaeus | 10 | 56.3 | 77.2 | 55.5 | 6 | 160 |
| 15/08/2023 21:50 | Pipistrellus pipistrellus | 15 | 46.5 | 88.2 | 44.9 | 4 | 90 |
| 15/08/2023 21:50 | Pipistrellus pipistrellus | 29 | 49.0 | 96.0 | 46.1 | 5 | 86 |
| 15/08/2023 21:51 | Pipistrellus pipistrellus | 53 | 47.5 | 103.4 | 46.3 | 4 | 90 |
| 15/08/2023 21:51 | Pipistrellus pipistrellus | 42 | 48.9 | 103.4 | 45.8 | 4 | 75 |
| 15/08/2023 21:51 | Pipistrellus pipistrellus | 12 | 48.3 | 105.3 | 47.6 | 4 | 94 |
| 15/08/2023 21:52 | Pipistrellus pipistrellus | 31 | 49.0 | 108.7 | 46.7 | 4 | 170 |
| 15/08/2023 21:56 | Pipistrellus pipistrellus | 8 | 49.0 | 108.0 | 47.3 | 4 | 391 |
| 15/08/2023 21:57 | Pipistrellus pygmaeus | 18 | 57.1 | 104.0 | 55.9 | 4 | 85 |
| 15/08/2023 21:57 | Pipistrellus pipistrellus | 10 | 49.5 | 88.7 | 46.7 | 3 | 224 |
| 15/08/2023 21:57 | Pipistrellus pygmaeus | 4 | 55.1 | 88.8 | 54.5 | 5 | 285 |
| 15/08/2023 21:58 | Pipistrellus pipistrellus | 13 | 44.9 | 57.0 | 44.3 | 5 | 100 |
| 15/08/2023 21:58 | Pipistrellus pipistrellus | 32 | 46.1 | 105.9 | 44.9 | 5 | 90 |
| 15/08/2023 21:59 | Pipistrellus pipistrellus | 8 | 45.7 | 100.9 | 44.9 | 4 | 221 |
| 15/08/2023 21:59 | Pipistrellus pipistrellus | 22 | 45.9 | 90.2 | 45.2 | 4 | 85 |
| 15/08/2023 21:59 | Pipistrellus pygmaeus | 5 | 59.6 | 98.1 | 53.4 | 3.6 | 216 |
| 15/08/2023 21:59 | Pipistrellus pygmaeus | 18 | 54.3 | 87.7 | 52.0 | 5 | 90 |
| 15/08/2023 22:00 | Pipistrellus pygmaeus | 16 | 54.9 | 71.4 | 53.7 | 4 | 80 |
| 15/08/2023 22:00 | Pipistrellus pygmaeus | 14 | 50.8 | 77.0 | 49.4 | 4 | 338 |
| 15/08/2023 22:01 | Pipistrellus pipistrellus | 16 | 46.3 | 65.0 | 45.4 | 4 | 90 |
| 15/08/2023 22:01 | Pipistrellus pipistrellus | 13 | 46.1 | 94.1 | 45.1 | 4 | 355 |
| 15/08/2023 22:01 | Pipistrellus pipistrellus | 16 | 45.6 | 107.1 | 44.9 | 5 | 80 |
| 15/08/2023 22:01 | Pipistrellus pipistrellus | 14 | 46.7 | 88.5 | 44.4 | 5 | 426 |
| 15/08/2023 22:02 | Pipistrellus pipistrellus | 19 | 45.8 | 84.1 | 44.9 | 4 | 90 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 15/08/2023 22:02 | Pipistrellus pipistrellus | 22 | 47.1 | 86.4 | 45.7 | 4 | 90 |
| 15/08/2023 22:02 | Pipistrellus pipistrellus | 25 | 46.3 | 93.1 | 44.9 | 4 | 94 |
| 15/08/2023 22:02 | Pipistrellus pipistrellus | 10 | 46.2 | 65.4 | 45.3 | 4 | 110 |
| 15/08/2023 22:02 | Pipistrellus pipistrellus | 13 | 46.0 | 104.8 | 45.1 | 4 | 685 |
| 15/08/2023 22:03 | Pipistrellus pipistrellus | 15 | 46.2 | 90.7 | 44.8 | 4 | 80 |
| 15/08/2023 22:03 | Pipistrellus pipistrellus | 12 | 46.0 | 92.8 | 44.6 | 4 | 85 |
| 15/08/2023 22:03 | Pipistrellus pygmaeus | 10 | 59.8 | 105.0 | 59.0 | 4 | 160 |
| 15/08/2023 22:03 | Pipistrellus pipistrellus | 18 | 45.8 | 86.1 | 45.0 | 4 | 90 |
| 15/08/2023 22:03 | Pipistrellus pipistrellus | 19 | 45.6 | 87.0 | 44.9 | 4 | 90 |
| 15/08/2023 22:03 | Pipistrellus pipistrellus | 31 | 46.1 | 96.6 | 45.3 | 4 | 90 |
| 15/08/2023 22:04 | Pipistrellus pipistrellus | 25 | 45.9 | 84.4 | 41.9 | 4 | 180 |
| 15/08/2023 22:04 | Pipistrellus pipistrellus | 34 | 45.9 | 96.5 | 45.0 | 4 | 85 |
| 15/08/2023 22:04 | Pipistrellus pipistrellus | 6 | 44.6 | 53.0 | 43.6 | 4.1 | 284 |
| 15/08/2023 22:04 | Pipistrellus pipistrellus | 17 | 46.3 | 80.5 | 45.0 | 3 | 170 |
| 15/08/2023 22:04 | Pipistrellus pipistrellus | 23 | 45.4 | 75.7 | 44.7 | 4 | 180 |
| 15/08/2023 22:05 | Pipistrellus pipistrellus | 29 | 46.4 | 111.9 | 45.5 | 5 | 90 |
| 15/08/2023 22:05 | Pipistrellus pipistrellus | 19 | 45.9 | 84.0 | 45.0 | 3 | 90 |
| 15/08/2023 22:05 | Pipistrellus pipistrellus | 21 | 47.9 | 114.4 | 46.2 | 5 | 90 |
| 15/08/2023 22:05 | Pipistrellus pipistrellus | 29 | 46.1 | 89.1 | 44.8 | 4 | 84 |
| 15/08/2023 22:06 | Pipistrellus pipistrellus | 42 | 45.9 | 84.8 | 44.9 | 4 | 90 |
| 15/08/2023 22:06 | Pipistrellus pipistrellus | 20 | 45.3 | 83.3 | 44.5 | 4 | 225 |
| 15/08/2023 22:06 | Pipistrellus pipistrellus | 8 | 48.6 | 95.3 | 45.0 | 4 | 141 |
| 15/08/2023 22:06 | Pipistrellus pipistrellus | 24 | 46.0 | 87.4 | 44.7 | 4 | 85 |
| 15/08/2023 22:07 | Pipistrellus pipistrellus | 38 | 46.4 | 86.1 | 45.4 | 4 | 180 |
| 15/08/2023 22:07 | Pipistrellus pipistrellus | 30 | 45.6 | 85.4 | 44.7 | 4 | 80 |
| 15/08/2023 22:07 | Pipistrellus pipistrellus | 18 | 46.0 | 76.0 | 45.2 | 4 | 90 |
| 15/08/2023 22:07 | Pipistrellus pipistrellus | 33 | 45.8 | 85.0 | 44.7 | 4 | 180 |
| 15/08/2023 22:08 | Pipistrellus pipistrellus | 24 | 45.7 | 88.2 | 44.9 | 4 | 87 |
| 15/08/2023 22:08 | Pipistrellus pipistrellus | 22 | 45.6 | 75.0 | 44.6 | 4 | 180 |
| 15/08/2023 22:08 | Pipistrellus pipistrellus | 9 | 46.4 | 67.3 | 45.2 | 4 | 130 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 15/08/2023 22:08 | Pipistrellus pipistrellus | 29 | 46.3 | 86.7 | 45.0 | 4 | 90 |
| 15/08/2023 22:09 | Pipistrellus pipistrellus | 8 | 46.5 | 71.3 | 45.0 | 4 | 90 |
| 15/08/2023 22:09 | Pipistrellus pipistrellus | 12 | 46.9 | 63.2 | 46.4 | 4 | 70 |
| 15/08/2023 22:09 | Pipistrellus pipistrellus | 6 | 45.5 | 65.5 | 44.4 | 5 | 138 |
| 15/08/2023 22:09 | Pipistrellus pipistrellus | 39 | 47.6 | 82.9 | 46.6 | 5 | 90 |
| 15/08/2023 22:09 | Pipistrellus pipistrellus | 16 | 46.6 | 66.8 | 45.6 | 4 | 90 |
| 15/08/2023 22:09 | Pipistrellus pipistrellus | 5 | 47.3 | 86.1 | 46.5 | 5.1 | 518 |
| 15/08/2023 22:10 | Pipistrellus pipistrellus | 12 | 47.1 | 58.3 | 46.3 | 3 | 170 |
| 15/08/2023 22:10 | Pipistrellus pygmaeus | 7 | 56.4 | 84.6 | 55.1 | 4.9 | 860 |
| 15/08/2023 22:12 | Pipistrellus pygmaeus | 15 | 56.5 | 79.5 | 55.8 | 4 | 90 |
| 15/08/2023 22:12 | Pipistrellus pygmaeus | 14 | 54.5 | 64.8 | 53.4 | 5 | 80 |
| 15/08/2023 22:16 | Pipistrellus pipistrellus | 13 | 47.5 | 61.4 | 46.6 | 3 | 90 |

Transect ID: T2 - 12th September 2023

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 12/09/2023 20:17 | Pipistrellus pygmaeus | 11 | 54.7 | 63.6 | 53.9 | 5 | 80 |
| 12/09/2023 20:20 | Pipistrellus pipistrellus | 7 | 46.0 | 58.2 | 45.4 | 4 | 120 |
| 12/09/2023 20:20 | Pipistrellus pygmaeus | 9 | 55.4 | 107.1 | 54.4 | 4 | 301 |
| 12/09/2023 20:23 | Pipistrellus pygmaeus | 10 | 56.6 | 64.2 | 55.6 | 5 | 90 |
| 12/09/2023 20:23 | Pipistrellus pygmaeus | 26 | 56.5 | 93.5 | 54.8 | 5 | 85 |
| 12/09/2023 20:35 | Pipistrellus pipistrellus | 7 | 45.1 | 77.6 | 44.2 | 7 | 231 |
| 12/09/2023 20:35 | Pipistrellus pipistrellus | 5 | 47.2 | 87.0 | 45.9 | 4.7 | 485 |
| 12/09/2023 20:35 | Pipistrellus pipistrellus | 10 | 46.2 | 82.2 | 45.2 | 4 | 199 |
| 12/09/2023 20:35 | Pipistrellus pipistrellus | 26 | 46.1 | 90.1 | 44.9 | 5 | 170 |
| 12/09/2023 20:35 | Pipistrellus pygmaeus | 5 | 46.4 | 126.5 | 45.2 | 4 | 357 |
| 12/09/2023 20:35 | Pipistrellus pipistrellus | 24 | 46.0 | 103.2 | 45.1 | 4 | 80 |
| 12/09/2023 20:36 | Pipistrellus pipistrellus | 20 | 46.1 | 98.7 | 45.0 | 4 | 90 |
| 12/09/2023 20:36 | Pipistrellus pipistrellus | 23 | 47.6 | 108.2 | 42.2 | 4 | 80 |
| 12/09/2023 20:36 | Pipistrellus pipistrellus | 17 | 45.9 | 105.3 | 45.1 | 4 | 170 |
| 12/09/2023 20:36 | Pipistrellus pipistrellus | 10 | 46.3 | 78.8 | 45.1 | 4 | 80 |
| 12/09/2023 20:37 | Pipistrellus pipistrellus | 13 | 45.9 | 60.1 | 44.7 | 5 | 75 |
| 12/09/2023 20:37 | Pipistrellus pipistrellus | 7 | 46.0 | 62.6 | 44.5 | 4 | 245 |
| 12/09/2023 20:37 | Pipistrellus pipistrellus | 9 | 46.4 | 97.7 | 45.4 | 5 | 218 |
| 12/09/2023 20:37 | Pipistrellus pipistrellus | 10 | 48.6 | 66.1 | 46.4 | 3 | 145 |
| 12/09/2023 20:37 | Pipistrellus pipistrellus | 19 | 46.5 | 75.7 | 45.2 | 3 | 75 |
| 12/09/2023 20:38 | Pipistrellus pipistrellus | 3 | 46.6 | 103.3 | 45.8 | 4.3 | 645 |
| 12/09/2023 20:38 | Pipistrellus pygmaeus | 10 | 55.5 | 99.1 | 54.6 | 4 | 180 |
| 12/09/2023 20:38 | Pipistrellus pygmaeus | 4 | 56.5 | 67.6 | 55.6 | 3.5 | 141 |
| 12/09/2023 20:38 | Pipistrellus pygmaeus | 6 | 56.6 | 71.7 | 54.8 | 4.4 | 140 |
| 12/09/2023 20:38 | Pipistrellus pygmaeus | 11 | 55.3 | 112.6 | 53.7 | 5 | 158 |
| 12/09/2023 20:39 | Pipistrellus pygmaeus | 24 | 56.0 | 77.4 | 55.2 | 4 | 80 |
| 12/09/2023 20:39 | Pipistrellus pygmaeus | 10 | 56.7 | 71.6 | 55.7 | 3 | 171 |
| 12/09/2023 20:39 | Pipistrellus pygmaeus | 16 | 56.5 | 110.0 | 55.3 | 4 | 75 |
| 12/09/2023 20:40 | Pipistrellus pygmaeus | 30 | 54.3 | 105.2 | 52.5 | 4 | 80 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 12/09/2023 20:40 | Pipistrellus pygmaeus | 12 | 52.1 | 83.8 | 50.6 | 4 | 189 |
| 12/09/2023 20:40 | Pipistrellus pipistrellus | 12 | 48.3 | 114.5 | 47.4 | 4 | 278 |
| 12/09/2023 20:40 | Pipistrellus pygmaeus | 8 | 53.1 | 64.5 | 52.3 | 4 | 80 |
| 12/09/2023 20:40 | Pipistrellus pipistrellus | 18 | 47.6 | 84.5 | 46.7 | 5 | 100 |
| 12/09/2023 20:40 | Pipistrellus pygmaeus | 5 | 56.1 | 63.3 | 54.8 | 4.5 | 405 |
| 12/09/2023 20:40 | Pipistrellus pygmaeus | 10 | 56.2 | 72.1 | 55.2 | 4 | 205 |
| 12/09/2023 20:41 | Pipistrellus pygmaeus | 33 | 55.6 | 84.9 | 53.7 | 7 | 90 |
| 12/09/2023 20:41 | Pipistrellus pipistrellus | 10 | 47.2 | 65.5 | 46.2 | 5 | 100 |
| 12/09/2023 20:41 | Pipistrellus pygmaeus | 9 | 56.3 | 77.9 | 55.3 | 5 | 162 |
| 12/09/2023 20:41 | Pipistrellus pygmaeus | 24 | 55.6 | 104.5 | 54.5 | 4 | 150 |
| 12/09/2023 20:41 | Pipistrellus pipistrellus | 3 | 47.6 | 99.6 | 46.5 | 6.4 | 277 |
| 12/09/2023 20:41 | Pipistrellus pygmaeus | 19 | 55.6 | 99.9 | 54.8 | 4 | 75 |
| 12/09/2023 20:41 | Pipistrellus pipistrellus | 3 | 49.4 | 106.5 | 48.1 | 3.6 | 133 |
| 12/09/2023 20:41 | Pipistrellus pipistrellus | 5 | 47.0 | 54.8 | 46.3 | 4.9 | 137 |
| 12/09/2023 20:41 | Pipistrellus pygmaeus | 20 | 49.7 | 126.1 | 48.8 | 4 | 90 |
| 12/09/2023 20:42 | Pipistrellus pygmaeus | 27 | 53.2 | 108.0 | 51.2 | 4 | 85 |
| 12/09/2023 20:42 | Pipistrellus pipistrellus | 13 | 48.3 | 96.5 | 46.9 | 4 | 190 |
| 12/09/2023 20:48 | Pipistrellus pygmaeus | 16 | 54.1 | 71.5 | 53.2 | 4 | 80 |
| 12/09/2023 20:48 | Pipistrellus pipistrellus | 21 | 48.1 | 71.6 | 47.1 | 5 | 90 |
| 12/09/2023 20:49 | Pipistrellus pipistrellus | 16 | 47.3 | 71.8 | 46.5 | 4 | 90 |
| 12/09/2023 20:49 | Pipistrellus pygmaeus | 27 | 56.1 | 119.0 | 54.6 | 4 | 175 |
| 12/09/2023 20:50 | Pipistrellus pygmaeus | 17 | 54.2 | 121.7 | 51.8 | 4 | 90 |
| 12/09/2023 20:50 | Pipistrellus pygmaeus | 57 | 55.3 | 100.9 | 51.3 | 4 | 74 |
| 12/09/2023 20:50 | Pipistrellus pygmaeus | 37 | 56.5 | 100.7 | 53.0 | 4 | 80 |
| 12/09/2023 20:50 | Pipistrellus pipistrellus | 10 | 48.1 | 65.5 | 45.2 | 4 | 589 |
| 12/09/2023 20:50 | Pipistrellus pygmaeus | 39 | 56.1 | 103.6 | 55.2 | 4 | 80 |
| 12/09/2023 20:50 | Pipistrellus pygmaeus | 36 | 55.7 | 106.0 | 54.2 | 4 | 150 |
| 12/09/2023 20:51 | Pipistrellus pygmaeus | 17 | 55.8 | 124.5 | 53.8 | 4 | 75 |
| 12/09/2023 20:51 | Pipistrellus pygmaeus | 15 | 55.5 | 94.0 | 53.0 | 4 | 80 |
| 12/09/2023 20:51 | Pipistrellus pygmaeus | 14 | 58.0 | 106.0 | 56.2 | 5 | 80 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 12/09/2023 20:51 | Pipistrellus pipistrellus | 1 | 46.9 | 70.9 | 46.1 | 3.7 | 0 |

Transect ID: T3 - 28th August 2024

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 28/08/2024 04:59 | Pipistrellus pygmaeus | 7 | 56.4 | 76.0 | 55.4 | 6 | 288 |
| 28/08/2024 05:03 | Pipistrellus pygmaeus | 9 | 56.0 | 81.2 | 55.2 | 7 | 249 |
| 28/08/2024 05:05 | Pipistrellus pygmaeus | 3 | 57.1 | 93.5 | 56.1 | 6.6 | 178 |
| 28/08/2024 05:05 | Pipistrellus pygmaeus | 11 | 56.5 | 79.8 | 55.5 | 6 | 223 |
| 28/08/2024 05:05 | Pipistrellus pygmaeus | 8 | 59.8 | 73.6 | 57.7 | 5 | 139 |
| 28/08/2024 05:05 | Pipistrellus pygmaeus | 7 | 56.4 | 86.6 | 55.6 | 7 | 222 |
| 28/08/2024 05:09 | Pipistrellus pygmaeus | 4 | 57.2 | 72.6 | 56.6 | 4.5 | 78 |
| 28/08/2024 05:11 | Pipistrellus pipistrellus | 24 | 46.9 | 80.2 | 45.8 | 5 | 84 |
| 28/08/2024 05:11 | Pipistrellus pipistrellus | 15 | 47.0 | 85.6 | 46.2 | 5 | 100 |
| 28/08/2024 05:11 | Pipistrellus pipistrellus | 13 | 45.9 | 75.8 | 44.9 | 5 | 200 |
| 28/08/2024 05:11 | Pipistrellus pipistrellus | 8 | 46.8 | 78.9 | 45.7 | 5 | 390 |
| 28/08/2024 05:12 | Pipistrellus pipistrellus | 12 | 47.8 | 77.3 | 46.1 | 5 | 293 |
| 28/08/2024 05:12 | Pipistrellus pipistrellus | 18 | 47.4 | 73.3 | 46.1 | 6 | 204 |
| 28/08/2024 05:12 | Pipistrellus pipistrellus | 13 | 46.0 | 55.9 | 45.3 | 5 | 208 |
| 28/08/2024 05:12 | Pipistrellus pipistrellus | 10 | 46.4 | 67.5 | 45.7 | 5 | 100 |
| 28/08/2024 05:13 | Pipistrellus pipistrellus | 19 | 46.6 | 68.4 | 45.8 | 4 | 95 |
| 28/08/2024 05:14 | Pipistrellus pygmaeus | 18 | 55.7 | 80.0 | 55.0 | 6 | 100 |
| 28/08/2024 05:14 | Pipistrellus pygmaeus | 14 | 56.4 | 84.0 | 55.4 | 6 | 90 |
| 28/08/2024 05:16 | Pipistrellus pygmaeus | 7 | 56.1 | 71.9 | 55.3 | 6 | 500 |
| 28/08/2024 05:17 | Pipistrellus pygmaeus | 14 | 55.7 | 72.8 | 54.9 | 7 | 90 |
| 28/08/2024 05:19 | Pipistrellus pygmaeus | 9 | 56.3 | 72.6 | 55.2 | 7 | 363 |
| 28/08/2024 05:19 | Pipistrellus pipistrellus | 13 | 44.8 | 55.0 | 43.8 | 4 | 260 |
| 28/08/2024 05:20 | Pipistrellus pygmaeus | 8 | 56.3 | 71.5 | 55.4 | 7 | 402 |
| 28/08/2024 05:21 | Pipistrellus pipistrellus | 61 | 48.1 | 62.9 | 46.1 | 3 | 85 |
| 28/08/2024 05:21 | Pipistrellus pipistrellus | 27 | 48.8 | 89.5 | 47.1 | 4 | 90 |
| 28/08/2024 05:21 | Pipistrellus pipistrellus | 34 | 49.3 | 95.8 | 47.3 | 5 | 90 |
| 28/08/2024 05:22 | Pipistrellus pipistrellus | 12 | 48.4 | 81.8 | 46.4 | 4 | 219 |
| 28/08/2024 05:23 | Pipistrellus pipistrellus | 14 | 47.2 | 57.2 | 46.0 | 3 | 85 |
| 28/08/2024 05:23 | Pipistrellus pipistrellus | 16 | 48.8 | 59.3 | 46.6 | 2 | 83 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 28/08/2024 05:31 | Pipistrellus pygmaeus | 16 | 56.5 | 111.8 | 54.0 | 4 | 77 |
| 28/08/2024 05:34 | Pipistrellus pipistrellus | 8 | 48.7 | 61.8 | 47.7 | 6 | 90 |
| 28/08/2024 05:34 | Pipistrellus pipistrellus | 8 | 46.4 | 49.4 | 45.7 | 6 | 431 |
| 28/08/2024 05:40 | Pipistrellus pipistrellus | 11 | 51.3 | 102.8 | 46.3 | 4 | 473 |
| 28/08/2024 05:41 | Pipistrellus pygmaeus | 7 | 47.6 | 118.1 | 45.1 | 5.9 | 444 |
| 28/08/2024 05:41 | Pipistrellus pygmaeus | 12 | 48.4 | 110.9 | 46.2 | 4 | 80 |
| 28/08/2024 05:41 | Pipistrellus pipistrellus | 8 | 46.9 | 62.7 | 45.6 | 6 | 90 |
| 28/08/2024 05:42 | Pipistrellus pipistrellus | 11 | 46.8 | 62.3 | 46.0 | 5 | 100 |
| 28/08/2024 05:43 | Pipistrellus pipistrellus | 6 | 46.7 | 63.6 | 45.4 | 5.7 | 349 |
| 28/08/2024 05:43 | Pipistrellus pipistrellus | 9 | 47.3 | 73.0 | 46.3 | 4 | 178 |
| 28/08/2024 05:43 | Pipistrellus pipistrellus | 14 | 46.2 | 58.1 | 45.2 | 4 | 95 |
| 28/08/2024 05:43 | Pipistrellus pipistrellus | 15 | 47.2 | 93.2 | 46.2 | 5 | 607 |
| 28/08/2024 05:44 | Pipistrellus pipistrellus | 12 | 49.1 | 87.9 | 46.8 | 3 | 80 |
| 28/08/2024 05:46 | Pipistrellus pipistrellus | 17 | 47.5 | 77.2 | 46.5 | 4 | 85 |
| 28/08/2024 05:46 | Pipistrellus pipistrellus | 31 | 48.8 | 94.9 | 47.3 | 4 | 90 |
| 28/08/2024 05:49 | Pipistrellus pipistrellus | 21 | 49.1 | 85.1 | 47.3 | 4 | 80 |
| 28/08/2024 05:50 | Pipistrellus pipistrellus | 14 | 45.9 | 80.4 | 44.6 | 5 | 90 |
| 28/08/2024 05:50 | Pipistrellus pipistrellus | 5 | 48.4 | 99.8 | 47.7 | 5 | 192 |
| 28/08/2024 05:50 | Pipistrellus pipistrellus | 15 | 48.8 | 103.2 | 47.8 | 4 | 84 |
| 28/08/2024 05:51 | Pipistrellus pipistrellus | 14 | 48.2 | 93.4 | 47.5 | 4 | 90 |
| 28/08/2024 05:51 | Pipistrellus pipistrellus | 45 | 47.2 | 85.7 | 46.0 | 4 | 80 |
| 28/08/2024 05:52 | Pipistrellus pipistrellus | 10 | 46.1 | 68.0 | 45.0 | 6 | 80 |
| 28/08/2024 05:52 | Pipistrellus pipistrellus | 6 | 46.1 | 68.8 | 44.3 | 5 | 229 |
| 28/08/2024 05:52 | Pipistrellus pipistrellus | 32 | 46.8 | 79.6 | 44.7 | 5 | 90 |
| 28/08/2024 05:53 | Pipistrellus pipistrellus | 14 | 47.4 | 63.4 | 45.7 | 4 | 90 |
| 28/08/2024 05:53 | Pipistrellus pipistrellus | 9 | 46.5 | 103.9 | 45.5 | 4 | 893 |
| 28/08/2024 05:53 | Pipistrellus pipistrellus | 27 | 47.8 | 85.2 | 45.9 | 5 | 74 |
| 28/08/2024 05:53 | Pipistrellus pipistrellus | 18 | 47.6 | 86.3 | 46.3 | 6 | 80 |
| 28/08/2024 05:53 | Pipistrellus pipistrellus | 19 | 48.0 | 83.5 | 47.2 | 4 | 80 |
| 28/08/2024 05:54 | Pipistrellus pipistrellus | 17 | 47.6 | 59.7 | 46.9 | 5 | 90 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 28/08/2024 05:54 | Pipistrellus pipistrellus | 6 | 49.3 | 93.8 | 48.0 | 5 | 80 |
| 28/08/2024 05:54 | Pipistrellus pipistrellus | 5 | 47.5 | 53.9 | 46.7 | 3.8 | 407 |
| 28/08/2024 05:57 | Pipistrellus pipistrellus | 12 | 46.2 | 106.5 | 44.9 | 4 | 313 |
| 28/08/2024 05:57 | Pipistrellus pipistrellus | 12 | 46.3 | 93.3 | 45.2 | 4 | 159 |
| 28/08/2024 05:58 | Pipistrellus pipistrellus | 7 | 45.9 | 78.7 | 44.8 | 5 | 312 |
| 28/08/2024 05:58 | Pipistrellus pipistrellus | 6 | 45.1 | 82.8 | 43.8 | 4 | 468 |
| 28/08/2024 05:59 | Pipistrellus pipistrellus | 9 | 49.2 | 72.5 | 47.8 | 3 | 90 |
| 28/08/2024 05:59 | Pipistrellus pipistrellus | 11 | 43.3 | 59.5 | 42.2 | 5 | 197 |
| 28/08/2024 06:01 | Pipistrellus pygmaeus | 7 | 56.1 | 64.6 | 54.1 | 6 | 78 |
| 28/08/2024 06:01 | Pipistrellus pipistrellus | 13 | 45.8 | 51.4 | 45.2 | 3 | 90 |
| 28/08/2024 06:01 | Pipistrellus pygmaeus | 11 | 55.0 | 62.4 | 53.5 | 5 | 90 |
| 28/08/2024 06:02 | Pipistrellus pipistrellus | 6 | 51.3 | 109.6 | 50.0 | 4 | 69 |
| 28/08/2024 06:03 | Pipistrellus pygmaeus | 6 | 57.2 | 65.8 | 56.3 | 4 | 170 |
| 28/08/2024 06:03 | Pipistrellus pygmaeus | 20 | 56.0 | 91.4 | 54.7 | 5 | 80 |
| 28/08/2024 06:03 | Pipistrellus pygmaeus | 31 | 55.4 | 66.6 | 54.4 | 4 | 85 |
| 28/08/2024 06:03 | Pipistrellus pygmaeus | 10 | 54.9 | 68.3 | 53.5 | 6 | 90 |
| 28/08/2024 06:04 | Pipistrellus pygmaeus | 5 | 55.7 | 73.3 | 55.0 | 5.7 | 115 |
| 28/08/2024 06:04 | Pipistrellus pygmaeus | 15 | 54.9 | 69.6 | 53.8 | 5 | 90 |
| 28/08/2024 06:04 | Pipistrellus pygmaeus | 11 | 56.0 | 65.0 | 55.1 | 5 | 170 |
| 28/08/2024 06:04 | Pipistrellus pygmaeus | 8 | 54.8 | 73.2 | 54.2 | 6 | 90 |
| 28/08/2024 06:04 | Pipistrellus pygmaeus | 7 | 54.7 | 65.5 | 53.8 | 4 | 215 |
| 28/08/2024 06:04 | Pipistrellus pygmaeus | 10 | 54.8 | 67.4 | 53.7 | 5 | 90 |
| 28/08/2024 06:06 | Pipistrellus pygmaeus | 5 | 56.0 | 69.5 | 54.5 | 4.5 | 174 |
| 28/08/2024 06:07 | Pipistrellus pygmaeus | 12 | 57.3 | 71.6 | 56.3 | 3 | 90 |
| 28/08/2024 06:07 | Pipistrellus pygmaeus | 15 | 57.6 | 97.7 | 55.9 | 4 | 80 |
| 28/08/2024 06:06 | Pipistrellus pygmaeus | 25 | 56.7 | 87.7 | 55.3 | 5 | 90 |
| 28/08/2024 06:06 | Pipistrellus pygmaeus | 13 | 57.3 | 80.0 | 55.9 | 4 | 170 |
| 28/08/2024 06:09 | Pipistrellus pygmaeus | 16 | 55.1 | 64.5 | 54.1 | 6 | 80 |

Transect ID: T4 - 23rd September 2024

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 23/09/2024 19:38 | Pipistrellus pipistrellus | 12 | 46.9 | 61.1 | 45.8 | 5 | 70 |
| 23/09/2024 19:38 | Pipistrellus pipistrellus | 20 | 46.2 | 76.7 | 45.5 | 6 | 84 |
| 23/09/2024 19:39 | Pipistrellus pipistrellus | 12 | 47.5 | 81.6 | 45.4 | 4 | 174 |
| 23/09/2024 19:40 | Pipistrellus pipistrellus | 6 | 50.8 | 74.9 | 49.7 | 3 | 317 |
| 23/09/2024 19:41 | Pipistrellus pipistrellus | 23 | 49.8 | 64.4 | 47.9 | 3 | 90 |
| 23/09/2024 19:41 | Pipistrellus pipistrellus | 9 | 49.3 | 61.5 | 48.5 | 5 | 179 |
| 23/09/2024 19:41 | Pipistrellus pygmaeus | 7 | 53.0 | 63.6 | 51.9 | 4 | 146 |
| 23/09/2024 19:44 | Pipistrellus pygmaeus | 11 | 57.2 | 109.0 | 55.8 | 5 | 147 |
| 23/09/2024 19:45 | Pipistrellus pygmaeus | 22 | 55.6 | 73.4 | 54.5 | 6 | 83 |
| 23/09/2024 19:45 | Pipistrellus pipistrellus | 13 | 46.0 | 62.2 | 45.2 | 6 | 170 |
| 23/09/2024 19:46 | Pipistrellus pygmaeus | 38 | 48.5 | 117.3 | 47.5 | 4 | 85 |
| 23/09/2024 19:46 | Pipistrellus pipistrellus | 16 | 49.3 | 84.6 | 48.1 | 4 | 84 |
| 23/09/2024 19:46 | Pipistrellus pipistrellus | 10 | 46.3 | 79.4 | 44.4 | 5 | 90 |
| 23/09/2024 19:46 | Pipistrellus pipistrellus | 15 | 46.4 | 106.4 | 45.3 | 5 | 90 |
| 23/09/2024 19:47 | Pipistrellus pipistrellus | 8 | 47.8 | 73.5 | 46.8 | 4 | 281 |
| 23/09/2024 19:47 | Pipistrellus pipistrellus | 11 | 47.3 | 86.0 | 46.2 | 6 | 90 |
| 23/09/2024 19:48 | Pipistrellus pygmaeus | 3 | 60.6 | 73.4 | 56.3 | 6.9 | 249 |
| 23/09/2024 19:48 | Pipistrellus pipistrellus | 13 | 47.6 | 60.9 | 46.6 | 5 | 80 |
| 23/09/2024 19:48 | Pipistrellus pipistrellus | 12 | 46.5 | 57.8 | 45.8 | 4 | 90 |
| 23/09/2024 19:48 | Pipistrellus pipistrellus | 6 | 47.1 | 64.6 | 46.4 | 4 | 178 |
| 23/09/2024 19:49 | Pipistrellus pipistrellus | 6 | 47.1 | 65.8 | 45.9 | 4 | 157 |
| 23/09/2024 19:49 | Pipistrellus pipistrellus | 16 | 47.0 | 62.8 | 45.9 | 3 | 85 |
| 23/09/2024 19:49 | Pipistrellus pipistrellus | 9 | 47.5 | 57.4 | 46.5 | 3 | 236 |
| 23/09/2024 19:50 | Pipistrellus pipistrellus | 8 | 48.1 | 58.2 | 47.1 | 3 | 80 |
| 23/09/2024 19:50 | Pipistrellus pipistrellus | 12 | 48.5 | 60.3 | 47.3 | 3 | 90 |
| 23/09/2024 19:51 | Pipistrellus pipistrellus | 10 | 47.7 | 61.5 | 46.5 | 3 | 90 |
| 23/09/2024 19:52 | Pipistrellus pipistrellus | 15 | 46.9 | 82.5 | 46.0 | 4 | 90 |
| 23/09/2024 19:52 | Pipistrellus pipistrellus | 7 | 47.1 | 103.2 | 46.3 | 5 | 179 |
| 23/09/2024 19:53 | Pipistrellus pipistrellus | 8 | 50.2 | 102.3 | 48.5 | 4 | 150 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 23/09/2024 19:53 | Pipistrellus pipistrellus | 9 | 51.5 | 112.4 | 48.3 | 4 | 90 |
| 23/09/2024 20:02 | Pipistrellus pygmaeus | 8 | 54.9 | 62.3 | 54.2 | 5 | 345 |
| 23/09/2024 20:07 | Pipistrellus pygmaeus | 4 | 54.0 | 54.7 | 52.9 | 6.8 | 287 |
| 23/09/2024 20:08 | Pipistrellus pipistrellus | 9 | 43.8 | 76.6 | 42.9 | 6 | 140 |
| 23/09/2024 20:09 | Pipistrellus pygmaeus | 5 | 53.0 | 53.6 | 51.9 | 7.8 | 246 |
| 23/09/2024 20:11 | Pipistrellus pygmaeus | 6 | 54.9 | 58.9 | 53.1 | 6 | 277 |
| 23/09/2024 20:11 | Pipistrellus pygmaeus | 3 | 53.5 | 55.1 | 52.6 | 6.2 | 590 |
| 23/09/2024 20:13 | Pipistrellus pygmaeus | 15 | 54.9 | 73.8 | 53.5 | 6 | 80 |
| 23/09/2024 20:13 | Pipistrellus pygmaeus | 5 | 54.8 | 63.0 | 53.8 | 5 | 90 |
| 23/09/2024 20:14 | Pipistrellus pygmaeus | 55 | 54.8 | 77.4 | 53.9 | 5 | 90 |
| 23/09/2024 20:14 | Pipistrellus pygmaeus | 23 | 55.8 | 78.3 | 54.3 | 5 | 85 |
| 23/09/2024 20:14 | Pipistrellus pygmaeus | 13 | 55.5 | 73.1 | 54.7 | 4 | 90 |
| 23/09/2024 20:15 | Pipistrellus pipistrellus | 14 | 43.3 | 56.3 | 42.3 | 3 | 246 |
| 23/09/2024 20:31 | Pipistrellus pipistrellus | 9 | 49.7 | 61.5 | 48.5 | 4 | 313 |
| 23/09/2024 20:31 | Pipistrellus pipistrellus | 40 | 50.2 | 71.4 | 48.2 | 5 | 86 |
| 23/09/2024 20:32 | Pipistrellus pipistrellus | 17 | 49.4 | 57.9 | 47.8 | 5 | 170 |
| 23/09/2024 20:38 | Pipistrellus pygmaeus | 12 | 55.4 | 63.8 | 54.8 | 6 | 285 |
| 23/09/2024 20:38 | Pipistrellus pygmaeus | 5 | 55.6 | 61.1 | 54.4 | 6.7 | 171 |
| 23/09/2024 20:38 | Pipistrellus pygmaeus | 8 | 55.8 | 66.5 | 54.8 | 6 | 90 |
| 23/09/2024 20:39 | Pipistrellus pygmaeus | 8 | 55.6 | 63.0 | 54.4 | 5.9 | 90 |
| 23/09/2024 20:39 | Pipistrellus pygmaeus | 5 | 55.2 | 61.3 | 54.2 | 7 | 240 |

Tree Surveys (26th August 2024)

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 26/08/2024 20:41 | Pipistrellus pipistrellus | 24 | 42.1 | 51.4 | 41.3 | 6 | 103 |
| 26/08/2024 20:50 | Pipistrellus pipistrellus | 16 | 46 | 55.4 | 44.6 | 6 | 90 |
| 26/08/2024 20:51 | Pipistrellus pipistrellus | 8 | 46.7 | 52.2 | 45.1 | 6 | 141 |
| 26/08/2024 20:51 | Pipistrellus pipistrellus | 8 | 46.5 | 50.8 | 45.5 | 3 | 90 |
| 26/08/2024 20:53 | Pipistrellus pipistrellus | 5 | 50.9 | 54.3 | 49.7 | 5.7 | 162 |
| 26/08/2024 20:53 | Pipistrellus pipistrellus | 10 | 50.6 | 62.9 | 49.4 | 5 | 90 |
| 26/08/2024 20:54 | Pipistrellus pipistrellus | 49 | 44.6 | 66 | 43.7 | 5 | 90 |
| 26/08/2024 20:58 | Pipistrellus pygmaeus | 21 | 54.7 | 61.8 | 53.5 | 5 | 90 |
| 26/08/2024 20:58 | Pipistrellus pygmaeus | 13 | 55.1 | 64 | 54.1 | 5 | 90 |
| 26/08/2024 20:58 | Pipistrellus pygmaeus | 14 | 55.7 | 70.2 | 54 | 5 | 80 |
| 26/08/2024 21:00 | Pipistrellus pipistrellus | 14 | 45.7 | 62.8 | 44.3 | 6 | 95 |
| 26/08/2024 21:02 | Pipistrellus pygmaeus | 12 | 55.2 | 62.7 | 54.2 | 5 | 90 |
| 26/08/2024 21:02 | Pipistrellus pygmaeus | 13 | 55 | 80.7 | 54.2 | 5 | 80 |
| 26/08/2024 21:02 | Pipistrellus pygmaeus | 36 | 55.1 | 77 | 54.1 | 6 | 80 |
| 26/08/2024 21:02 | Pipistrellus pygmaeus | 20 | 55.4 | 78.8 | 53.9 | 5 | 85 |
| 26/08/2024 21:02 | Pipistrellus pygmaeus | 17 | 54.9 | 81.7 | 53.8 | 6 | 90 |
| 26/08/2024 21:19 | Pipistrellus pygmaeus | 18 | 57 | 101.5 | 55 | 5 | 80 |
| 26/08/2024 21:19 | Pipistrellus pygmaeus | 16 | 55.5 | 72.1 | 53.6 | 6 | 190 |
| 26/08/2024 21:20 | Pipistrellus pygmaeus | 25 | 55.8 | 72.1 | 54.5 | 6 | 94 |
| 26/08/2024 21:20 | Pipistrellus pygmaeus | 17 | 55.4 | 71.8 | 54.4 | 6 | 94 |
| 26/08/2024 21:38 | Pipistrellus pygmaeus | 10 | 57.1 | 96.6 | 55.8 | 6 | 176 |
| 26/08/2024 21:53 | Pipistrellus pipistrellus | 9 | 44.3 | 49 | 43.2 | 6 | 267 |
| 26/08/2024 21:53 | Pipistrellus pipistrellus | 14 | 44.5 | 46.8 | 43.2 | 7 | 105 |
| 26/08/2024 22:00 | Pipistrellus pygmaeus | 13 | 58.1 | 93.9 | 55.1 | 5 | 80 |
| 26/08/2024 22:00 | Pipistrellus pygmaeus | 14 | 56.2 | 78.3 | 54.8 | 6 | 256 |
| 26/08/2024 22:00 | Pipistrellus pygmaeus | 9 | 54.7 | 70.8 | 53.9 | 7 | 266 |
| 27/08/2024 04:56 | Pipistrellus pipistrellus | 9 | 47.2 | 55.1 | 46.5 | 3 | 184 |

Building 32b & 32c - 14th September 2023

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 14/08/2023 21:22 | Pipistrellus pygmaeus | 7 | 58.1 | 65.6 | 57.4 | 4 | 105 |
| 14/08/2023 21:38 | Pipistrellus pipistrellus | 10 | 48.2 | 78.0 | 47.2 | 3 | 80 |
| 14/08/2023 21:44 | Pipistrellus pygmaeus | 7 | 54.2 | 68.7 | 53.5 | 3 | 80 |
| 14/08/2023 21:50 | Pipistrellus pipistrellus | 12 | 47.7 | 71.7 | 46.9 | 4 | 80 |
| 14/08/2023 21:50 | Pipistrellus pipistrellus | 13 | 49.0 | 88.8 | 47.9 | 3 | 50 |
| 14/08/2023 21:52 | Pipistrellus pygmaeus | 11 | 54.8 | 62.6 | 54.0 | 6 | 280 |
| 14/08/2023 21:54 | Pipistrellus pipistrellus | 6 | 45.3 | 63.6 | 44.6 | 4.4 | 129 |

Building No.32b & 32c - 19th July 2023

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 19/07/2023 22:23 | Pipistrellus pygmaeus | 4 | 55.1 | 66.9 | 54.4 | 4.8 | 355 |
| 19/07/2023 22:35 | Pipistrellus pygmaeus | 20 | 52 | 67 | 51 | 5 | 60 |
| 19/07/2023 22:39 | Pipistrellus pygmaeus | 7 | 53.3 | 83.8 | 52.3 | 5 | 168 |
| 19/07/2023 22:44 | Pipistrellus pipistrellus | 22 | 48.8 | 62.4 | 47.7 | 3 | 260 |
| 19/07/2023 22:45 | Pipistrellus pipistrellus | 19 | 48.5 | 60.6 | 47.5 | 3 | 170 |
| 19/07/2023 22:46 | Pipistrellus pipistrellus | 11 | 48.5 | 63.8 | 47.2 | 3 | 90 |
| 19/07/2023 22:46 | Pipistrellus pipistrellus | 14 | 47.5 | 71.2 | 46.8 | 5 | 100 |
| 19/07/2023 22:49 | Pipistrellus pygmaeus | 13 | 55.8 | 89.4 | 55 | 4 | 125 |
| 19/07/2023 22:49 | Pipistrellus pipistrellus | 14 | 47.6 | 72 | 46.8 | 5 | 100 |
| 19/07/2023 22:50 | Pipistrellus pipistrellus | 35 | 47 | 65.3 | 46.2 | 6 | 100 |
| 19/07/2023 22:52 | Pipistrellus pipistrellus | 16 | 48.6 | 66.6 | 47.6 | 3 | 70 |
| 19/07/2023 22:52 | Pipistrellus pipistrellus | 16 | 48.9 | 63.7 | 47.9 | 3 | 80 |
| 19/07/2023 23:03 | Pipistrellus pygmaeus | 21 | 56.2 | 77.4 | 55.2 | 5 | 80 |
| 19/07/2023 23:03 | Pipistrellus pipistrellus | 16 | 48.6 | 70.8 | 47.8 | 4 | 170 |
| 19/07/2023 23:11 | Pipistrellus pipistrellus | 27 | 46.2 | 56.2 | 45.3 | 4 | 90 |

Building 32b & 32c - 23 September 2024

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 23/09/2024 19:36 | Pipistrellus pipistrellus | 14 | 46.0 | 81.5 | 45.1 | 5 | 160 |
| 23/09/2024 19:43 | Pipistrellus pipistrellus | 7 | 51.2 | 53.5 | 50.0 | 5 | 195 |
| 23/09/2024 19:44 | Pipistrellus pipistrellus | 5 | 45.4 | 60.4 | 44.0 | 5.5 | 348 |
| 23/09/2024 19:48 | Pipistrellus pipistrellus | 11 | 45.8 | 65.8 | 43.0 | 5 | 90 |
| 23/09/2024 19:56 | Pipistrellus pygmaeus | 22 | 52.3 | 75.5 | 51.0 | 6 | 90 |
| 23/09/2024 19:58 | Pipistrellus pipistrellus | 16 | 48.9 | 92.4 | 47.6 | 5 | 84 |
| 23/09/2024 19:59 | Pipistrellus pygmaeus | 14 | 55.6 | 67.2 | 54.2 | 6 | 93 |

Building No.32b & 32c - 27th August 2024

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 27/08/2024 20:48 | Pipistrellus pygmaeus | 4 | 53 | 65.3 | 52.3 | 4.8 | 245 |
| 27/08/2024 20:51 | Pipistrellus pipistrellus | 9 | 46.8 | 63.3 | 45.7 | 5 | 90 |
| 27/08/2024 20:52 | Pipistrellus pipistrellus | 11 | 49.2 | 58 | 48.5 | 5 | 272 |
| 27/08/2024 20:52 | Pipistrellus pipistrellus | 3 | 48.6 | 55.8 | 47.6 | 3.6 | 317 |
| 27/08/2024 21:51 | Pipistrellus pipistrellus | 16 | 49.6 | 97.1 | 46.9 | 3 | 191 |
| 27/08/2024 21:53 | Pipistrellus pipistrellus | 27 | 47.3 | 82.2 | 45.7 | 3 | 80 |
| 27/08/2024 21:53 | Pipistrellus pipistrellus | 23 | 46.9 | 66.3 | 45.3 | 3 | 80 |
| 27/08/2024 21:53 | Pipistrellus pipistrellus | 21 | 47.4 | 97.6 | 46 | 4 | 76 |

Building 34a and 33c - 25th August 2024

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freqy [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|----------------------|-----------------------|-------------------------|
| 25/08/2024 21:22 | Pipistrellus pygmaeus | 4 | 52.1 | 64.2 | 50.9 | 5 | 220 |
| 25/08/2024 21:25 | Pipistrellus pipistrellus | 3 | 46.8 | 69 | 45.8 | 3.4 | 78 |
| 25/08/2024 20:53 | Pipistrellus pipistrellus | 6 | 46.7 | 75.3 | 44.6 | 8.7 | 202 |
| 25/08/2024 21:17 | Pipistrellus pipistrellus | 7 | 47.5 | 90.7 | 46.5 | 4 | 90 |
| 25/08/2024 21:21 | Pipistrellus pygmaeus | 15 | 53.2 | 69.9 | 52.2 | 4 | 150 |
| 25/08/2024 21:25 | Pipistrellus pipistrellus | 5 | 46.3 | 54.9 | 45.6 | 3 | 116 |
| 25/08/2024 21:25 | Pipistrellus pipistrellus | 7 | 46.3 | 61.3 | 45.5 | 3 | 70 |
| 25/08/2024 21:25 | Pipistrellus pipistrellus | 4 | 47.2 | 58.7 | 46.1 | 3 | 108 |
| 25/08/2024 21:25 | Pipistrellus pipistrellus | 4 | 45.6 | 56.5 | 44.8 | 4 | 118 |

Building 41c, 39c, 38c & 37f - 20th August 2024

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 20/08/2024 20:52 | Pipistrellus pygmaeus | 5 | 58.1 | 65.7 | 56.8 | 5 | 301 |
| 20/08/2024 21:02 | Pipistrellus pygmaeus | 9 | 54.8 | 68.0 | 53.8 | 3 | 431 |
| 20/08/2024 21:17 | Pipistrellus pipistrellus | 4 | 46.2 | 59.7 | 44.9 | 5 | 121 |
| 20/08/2024 21:20 | Pipistrellus pipistrellus | 12 | 45.8 | 54.6 | 44.5 | 4 | 313 |
| 20/08/2024 21:25 | Pipistrellus pipistrellus | 11 | 46.3 | 56.6 | 45.4 | 3 | 100 |
| 20/08/2024 21:48 | Pipistrellus pygmaeus | 2 | 59.1 | 66.4 | 57.6 | 6.4 | 747 |
| 20/08/2024 21:48 | Pipistrellus pygmaeus | 14 | 59.1 | 94.4 | 57.7 | 4 | 75 |
| 20/08/2024 21:48 | Pipistrellus pygmaeus | 2 | 57.2 | 58.1 | 56.1 | 7.7 | 481 |

Buildings 41c, 39c, 38c & 37f - 20th July 2023

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 20/07/2023 22:17 | Pipistrellus pipistrellus | 10 | 47.8 | 66.3 | 46.7 | 3 | 300 |
| 20/07/2023 22:18 | Pipistrellus pipistrellus | 12 | 47.2 | 57.4 | 46.5 | 7 | 190 |
| 20/07/2023 22:18 | Pipistrellus pipistrellus | 23 | 47.2 | 59.3 | 46.2 | 4 | 100 |
| 20/07/2023 22:19 | Pipistrellus pipistrellus | 10 | 47.2 | 60 | 46.2 | 5 | 90 |
| 20/07/2023 22:19 | Pipistrellus pygmaeus | 9 | 58.1 | 78.4 | 56.9 | 3 | 146 |
| 20/07/2023 22:19 | Pipistrellus pipistrellus | 10 | 49.1 | 68.5 | 47 | 4 | 321 |
| 20/07/2023 22:21 | Pipistrellus pygmaeus | 11 | 55.6 | 78.8 | 54.8 | 3 | 170 |
| 20/07/2023 22:26 | Pipistrellus pipistrellus | 5 | 47.3 | 66.5 | 46.5 | 5 | 124 |
| 20/07/2023 22:26 | Pipistrellus pipistrellus | 4 | 46.9 | 56.1 | 46.1 | 6.4 | 712 |
| 20/07/2023 22:26 | Pipistrellus pipistrellus | 13 | 47.3 | 66.6 | 46.4 | 4 | 329 |
| 20/07/2023 22:26 | Pipistrellus pipistrellus | 8 | 46.5 | 48.5 | 46.1 | 4.8 | 447 |
| 20/07/2023 22:26 | Pipistrellus pipistrellus | 8 | 47 | 50.5 | 46.4 | 5 | 382 |
| 20/07/2023 22:26 | Pipistrellus pygmaeus | 10 | 49.6 | 82.1 | 48.2 | 4 | 80 |
| 20/07/2023 22:27 | Pipistrellus pipistrellus | 13 | 46.3 | 51.7 | 45.5 | 7 | 200 |
| 20/07/2023 22:28 | Pipistrellus pipistrellus | 7 | 46.8 | 49.4 | 46.3 | 5 | 438 |
| 20/07/2023 22:28 | Pipistrellus pipistrellus | 9 | 46.4 | 50.1 | 45.9 | 6 | 452 |
| 20/07/2023 22:28 | Pipistrellus pipistrellus | 9 | 47.1 | 51.6 | 46 | 7 | 200 |
| 20/07/2023 22:28 | Pipistrellus pipistrellus | 9 | 46 | 49.1 | 45.5 | 7 | 254 |
| 20/07/2023 22:29 | Pipistrellus pipistrellus | 15 | 48 | 73.1 | 46.8 | 4 | 100 |
| 20/07/2023 22:29 | Pipistrellus pipistrellus | 6 | 47.4 | 53.7 | 46.4 | 5.6 | 283 |
| 20/07/2023 22:29 | Pipistrellus pipistrellus | 7 | 47.6 | 53.1 | 46.3 | 5.5 | 421 |
| 20/07/2023 22:29 | Pipistrellus pipistrellus | 13 | 48.6 | 73.3 | 47.3 | 3 | 90 |
| 20/07/2023 22:29 | Pipistrellus pipistrellus | 10 | 46.3 | 48.8 | 45.6 | 5 | 210 |
| 20/07/2023 22:30 | Pipistrellus pipistrellus | 26 | 48.1 | 56 | 47 | 4 | 306 |
| 20/07/2023 22:30 | Pipistrellus pipistrellus | 17 | 47.8 | 64.9 | 46.8 | 3 | 838 |
| 20/07/2023 22:30 | Pipistrellus pipistrellus | 8 | 48.3 | 87.9 | 47.1 | 4.7 | 173 |
| 20/07/2023 22:30 | Pipistrellus pipistrellus | 8 | 47 | 51.3 | 46.1 | 7 | 100 |
| 20/07/2023 22:31 | Pipistrellus pipistrellus | 8 | 46.1 | 47.7 | 45.8 | 6.6 | 610 |
| 20/07/2023 22:31 | Pipistrellus pipistrellus | 9 | 46.1 | 55.7 | 45.5 | 6 | 100 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 20/07/2023 22:31 | Pipistrellus pipistrellus | 15 | 47.1 | 52.3 | 46.4 | 5 | 100 |
| 20/07/2023 22:33 | Pipistrellus pipistrellus | 9 | 47.1 | 51.2 | 46.3 | 6.4 | 449 |
| 20/07/2023 22:33 | Pipistrellus pipistrellus | 8 | 47.2 | 48.8 | 46.6 | 5.9 | 182 |
| 20/07/2023 22:33 | Pipistrellus pygmaeus | 18 | 55.7 | 63.1 | 54.3 | 4 | 90 |
| 20/07/2023 22:34 | Pipistrellus pygmaeus | 13 | 56.2 | 77.5 | 54.4 | 5 | 85 |
| 20/07/2023 22:35 | Pipistrellus pygmaeus | 13 | 54.5 | 62.6 | 53.2 | 5 | 280 |
| 20/07/2023 22:40 | Pipistrellus pipistrellus | 3 | 46.6 | 54.2 | 45.9 | 5 | 143 |
| 20/07/2023 22:41 | Pipistrellus pipistrellus | 13 | 48.8 | 61.1 | 47.7 | 3 | 274 |
| 20/07/2023 22:41 | Pipistrellus pipistrellus | 17 | 47.8 | 58.6 | 47.1 | 5 | 238 |
| 20/07/2023 22:41 | Pipistrellus pipistrellus | 9 | 48 | 51.4 | 47.3 | 5 | 237 |
| 20/07/2023 22:52 | Pipistrellus pipistrellus | 11 | 45 | 47.1 | 44.4 | 6 | 233 |
| 20/07/2023 22:52 | Pipistrellus pipistrellus | 8 | 45.6 | 53.1 | 44.5 | 5 | 172 |
| 20/07/2023 23:02 | Pipistrellus pipistrellus | 15 | 47.9 | 65.9 | 47.2 | 5 | 95 |
| 20/07/2023 23:04 | Pipistrellus pipistrellus | 21 | 46.2 | 52.6 | 45.3 | 4 | 100 |
| 20/07/2023 23:08 | Pipistrellus pipistrellus | 10 | 46.6 | 53.5 | 45.7 | 5 | 315 |
| 20/07/2023 23:09 | Pipistrellus pipistrellus | 6 | 46.6 | 61.3 | 45.5 | 5 | 644 |
| 20/07/2023 23:09 | Pipistrellus pipistrellus | 12 | 46.7 | 52.3 | 45.8 | 4 | 310 |
| 20/07/2023 23:10 | Pipistrellus pipistrellus | 5 | 44.9 | 49.1 | 44.4 | 7 | 139 |

Building No.52e - 18th August 2023

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 18/07/2023 22:17 | Pipistrellus pipistrellus | 8 | 48.0 | 69.6 | 47.1 | 3 | 266 |
| 18/07/2023 22:18 | Pipistrellus pipistrellus | 15 | 48.0 | 65.1 | 46.9 | 2 | 94 |
| 18/07/2023 22:18 | Pipistrellus pipistrellus | 14 | 47.9 | 61.8 | 46.7 | 2 | 90 |
| 18/07/2023 22:18 | Pipistrellus pipistrellus | 12 | 47.6 | 62.7 | 46.5 | 5 | 100 |
| 18/07/2023 22:18 | Pipistrellus pipistrellus | 10 | 48.9 | 77.9 | 47.7 | 3 | 100 |
| 18/07/2023 22:18 | Pipistrellus pipistrellus | 15 | 47.9 | 70.6 | 46.7 | 3 | 96 |
| 18/07/2023 22:18 | Pipistrellus pipistrellus | 8 | 47.3 | 69.9 | 46.5 | 7 | 167 |
| 18/07/2023 22:19 | Pipistrellus pygmaeus | 16 | 57.8 | 75.6 | 56.8 | 3 | 170 |
| 18/07/2023 22:19 | Pipistrellus pipistrellus | 11 | 47.8 | 60.9 | 46.7 | 3 | 269 |
| 18/07/2023 22:21 | Pipistrellus pygmaeus | 11 | 55.6 | 79.7 | 54.8 | 5 | 182 |
| 18/07/2023 22:25 | Pipistrellus pipistrellus | 5 | 46.8 | 48.4 | 46.3 | 5.1 | 335 |
| 18/07/2023 22:25 | Pipistrellus pipistrellus | 5 | 46.8 | 62.6 | 46.4 | 4.6 | 100 |
| 18/07/2023 22:26 | Pipistrellus pipistrellus | 8 | 47.1 | 50.1 | 46.5 | 5 | 547 |
| 18/07/2023 22:26 | Pipistrellus pipistrellus | 12 | 50.0 | 82.3 | 48.8 | 4 | 80 |
| 18/07/2023 22:27 | Pipistrellus pipistrellus | 7 | 46.8 | 51.8 | 45.5 | 10 | 406 |
| 18/07/2023 22:28 | Pipistrellus pipistrellus | 8 | 47.9 | 75.5 | 46.6 | 3 | 250 |
| 18/07/2023 22:28 | Pipistrellus pipistrellus | 8 | 47.2 | 49.7 | 46.5 | 7.5 | 267 |
| 18/07/2023 22:28 | Pipistrellus pipistrellus | 4 | 46.6 | 54.1 | 45.6 | 6.1 | 193 |
| 18/07/2023 22:28 | Pipistrellus pipistrellus | 10 | 46.4 | 50.1 | 45.7 | 7 | 225 |
| 18/07/2023 22:28 | Pipistrellus pipistrellus | 14 | 48.1 | 81.6 | 47.0 | 4 | 90 |
| 18/07/2023 22:29 | Pipistrellus pipistrellus | 4 | 47.9 | 55.7 | 45.8 | 6 | 598 |
| 18/07/2023 22:29 | Pipistrellus pipistrellus | 9 | 49.6 | 76.5 | 48.1 | 3 | 328 |
| 18/07/2023 22:29 | Pipistrellus pipistrellus | 7 | 46.8 | 51.1 | 45.8 | 6.3 | 311 |
| 18/07/2023 22:29 | Pipistrellus pipistrellus | 25 | 48.6 | 62.2 | 47.2 | 3 | 306 |
| 18/07/2023 22:30 | Pipistrellus pipistrellus | 8 | 47.7 | 54.0 | 46.9 | 5 | 203 |
| 18/07/2023 22:30 | Pipistrellus pipistrellus | 10 | 48.8 | 85.3 | 47.4 | 3 | 90 |
| 18/07/2023 22:30 | Pipistrellus pipistrellus | 13 | 48.5 | 85.1 | 47.3 | 3 | 90 |
| 18/07/2023 22:30 | Pipistrellus pipistrellus | 5 | 46.8 | 52.5 | 45.8 | 6 | 276 |
| 18/07/2023 22:30 | Pipistrellus pipistrellus | 7 | 46.5 | 50.5 | 45.6 | 6.1 | 194 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 18/07/2023 22:30 | Pipistrellus pipistrellus | 11 | 46.3 | 53.3 | 45.4 | 7.5 | 95 |
| 18/07/2023 22:31 | Pipistrellus pipistrellus | 14 | 47.6 | 57.5 | 46.7 | 5 | 343 |
| 18/07/2023 22:31 | Pipistrellus pipistrellus | 5 | 46.4 | 54.3 | 45.6 | 6 | 412 |
| 18/07/2023 22:33 | Pipistrellus pipistrellus | 9 | 47.6 | 53.6 | 46.5 | 7.5 | 204 |
| 18/07/2023 22:33 | Pipistrellus pygmaeus | 13 | 55.4 | 62.9 | 54.2 | 4 | 281 |
| 18/07/2023 22:34 | Pipistrellus pygmaeus | 27 | 55.1 | 70.9 | 53.5 | 6 | 85 |
| 18/07/2023 22:35 | Pipistrellus pygmaeus | 16 | 55.2 | 64.1 | 53.9 | 4 | 90 |
| 18/07/2023 22:39 | Pipistrellus pipistrellus | 5 | 47.1 | 54.0 | 45.6 | 6.3 | 286 |
| 18/07/2023 22:39 | Pipistrellus pipistrellus | 13 | 46.1 | 61.3 | 45.1 | 5 | 90 |
| 18/07/2023 22:40 | Pipistrellus pipistrellus | 20 | 46.5 | 61.0 | 45.7 | 4 | 90 |
| 18/07/2023 22:40 | Pipistrellus pipistrellus | 30 | 45.9 | 55.2 | 45.0 | 6 | 104 |
| 18/07/2023 22:40 | Pipistrellus pipistrellus | 28 | 45.9 | 59.7 | 45.0 | 6 | 100 |
| 18/07/2023 22:40 | Pipistrellus pipistrellus | 19 | 45.3 | 56.1 | 44.5 | 8 | 105 |
| 18/07/2023 22:40 | Pipistrellus pipistrellus | 11 | 48.5 | 84.9 | 47.7 | 4 | 185 |
| 18/07/2023 22:41 | Pipistrellus pipistrellus | 22 | 47.9 | 77.2 | 46.9 | 5 | 95 |
| 18/07/2023 22:41 | Pipistrellus pipistrellus | 10 | 47.2 | 59.3 | 46.5 | 6 | 100 |
| 18/07/2023 22:41 | Pipistrellus pipistrellus | 20 | 46.4 | 56.4 | 45.4 | 6 | 96 |
| 18/07/2023 22:52 | Pipistrellus pipistrellus | 17 | 45.8 | 53.8 | 44.3 | 7 | 110 |
| 18/07/2023 22:52 | Pipistrellus pipistrellus | 24 | 45.3 | 57.6 | 44.3 | 7 | 105 |
| 18/07/2023 22:54 | Pipistrellus pipistrellus | 11 | 46.6 | 60.2 | 45.1 | 4 | 205 |
| 18/07/2023 22:54 | Pipistrellus pipistrellus | 18 | 46.1 | 66.7 | 45.3 | 7 | 190 |
| 18/07/2023 22:57 | Pipistrellus pipistrellus | 34 | 48.5 | 62.5 | 47.6 | 5 | 170 |
| 18/07/2023 23:02 | Pipistrellus pipistrellus | 15 | 47.8 | 61.2 | 47.1 | 4 | 152 |
| 18/07/2023 23:04 | Pipistrellus pipistrellus | 28 | 46.5 | 63.0 | 45.4 | 6 | 95 |
| 18/07/2023 23:05 | Pipistrellus pygmaeus | 10 | 58.0 | 71.0 | 57.3 | 6 | 90 |
| 18/07/2023 23:07 | Pipistrellus pipistrellus | 8 | 46.0 | 48.6 | 45.1 | 6 | 235 |
| 18/07/2023 23:08 | Pipistrellus pipistrellus | 13 | 46.6 | 51.4 | 45.5 | 7 | 227 |
| 18/07/2023 23:08 | Pipistrellus pipistrellus | 19 | 46.4 | 59.7 | 45.3 | 3 | 90 |
| 18/07/2023 23:09 | Pipistrellus pipistrellus | 17 | 45.8 | 54.7 | 45.1 | 5 | 110 |
| 18/07/2023 23:16 | Pipistrellus pipistrellus | 12 | 48.8 | 62.4 | 47.8 | 3 | 260 |

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 18/07/2023 23:16 | Pipistrellus pygmaeus | 14 | 57.4 | 77.4 | 56.7 | 6 | 225 |
| 18/07/2023 23:19 | Pipistrellus pipistrellus | 7 | 46.7 | 61.2 | 45.9 | 8 | 347 |

Building No.52e - 21sy August 2024

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 21/08/2024 20:52 | Pipistrellus pipistrellus | 2 | 45 | 45.9 | 44.7 | 7.9 | 266 |
| 21/08/2024 21:13 | Pipistrellus pygmaeus | 1 | 52.5 | 53.7 | 51.5 | 5.2 | 0 |
| 21/08/2024 21:28 | Pipistrellus pipistrellus | 4 | 48.2 | 53.6 | 47 | 8.4 | 540 |
| 21/08/2024 22:05 | Pipistrellus pipistrellus | 2 | 46.5 | 49.6 | 45.9 | 6.2 | 276 |

Building Nos.56b, F4d and 54e - 19th August 2024

| Timestamp | Species Text | Calls [#] | Mean Peak Freq [kHz] | Mean Max Freq [kHz] | Mean Min Freq [kHz] | Mean Call Length [ms] | Mean Call Distance [ms] |
|------------------|---------------------------|-----------|----------------------|---------------------|---------------------|-----------------------|-------------------------|
| 19/08/2024 21:19 | Pipistrellus pipistrellus | 10 | 48.0 | 74.5 | 47.2 | 4 | 99 |
| 19/08/2024 21:26 | Pipistrellus pipistrellus | 8 | 48.8 | 78.7 | 47.9 | 3 | 206 |
| 19/08/2024 21:39 | Pipistrellus pygmaeus | 6 | 55.8 | 86.4 | 54.1 | 3 | 160 |
| 19/08/2024 22:00 | Pipistrellus pipistrellus | 12 | 47.9 | 58.8 | 47.1 | 3 | 211 |
| 19/08/2024 22:22 | Pipistrellus pipistrellus | 5 | 45.8 | 55.9 | 44.3 | 4.5 | 187 |
| 19/08/2024 22:22 | Pipistrellus pipistrellus | 19 | 46.7 | 58.8 | 44.8 | 6 | 221 |
| 19/08/2024 21:17 | Pipistrellus pipistrellus | 6 | 48.6 | 65.3 | 47.4 | 3 | 80 |
| 19/08/2024 21:17 | Pipistrellus pygmaeus | 10 | 51.8 | 92.6 | 49.6 | 4 | 90 |
| 19/08/2024 21:24 | Pipistrellus pipistrellus | 8 | 50.2 | 90.0 | 48.6 | 4 | 162 |
| 19/08/2024 21:25 | Pipistrellus pipistrellus | 6 | 45.8 | 63.3 | 44.7 | 4 | 245 |
| 19/08/2024 21:36 | Pipistrellus pipistrellus | 4 | 48.8 | 112.3 | 48.0 | 4.1 | 56 |
| 19/08/2024 21:58 | Pipistrellus pipistrellus | 6 | 48.2 | 65.3 | 46.8 | 4 | 340 |
| 19/08/2024 22:20 | Pipistrellus pipistrellus | 8 | 48.7 | 58.7 | 46.9 | 6 | 173 |
| 19/08/2024 22:20 | Pipistrellus pipistrellus | 22 | 46.8 | 61.7 | 45.2 | 5 | 100 |
| 19/08/2024 22:20 | Pipistrellus pipistrellus | 9 | 47.4 | 55.6 | 46.0 | 7.2 | 184 |

TREE SURVEY AND REPORT

FOR

LANDS AT DUBLIN STREET, MONAGHAN

AUGUST 2022 EXTENDED NOVEMBER 2022

COMMISSIONED BY

MONAGHAN COUNTY COUNCIL

Dr Philip Blackstock



PB

TREE SURVEY AND REPORT

On trees growing in the grounds of

Lands at Dublin Street, Monaghan

For

Monaghan County Council

Terms of reference

This report was commissioned to record information on trees growing on or immediately adjacent to the above site (as defined in BS5837:2012). Obvious defects in these trees were noted, as were features that may create an impediment to a statutory provision or cause a nuisance. Recommendations for tree works that will eliminate, as far as is possible, the risk from dead or dangerous trees, abate nuisance and address the legal requirements of statutory providers have been included.

Methodology

Trees growing on the above site were subject to a visual inspection carried out from the ground. The base of each trunk was 'sounded' to identify significant basal decay and evidence of recent alterations to site conditions was noted. Measurements, distinguishing features and evidence of defects were collated electronically on site. No other methods for establishing the condition of these trees were used.

Site surveyed on

9th August & 27th November 2022

(It is recommended that the trees reported on here are re-surveyed within five years of this report, or where significant deterioration has become evident, whichever is sooner)

Survey carried out and report compiled by

**Dr Philip Blackstock, 26 Tullynahinnion Road, Portglenone BT44 8EL
Telephone 02825 821202, Fax 02825 821295, Mobile 07767 393075,
Email: trees@philipblackstock.com**

TREES AT LANDS AT DUBLIN STREET, MONAGHAN



View of trees growing on the above site, taken from Rooskey Vale

REPORT ON TREES GROWING AT LANDS AT DUBLIN STREET, MONAGHAN AUGUST & NOVEMBER 2022

- 1. Location & visual impact of the trees.** The lands reported on here comprise open fields and small plantations near the centre of Monaghan Town. Most of these lands were formally associated with adjoining Hospitals or with the Ulster canal. Some of the conifer plantations were planted to provide shelter and screening to the Hospital buildings, or to screen adjoining developments from the Hospital lands and some of these groups, in particular, should be considered important in the local landscape. The surveyed lands were extended in November to include a number of street trees along part of Broad Road, in Monaghan.
- 2. Historical development of the site.** The oldest trees reported on here are mature ash and beech that are growing on lands formally associated with an old Infirmary that once occupied part of this site. These trees are probably over one hundred and fifty years old. Most of the mature conifer trees are probably about seventy years old and most seem to have been planted at the same time. There are also areas of much younger saplings that have grown from naturally dispersed seeds within the last twenty or thirty years. The street trees growing along Broad Road are mostly younger and seem to have been planted within the last twenty years or so, as part of a larger landscaping effort within the Town.
- 3. Tree condition & recommendations.** Many of the ash trees growing on this site are suffering from ash dieback (*Hymenoscyphus fraxineus*). Some of these trees have been marked for felling. It is likely that most of the remaining ash trees will succumb to this disease over the next ten years or so. The Sitka spruce plantation growing along the old Ulster Canal are also showing excessive death. The dead trees should be removed; and the remaining specimens should be considered to have a limited life expectancy. It is understood that plans are being considered for the development of the above site. There is a continuing need to trim the crowns of the street trees, to ensure that they do not interfere with the safe passage of traffic along the road. To ensure that trees to be retained are not damaged during construction, the Arboricultural method statements (that are included in this report) relevant to this project should be adopted.

All other recommendations are as per attached tree survey report sheets.

Dr Philip Blackstock

ARBORICULTURAL METHOD STATEMENTS

Protection of trees. A protective barrier, 2.3m high and comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts and securely supporting weldmesh panels, (as illustrated in Figs 2 & 3 of BS5837:2012) shall be erected around the base of all trees to be retained on site. This barrier shall be clearly identified on site by the attachment of all-weather signs of suitable dimension stating: 'CONSTRUCTION EXCLUSION ZONE – NO ACCESS'. The line of this fence shall be at least the distance defined in the attached plan, or as otherwise directed by Dr Philip Blackstock. No construction traffic, materials or debris will be permitted within this zone of protection.

Access facilitation pruning. If it is deemed appropriate to trim back retained trees to provide adequate access to approved construction works, all such tree works should be undertaken by a competent and suitably qualified tree surgeon (will associated support, as defined in the Health and safety section of this report). Such works shall remedy any tree related conflict with proposed structures or access in a way that ensure that not less than 70% of live buds are retained within the tree canopy. The aim of the tree works shall be to retain the general form of the tree by a combination of crown thinning, reduction of end weight (tipping back of outermost branches) and the re-forming of the trees crown to create a pleasing and balanced crown. No branch, limb or trunk greater than 100mm diameter shall be cut in the process of reducing end weight.

Temporary surfaces within zone of protection. Where temporary access is to be established within the 'zone of protection' surrounding retained trees, (for example, during demolition of existing buildings), ground surfaces will be protected by a layer of sharp sand, approx. 50 mm thick, overlaid with a geotextile membrane on which a temporary surface of no fines granular material, at least 150 mm thick, (as detailed by a competent Civil or Structural Engineer) is laid. Where traffic is turning on these surface, stout planks will be laid over the geotextile membrane and below the granular material. The trunks of adjacent trees shall be suitably protected as indicated on site by Dr Philip Blackstock.

Demolition within the zone of protection. If it is deemed necessary to carry out demolition works within a construction exclusion zone surrounding retained trees, (for example, to remove existing paths), or kerbs, only pedestrian operated plant, or low ground pressure plant that is less than 2 tonnes gross weight fully loaded, shall be permitted. Such plant shall only be operated on existing hard surfaces, or where temporary surfaces have been established. In any case, no excavations within the root protection zone of these retained trees shall be permitted, except only, under close supervision, with the use of an 'Air Spade' or by the careful use of hand tools in a way that retains, without damage, all exposed roots with a diameter greater than 25mm.

Scaffolding within zone of protection. Where scaffolding is to be established within the 'zone of protection' surrounding retained trees, the existing undisturbed ground surfaces shall be protected by a layer of sharp sand, approx. 50 mm thick, overlaid with a geotextile membrane. Stout planks, such as closely side-buttressed scaffold boards, will be laid over the geotextile membrane and scaffolding will be constructed on these planks with additional stays, as directed by a competent person. Adequate protective fencing, as Illustrated in Figs 2 & 3 of BS5837:2012, will be maintained between scaffolding and adjacent trees.

Construction of hard surfaces close to retained trees. Where permanent surfaces are to be constructed close to retained trees, within the zone of protection as defined by BS5837: 2012, carefully remove accumulated organic material and loose soil, leaving existing topsoil in situ. Protect root zone with a layer of sharp sand and, on this, establish a firm sub-base of no-fines granular material supported on a geotextile membrane and a three-dimensional cell product (as defined by a competent Civil or Structural Engineer). Construct the paved area on this sub-base using established design guidelines (and no-fines granular material) with a porous surface finish such as pavers or porous bitmac.

Alterations of levels on lands adjoining construction exclusion zones. Where it is deemed appropriate to lower ground levels on land adjoining a root protection zone established around a retained tree, all excavations and the subsequent construction of supporting structures shall be managed in a way that excludes access by construction traffic to the construction exclusion zone. Where such alterations result in the lowering of existing surfaces, the existing ground water environment within the root protection zone shall be maintained by the insertion of a root barrier behind proposed supporting structures. This shall consist of a non-porous barrier carefully inserted in a way that maintains the existing soil moisture regime surrounding the retained tree. Where alterations result in the raising of levels, these shall be designed and detailed by a competent Civil or Structural Engineer to ensure no alterations to ground conditions within the root protection zones.

Landscaping within the root protection zone. If it is deemed necessary to carry out landscaping, planting or re-instatement works within a construction exclusion zone surrounding retained trees, only pedestrian operated plant, or low ground pressure plant that is less than 2 tonnes gross weight fully loaded, shall be permitted. Such works should be supervised by competent Horticulturalists and be timed and designed to ensure that no soil compaction occurs. In any case, no excavations within the root protection zone of these retained trees shall be permitted, except only, under close supervision, with the use of an 'Air Spade' or by the careful use of hand tools in a way that retains, without damage, all exposed roots with a diameter greater than 25mm.

Construction of garden walls or fences within the root protection zones of retained trees. No trench foundations are to be permitted within the root protection area of a retained tree. If walls, railings or other light structures are to be constructed within the root protection area of retained trees, these structures should be supported on point foundations excavated using a 300mm diameter drill or augur. (If in situ concrete foundations are to be constructed, the sides of the foundation pit, to 1.0m deep, should be lined with a non-porous lining.) In any case, no excavations for point foundations are to be permitted within 1.5m of a retained mature or semi mature tree. Excavations for these point foundations should be more than 2.0 apart and the wall or railings should be supported on a beam, or similar, constructed so that its underside is at least 50mm above exiting topsoil level. As the roots of large, retained trees may cause some movement within the top 1.0 m of the soil profile, all foundations should be designed by a competent Structural or Civil Engineer and be constructed to account for this.

HEALTH AND SAFETY

Working with trees is a hazardous occupation. It is important that competent tree surgery contractors are employed to carry out the tree works recommended in the attached tree survey report sheets. These contractors should carry all relevant insurance cover and should comply with the recommendations outlined below.

Notwithstanding the following recommendations, all tree surgeons and accompanying staff should comply with all the requirements contained in the Safety, Health and Welfare at Work Act 1989 (SHWW Act, 1989) and the Safety, Health and Welfare at Work (General Applications) Regulations, (GAR Regs, 1993) for forestry operations, Part 4 – work at height of the Safety, Health and Welfare at Work Regulations (2007), the Code of Practice for Managing Safety and Health in Forestry Operations and all subsequent legislation made thereunder.

Staff qualifications, experience and training

Only skilled operatives should be employed for all the work specified in the attached tree survey report sheets. These skilled operatives should have a proven expertise and experience in the areas of work specified and should hold all relevant certificates of competence.

Operatives using chain saws to fell trees must have National Proficiency Test Council (NPTC) certificate of competence Units CS 30, 31*, 32*, 33* (* whichever is appropriate for the size of tree being felled) if they are working from the ground and, in addition, Units CS 38, 39, 40 & 41 if they are climbing.

All operatives undertaking work near underground or overhead electric cables must have attended an Electricity Safety Awareness course, (such as UA1 Utility Arborist 1 Ireland). They must comply with the guidelines laid down in the Guidelines for Safe Working near Overhead Electricity lines in Agriculture (2010, published by the Health and Safety Authority), Code of Practice for Avoiding Danger from Overhead Electricity Lines (2019, published by ESB). Where there is a risk of a climber, equipment or parts of a tree touching or coming close to overhead cables, the advice of ESB must be sought, and adhered to, before work commences.

Work wear

All operatives should wear the appropriate safety clothing for the task being performed as specified in the relevant safety codes. Where operatives are employed on tree work near public roads, or when the available lighting is poor, they should wear high visibility 'florescent' jackets or waistcoats

Tools and Equipment

Tree surgeons should use such tools and equipment deemed suitable to complete the specified task. All bladed tools should be sharp and in a serviceable condition. All plant and machinery operated by the tree surgeon should be tested and certified to comply with all current legislation. All vehicles should be taxed and roadworthy. Machinery and vehicles should carry operational fire extinguishing equipment to the standards required by insurers.

All machinery should be used in accordance with the manufacturers' instructions. These machines should carry warning notices as specified by the relevant Health and safety guide.

Climbing and lifting equipment for tree work is subject to the provisions outlined in Chapter 2, Part 2 (updated 2010) of the Guide to the Safety, Health and Welfare at Work (General Application) Regulations 2007. Operatives using climbing or lifting equipment should be familiar with, and comply with, these and all other relevant regulations.

First aid

All chain saw operatives should have a current First Aid Certificate. No chain saw operative should be left working on site without an additional first aider present. These operatives should be familiar with FASTCo Safety Guide 802: Emergency Planning and First Aid.

All operatives should have immediate access to a first aid kit conforming to SI 1981 No 917 and FSC 34, and, in addition, carry a personal first aid kit which includes a large sterile wound dressing.

Site Organization

Tree surgeons should ensure that a team of at least three people carry out all tree climbing, pruning and tree felling operations. When undertaking tree climbing work, one of the grounds staff must be competent to perform aerial rescue and be conversant with FASTCo Safety Guide 401: Aerial Tree Rescue. In addition, one of the ground staff must be made responsible for ensuring that there is no trespass into the working zone when tree pruning or felling operations are taking place. Adequate staff should be available during tree work operations to ensure that no unauthorized persons or livestock enter the working area.

Tree surgeons should provide and constantly maintain all necessary warning and direction notices, cones and barriers when carrying out tree works that are adjacent to a road or footpath used by the public. These should conform to the recommendations and directions given in;

- Chapter 8 of the Traffic Signs Manual 1993,
- Temporary Traffic Management Design Guidance 2019
- Temporary Traffic Management Operations Guidance 2019 (all published by Department of Transport, Tourism and Sport)
- Safety at Street Works and Road Works- a code of practice 2013
- Any other relevant legislation and guidance

Where tree works are to be carried out over, or adjacent to, public roads, the contractor should arrange the work to avoid traffic congestion and public inconvenience. They should make arrangements with the Garda Siochana and the local county council as may be found necessary.

KEY TO SURVEY SHEETS

| TITLE | DESCRIPTION |
|-----------------|---|
| Tag No | The identification number of the tree, as indicated on site by a metal identification tag attached to the tree and defined with the prefixes; 'T' (tree), 'G' (group of trees) 'S' (shrubs), 'H' (hedge) and 'W' (area of wood) |
| Species | The common English name of the tree, as used by Alan Mitchell in 'A field Guide to the trees of Britain and Northern Europe' (Collins, London, 1974) |
| Height | The height of the tree, given in metres |
| Stem Diameter | The diameter of the tree trunk, measured at approximately 1.3 metres above ground level and given in centimetres |
| Crown spread | The radial crown spread of the tree for each of the four cardinal points, given in metres |
| Crown clearance | The height above ground to the first significance foliage, given in metres |
| Age | The life-cycle age of the tree, described as Y = young (vigorous growth, non-flowering), YM = young-mature (vigorous growth, some flowering, maturing crown), AM = almost mature (vigorous growth; mature crown), M = mature (slowing growth, full crown, flowering) and OM = over-mature (Little growth, heavy flowering, thinning crown or dieback) |
| Crown form | A general description of the tree as seen on site, including distinguishing features |
| Condition | The condition of the tree, as assessed by a visual inspection on site and described as Good (near perfect form and condition), Fair (normal form, sometimes requiring remedial works), Poor (significant weakness or rot, requiring substantial remedial works or felling) Dying (a tree within a year or two of death) and Dead (dead standing tree or stump) |
| Defect | The presence of weakness, rot or infection within the tree. This supports the recommendations given for appropriate tree works |
| Obstacle | The presence of a manmade structure that is, in some way, being affected or obstructed by the tree |
| Action | An outline tree management plan identifying the level and type of tree works that would be appropriate to ensure that the site remains safe and that the tree develops in a safe and satisfactory manner |
| ULE | The remaining useful life expectancy on the tree, based on age, condition and the likely presence of significant diseases |
| Priority | An assessment of the priority of recommended tree works, based on the likelihood of tree failure and described as urgent (immediate action is required, often entailing control of access until work is completed), High (work to be completed within the existing budget year; and before expected autumn or winter storms), Medium (work to be included in the next budget year) and routine (non-urgent tree work) |
| Target | The use made of the land on which the tree would fall, if it suffered a root plate failure, given as High (Road or Building) Medium (path or lawn) and Low unmanaged or farm land) |

ARBORICULTURAL TERMS

The following interpretation of the terms used in the attached tree survey report sheets should be adopted when fulfilling their recommendations.

Crown clean

The removal of broken, diseased, dying or dead branches or snags that are either over 50 mm in diameter or are more than 200 mm in length.

Remove ivy

The cutting of ivy stems at their point of entry into the soil, taking care not to damage the tree. All branches, stalks and creepers of both alive and dead ivy should be removed from the crown of the tree.

Trim or remove branch stumps

The cutting of all branch stumps or snags back to just outside the branch collar and branch bark ridge.

Remove swing / tree hut / sign etc.

The removal of structures within the crown or attached to the tree, including nails or other fastenings.

Trim / tidy / remove epicormics

The removal of all soft growth or epicormics growing from the trunk of the tree, up to a height of 2.4 m.

Crown lift to above eye level / over footpath.

The removal of all soft growth, including epicormics and all lateral branches, up to a height of 2.4 m above ground level. When lifting the crown, upright laterals may be retained.

Crown lift over carriage / driveway etc

The removal of all lateral branches and soft growth that are overhanging, or within 1.0 m of, a road or lane, up to a height of 5.1 m.

Trim back from building

The removal of all lateral branches and soft growth growing within 2.0 m from the wall and from within at least 3.0 m from a window and above the roof of a building.

Clear overhead cables

The removal of all branch growth from within, or likely to come within, 1.0 m from overhead telephone cables.

Where overhead electric cables are encountered, the tree surgeon must liaise with engineers from Northern Ireland Electricity and must conform to their recommendations and advice. All staff undertaking work near underground or overhead electric cables should have attended a Northern Ireland Electricity Safety Awareness course and must comply with the guidelines laid down in AFAG Safety Guide 804: Electricity at work; Forestry and Arboriculture.

Reduce / remove competing leaders

The trimming back or removal of all but one dominant, upright stem in a way that creates an apical crown angle of less than 90°. Competing stems should be trimmed well back to a side branch showing strong horizontal growth patterns or should be removed to just above the branch collar and branch bark ridge.

Reduce end weight

The reduction of the crown of a tree by trimming back the branch tips by the described amount. Branch tips should be trimmed back to a suitable lateral twig or branch (in strict accordance with the recommendations contained in BS3998:2010, Tree Work, in a way that maintains the general crown characteristics of the tree and its species. **In all cases, no branch, limb or trunk greater than 100mm diameter shall be cut in the process of reducing end weight.**

Re-form Crown

The carrying out of such trimming and branch removal as is necessary to create (or recreate) a tree crown architecture capable of supporting additional tree growth and that complies with the normal crown form for that species. **In all cases, no branch, limb or trunk greater than 100mm diameter shall be cut in the process of reducing end weight.**

Topping, Re-Pollarding, Re-Coppicing

The removal of all growth back to the required height. In most circumstances, it will not be possible to trim back to a suitable lateral branch and, because of this; cuts should be cleanly executed and should produce a sloping surface that will not collect water.

Prune as per Belfast Street Tree

The complete pruning of a tree, which is a combination of crown reduction, crown lifting and crown thinning in a way that preserves the characteristics of the tree and its species. All growth removed during pruning must be taken back to an appropriately sized lateral branch, twin or bud to leave an acceptable crown form. **In all cases, no branch, limb or trunk greater than 100mm diameter shall be cut in the process of reducing end weight.**

Retrenchment Pruning

The phased reduction of the crown of veteran and old pollarded trees, removing or reducing end weight in the upper crown and spreading branches to emulate the natural decline of tree crowns with age. In most circumstances, it will not be possible to trim back to a suitable lateral branch and, because of this; cuts should be cleanly executed and should produce a sloping surface that will not collect water.

Fell

The complete felling of a tree in a safe manner, leaving a smoothly surfaced stump that is cut as close to ground level as is possible

Any other terms used

If there is any doubt, the tree surgeon should contact Dr Philip Blackstock on 02825 821202 or 07767 393075 for clarification of these or any other terms used in the attached tree survey report sheets.

Statement of truth

I Dr Philip Blackstock confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

Signed:



Date:

5th January 2023

QUALIFICATIONS

National Diploma of Horticulture (R.H.S) Inter.

Diploma in Industrial Management

M.Sc. in Environmental Management (A Field Survey of Unmanaged Roadside Cuttings in South Antrim)

D.Phil. in Forestry (Broad-Leaved Tree and Shrub Invasion of Conifer Plantations in Ireland)

Professional member of the Arboricultural Association

Registered Forestry Consultant with the Irish Forest Service

EMPLOYMENT

1996 to present

Arboricultural and Woodland Consultant

Duties include carrying out tree and vegetation surveys and providing tree and woodland management plans, completing reports and liaising with clients, providing court appearances etc. for public and private clients.

ARBORICULTURAL AND FORESTRY EXPERIENCE AND EXPERTISE

I have carried out surveys and produced reports on the health, condition, amenity value and landscape value of more than 250,000 trees since 1983. Since 1996 I have been fully employed as an Arboricultural and Forestry Consultant. Clients have now included most of the Local Authorities, Health Trusts and Government Departments within Northern Ireland. Private clients have included Solicitors, Architects and Developers. I have also lectured, to foundation degree level, on arboriculture and forestry.

I have provided expert opinion (including Court appearances) for many clients involved in litigation or in planning appeals since 1996. Topics covered by these opinions have included the predictability of failure in trees, amenity and financial evaluation of damage to trees, evidence of subsidence caused by trees, evidence of unsafe tree surgery practices leading to injury, and tree related evidence in boundary and planning disputes.

I have maintained a research interest in the effects of environmental influences on tree and shrub regeneration in Ireland and on the development of woody biodiversity in recently planted woods. I have also a research interest in the distribution of and environmental influences on deciduous tree diseases, tree stability and in the incidence of dangerous roadside trees.

Dr Philip Blackstock

Tree Survey Report Sheet

Site: Lands at Dublin Street, Monaghan

Client: Monaghan County Council

| Tag No. | Species | Height (m) | Stem Diameter (mm) | Crown spread (m) | | | | Crown Clearance (m) | Age | General Observations | | | | Action | ULE | Category | Priority | Target |
|---------|-------------------------------------|------------|--------------------|------------------|---|---|---|---------------------|-----|---|-----------|-----------------------------------|----------|--|----------|----------|----------------|-----------------------------|
| | | | | N | E | S | W | | | Crown form | Condition | Defect | Obstacle | | | | | |
| T1 | Goat willow | 8 | 170 | 5 | 4 | 3 | 3 | 2 | M | Multi stem | Fair | None | None | No action is required | 10 to 20 | B1 | Not applicable | High, road or building |
| W2 | Sycamore, Crack willow, Goat willow | 3 | 70 | 1 | 1 | 1 | 1 | 1 | Y | Multi stem | Fair | None | None | No action is required | 20 to 40 | B1 | Not applicable | Medium, path or lawn |
| T3 | Sycamore | 14 | 660 | 5 | 7 | 7 | 6 | 1 | AM | 2 stems from 1.0m, Spreading crown | Fair | None | None | Remove ivy | >40 | B1 | Routine | High, road or building |
| T4 | Lawson cypress | 17 | 700 | 2 | 3 | 4 | 3 | 2 | M | 2 stems from 1.0m | Fair | Narrow fork | None | Crown clean, Remove ivy, Monitor for death | 10 to 20 | B1 | Routine | Low, unmanaged or farm land |
| G5 | Sycamore | 11 | 300 | 5 | 5 | 5 | 5 | 3 | YM | Multi stem | Fair | None | None | No action is required | >40 | B1 | Not applicable | Low, unmanaged or farm land |
| G6 | Ash | 16 | 500 | 6 | 6 | 6 | 6 | 4 | AM | Multi stem | Poor | Excessive deadwood | None | Monitor for death, Fell dead or dying stems | 1 to 10 | C1 | High | Medium, path or lawn |
| T7 | Lawson cypress | 18 | 650 | 2 | 3 | 5 | 4 | 3 | M | Single main stem with heavy side branches | Fair | Thinning crown | None | Crown clean, Remove ivy, Monitor for death | 10 to 20 | B1 | Routine | Low, unmanaged or farm land |
| T8 | Lawson cypress | 17 | 850 | 2 | 3 | 3 | 3 | 2 | M | 2 stems from 1.0m | Fair | Thinning crown | None | Crown clean, Remove ivy, Monitor for death | 10 to 20 | B1 | Routine | Low, unmanaged or farm land |
| G9 | Ash, Elder, Bay willow | 14 | 250 | 5 | 5 | 5 | 5 | 1 | SM | Multi stem | Fair | Excessive deadwood | None | Fell dead or dying stems | 20 to 40 | B1 | Medium | Low, unmanaged or farm land |
| W10 | Sitka spruce | 23 | 500 | 5 | 5 | 5 | 5 | 3 | OM | Single stem | Poor | Excessive deadwood, Excessive ivy | None | Crown clean, Remove ivy, Monitor for death, Fell dead or dying stems | 10 to 20 | C1 | High | High, road or building |
| W11 | Alder, Elder, Sycamore, Goat willow | 11 | 300 | 6 | 6 | 6 | 6 | 0 | - | Multi stem | Fair | None | None | No action is required | 20 to 40 | B1 | Not applicable | High, road or building |

ULE: Estimated and approximate Useful Life Expectancy

Tree Survey Report Sheet

Site: Lands at Dublin Street, Monaghan

Client: Monaghan County Council

| Tag No. | Species | Height (m) | Stem Diameter (mm) | Crown spread (m) | | | | Crown Clearance (m) | Age | General Observations | | | | Action | ULE | Category | Priority | Target |
|---------|---|------------|--------------------|------------------|---|---|---|---------------------|-----|---|-----------|--------------------|----------|--|----------|----------|----------------|-----------------------------|
| | | | | N | E | S | W | | | Crown form | Condition | Defect | Obstacle | | | | | |
| T12 | Ash | 6 | 140 | 3 | 3 | 2 | 3 | 1 | Y | Multi stem | Fair | None | None | Monitor for death | 1 to 10 | B1 | Not applicable | Low, unmanaged or farm land |
| G13 | Norway maple | 14 | 330 | 5 | 5 | 5 | 5 | 2 | SM | Single main stem with heavy side branches | Fair | None | None | No recommendations are given | 20 to 40 | B1 | Not applicable | High, road or building |
| H14 | Elder, Hawthorn | 7 | 360 | 5 | 5 | 5 | 5 | 1 | M | Multi stem | Fair | None | None | Maintain as hedge | >40 | B1 | Medium | Low, unmanaged or farm land |
| T15 | Goat willow | 15 | 330 | 7 | 5 | 4 | 5 | 2 | M | Multi stem | Fair | None | Lamp | Clear back from lamp | 20 to 40 | B1 | Routine | High, road or building |
| G16 | Ash, Sycamore, Goat willow | 6 | 140 | 4 | 4 | 4 | 4 | 0 | Y | Multi stem | Fair | Thinning crown | None | Monitor for death | 20 to 40 | B1 | Routine | Medium, path or lawn |
| T17 | Norway maple | 6 | 100 | 2 | 3 | 3 | 3 | 2 | Y | Multi stem from 2.0m | Fair | None | None | No action is required | >40 | B1 | Not applicable | Medium, path or lawn |
| W18 | Ash, Birch, Sycamore, Goat willow | 10 | 150 | 4 | 4 | 4 | 4 | 1 | SM | Multi stem | Poor | Excessive deadwood | None | Fell dead or dying stems | 10 to 20 | C1 | Medium | High, road or building |
| T19 | Douglas fir | 25 | 740 | 5 | 6 | 6 | 5 | 7 | M | Single stem | Fair | None | None | No action is required | 20 to 40 | B1 | Not applicable | High, road or building |
| W20 | Ash, Douglas fir, Larch, Scots pine, Sycamore | 21 | 600 | 5 | 5 | 5 | 5 | 3 | M | Single stem | Fair | Excessive ivy | None | Crown clean, Remove ivy, Monitor for death | 20 to 40 | B1 | Medium | High, road or building |
| H21 | Hawthorn | 5 | 100 | 2 | 2 | 2 | 2 | 0 | SM | Multi stem | Good | None | None | Maintain as hedge | >40 | A1 | Routine | Medium, path or lawn |
| G22 | Sycamore, Bay willow | 7 | 260 | 5 | 5 | 5 | 5 | 2 | - | Multi stem | Fair | None | None | No action is required | >40 | B1 | Not applicable | Medium, path or lawn |
| G23 | Sycamore | 9 | 200 | 3 | 3 | 3 | 3 | 1 | Y | Multi stem | Fair | None | None | No action is required | >40 | B1 | Not applicable | Medium, path or lawn |
| T24 | Sycamore | 13 | 370 | 5 | 4 | 5 | 5 | 1 | SM | Single main stem with heavy side branches | Good | None | None | No action is required | >40 | A1 | Not applicable | Medium, path or lawn |
| G25 | Ash, Hawthorn, Sycamore, Bay willow | 7 | 220 | 3 | 3 | 3 | 3 | 1 | Y | Multi stem | Fair | Thinning crown | None | Monitor for death | 20 to 40 | B1 | Routine | Medium, path or lawn |

ULE: Estimated and approximate Useful Life Expectancy

Tree Survey Report Sheet

Site: Lands at Dublin Street, Monaghan

Client: Monaghan County Council

| Tag No. | Species | Height (m) | Stem Diameter (mm) | Crown spread (m) | | | | Crown Clearance (m) | Age | General Observations | | | | Action | ULE | Category | Priority | Target |
|---------|-------------|------------|--------------------|------------------|---|---|---|---------------------|-----|---------------------------------------|------|---------------------------------------|------|--|----------|----------|----------------|-----------------------------|
| | | | | N | E | S | W | | | | | | | | | | | |
| T26 | Scots pine | 16 | 550 | 2 | 3 | 5 | 5 | 4 | M | Single stem, One sided crown | Fair | Excessive ivy | None | Crown clean, Remove ivy | >40 | B1 | Routine | Medium, path or lawn |
| G27 | Ash | 9 | 200 | 3 | 3 | 3 | 3 | 1 | Y | Multi stem | Poor | Excessive deadwood | Lamp | Crown clean, Monitor for death, Clear back from lamp, Fell dead or dying stems, Confirm ownership | 1 to10 | C1 | Medium | Medium, path or lawn |
| T28 | Ash | 11 | 500 | 5 | 6 | 6 | 4 | 1 | M | Multi stem from 3.0m | Poor | Almost dead | None | Fell | 1 to10 | U | Medium | Medium, path or lawn |
| T29 | Ash | 15 | 710 | 4 | 8 | 8 | 7 | 2 | M | Multi stem from 3.0m, Spreading crown | Poor | Excessive deadwood, Hollow, Basal rot | None | Fell | <1 | U | Medium | Medium, path or lawn |
| G30 | Ash | 11 | 270 | 4 | 4 | 4 | 4 | 1 | SM | Multi stem | Poor | Excessive deadwood | Wall | Crown clean, Monitor for death, Fell dead or dying stems, Clear back from wall or fence | 1 to10 | C1 | Medium | High, road or building |
| G31 | Goat willow | 7 | 250 | 4 | 4 | 4 | 4 | 0 | AM | Multi stem | Fair | None | None | No action is required | 20 to 40 | B1 | Not applicable | Low, unmanaged or farm land |
| T32 | Ash | 23 | 1480 | 6 | 5 | 8 | 8 | 5 | OM | 3 stems from 2.0m, Spreading crown | Fair | Thinning crown, Excessive end weight | None | Crown clean, Reduce end weight in top and side branches by 2.0m, Monitor for death | 10 to 20 | B1 | Medium | High, road or building |
| T33 | Beech | 23 | 1180 | 9 | 7 | 7 | 8 | 1 | M | Single stem to 8.0m | Fair | Thinning crown | None | Crown clean, Reduce end weight in top and side branches by 2.0m | 20 to 40 | B1 | Routine | Medium, path or lawn |
| T34 | Ash | 15 | 550 | 5 | 6 | 6 | 5 | 1 | M | 3 stems from 1.0m | Poor | Thinning crown | None | Crown clean, Monitor for death | 1 to10 | C1 | Routine | Low, unmanaged or farm land |

ULE: Estimated and approximate Useful Life Expectancy

Tree Survey Report Sheet

Site: Lands at Dublin Street, Monaghan

Client: Monaghan County Council

| Tag No. | Species | Height (m) | Stem Diameter (mm) | Crown spread (m) | | | | Crown Clearance (m) | Age | General Observations | | | | Action | ULE | Category | Priority | Target |
|---------|---------------------------------------|------------|--------------------|------------------|---|---|---|---------------------|-----|--|------|---|------|---|----------|----------|----------------|-----------------------------|
| | | | | N | E | S | W | | | | | | | | | | | |
| T35 | Beech | 24 | 1340 | 8 | 9 | 6 | 8 | 1 | M | Spreading crown, Single stem to 10.0 m | Fair | Excessive ivy | None | Crown clean, Remove ivy, Reduce end weight in top and side branches by 2.0m | 20 to 40 | B1 | Routine | Medium, path or lawn |
| T36 | Ash | 21 | 970 | 7 | 8 | 5 | 7 | 3 | M | Spreading crown, Single stem to 6.0m | Poor | Thinning crown, Excessive end weight | None | Crown clean, Remove ivy, Reduce end weight in top and side branches by 2.0m, Monitor for death | 10 to 20 | C1 | Medium | Medium, path or lawn |
| G37 | Bay willow, Crack willow, Goat willow | 9 | 250 | 4 | 4 | 4 | 4 | 1 | SM | Multi stem | Fair | None | None | No action is required | 20 to 40 | B1 | Not applicable | Medium, path or lawn |
| G38 | Sycamore, Bay willow, Goat willow | 10 | 200 | 4 | 4 | 4 | 4 | 1 | SM | Multi stem | Fair | None | None | No action is required | 20 to 40 | B1 | Not applicable | Medium, path or lawn |
| T39 | Hawthorn | 12 | 380 | 7 | 4 | 4 | 5 | 0 | M | Multi stem | Fair | Recent crown failure, Excessive ivy | None | Crown clean, Remove ivy | 20 to 40 | B1 | Medium | Low, unmanaged or farm land |
| T40 | Hawthorn | 11 | 560 | 2 | 5 | 5 | 5 | 1 | M | Multi stem from 1.0m, Spreading crown | Fair | Excessive ivy | None | Crown clean, Remove ivy | 20 to 40 | B1 | Medium | Low, unmanaged or farm land |
| T41 | Hawthorn | 12 | 520 | 4 | 5 | 5 | 4 | 1 | M | Multi stem from 1.0m | Fair | Excessive ivy | None | Crown clean, Remove ivy | 20 to 40 | B1 | Medium | Low, unmanaged or farm land |
| H42 | Hawthorn, Privet | 5 | 100 | 4 | 4 | 4 | 4 | 0 | M | Multi stem | Fair | None | None | Maintain as hedge | >40 | B1 | Routine | Medium, path or lawn |
| T43 | Ash | 18 | 800 | 6 | 5 | 8 | 7 | 2 | M | Spreading crown, Single stem to 8.0m | Poor | Thinning crown, Excessive end weight, Excessive ivy | None | Crown clean, Remove ivy, Reduce end weight in top and side branches by 2.0m, Monitor for death | 1 to 10 | C1 | Medium | Medium, path or lawn |

ULE: Estimated and approximate Useful Life Expectancy

Tree Survey Report Sheet

Site: Lands at Dublin Street, Monaghan

Client: Monaghan County Council

| Tag No. | Species | Height (m) | Stem Diameter (mm) | Crown spread (m) | | | | Crown Clearance (m) | Age | General Observations | | | | Action | ULE | Category | Priority | Target |
|---------|--|------------|--------------------|------------------|---|---|---|---------------------|-----|---|------|--------------------|-----------|---|----------|----------|----------------|-----------------------------|
| | | | | N | E | S | W | | | | | | | | | | | |
| T44 | Hawthorn | 7 | 280 | 3 | 3 | 3 | 3 | 1 | M | Multi stem from 1.0m, Spreading crown | Fair | None | None | Remove ivy | >40 | B1 | Routine | Low, unmanaged or farm land |
| T45 | Bay willow | 5 | 290 | 3 | 3 | 2 | 2 | 1 | AM | 3 stems from the ground | Fair | None | None | No action is required | 20 to 40 | B1 | Not applicable | Low, unmanaged or farm land |
| G46 | Ash, Hawthorn | 12 | 300 | 4 | 4 | 4 | 4 | 1 | SM | Multi stem | Poor | Excessive deadwood | None | Crown clean, Monitor for death, Fell dead or dying stems | 1 to 10 | C1 | Medium | Medium, path or lawn |
| H47 | Elder, Hawthorn | 8 | 300 | 6 | 6 | 6 | 6 | 0 | M | Multi stem, Spreading crown | Fair | None | None | Maintain as hedge | >40 | B1 | Routine | Low, unmanaged or farm land |
| G48 | Larch, Black pine, Scots pine | 18 | 640 | 7 | 7 | 7 | 7 | 1 | M | Single main stem with heavy side branches | Fair | Thinning crown | None | Crown clean, Remove ivy | 20 to 40 | B1 | Medium | High, road or building |
| T49 | Hawthorn | 8 | 350 | 5 | 3 | 4 | 4 | 1 | M | Multi stem | Fair | Excessive ivy | None | Remove ivy | >40 | B1 | Routine | Low, unmanaged or farm land |
| H50 | Privet | 3 | 100 | 1 | 1 | 1 | 1 | 0 | M | Multi stem | Fair | None | None | Maintain as hedge | >40 | B1 | Routine | Medium, path or lawn |
| G51 | Beech | 20 | 770 | 8 | 8 | 7 | 7 | 1 | M | Multi stem from 2.0m, Spreading crown | Fair | None | Buildings | No recommendations are given | 20 to 40 | B1 | Not applicable | High, road or building |
| G52 | Alder, Bay willow, Crack willow, Goat willow | 9 | 350 | 6 | 6 | 6 | 6 | 2 | AM | Multi stem | Fair | Root plate failure | Path | Crown lift to 2.4m Over path | 20 to 40 | B1 | Routine | Medium, path or lawn |
| H53 | Ash, Hawthorn, Sycamore | 13 | 250 | 4 | 4 | 4 | 4 | 2 | SM | Multi stem | Poor | Excessive deadwood | Buildings | Crown clean, Clear back from building, Monitor for death, Maintain as hedge, Fell dead or dying stems | 10 to 20 | C1 | Medium | High, road or building |
| 54 | Apple | 4 | 60 | 3 | 3 | 3 | 3 | 1 | Y | Multi stem from 1.0m, Spreading crown | Fair | None | None | No action is required | >40 | B1 | Not applicable | Medium, path or lawn |

ULE: Estimated and approximate Useful Life Expectancy

Tree Survey Report Sheet

Site: Lands at Dublin Street, Monaghan

Client: Monaghan County Council

| Tag No. | Species | Height (m) | Stem Diameter (mm) | Crown spread (m) | | | | Crown Clearance (m) | Age | General Observations | | | | Action | ULE | Category | Priority | Target |
|---------|-----------------------|------------|--------------------|------------------|---|---|---|---------------------|-----|---|-----------|--------|----------------------------|--|----------|----------|----------------|------------------------|
| | | | | N | E | S | W | | | Crown form | Condition | Defect | Obstacle | | | | | |
| G55 | Field maple | 3 | 50 | 1 | 1 | 1 | 1 | 1 | Y | Single stem | Fair | None | None | No action is required | >40 | B1 | Not applicable | Medium, path or lawn |
| H56 | Hawthorn, Sycamore | 8 | 300 | 3 | 3 | 3 | 3 | 1 | AM | Multi stem | Fair | None | None | Maintain as hedge | >40 | B1 | Routine | High, road or building |
| G57 | Sycamore, Goat willow | 6 | 170 | 4 | 4 | 4 | 4 | 2 | SM | Multi stem | Fair | None | None | No action is required | 20 to 40 | B1 | Not applicable | High, road or building |
| T58 | Sycamore | 15 | 660 | 5 | 6 | 6 | 6 | 2 | AM | Multi stem from 1.0m, Spreading crown | Fair | None | None | No recommendations are given | >40 | B1 | Not applicable | High, road or building |
| H59 | Leyland cypress | 2 | 450 | 2 | 2 | 2 | 2 | 0 | AM | Multi stem, Recently trimmed | Fair | None | None | Maintain as hedge | 10 to 20 | B1 | Routine | High, road or building |
| T60 | Hybrid poplar | 17 | 470 | 4 | 4 | 2 | 4 | 2 | AM | 2 stems from The ground | Fair | None | None | No recommendations are given | 20 to 40 | B1 | Not applicable | High, road or building |
| T61 | Lime | 21 | 840 | 6 | 6 | 5 | 6 | 2 | M | Multi stem from 2.0m | Fair | None | Path, Buildings, Road sign | Crown clean, Crown lift to 2.4m Over path, Clear back from building, Clear back from road sign | >40 | B1 | Routine | High, road or building |
| T62 | Plane | 7 | 130 | 2 | 3 | 2 | 2 | 2 | Y | Single stem | Fair | None | None | No action is required | >40 | B1 | Not applicable | High, road or building |
| T63 | Plane | 6 | 110 | 2 | 2 | 2 | 1 | 2 | Y | Multi stem from 4.0m | Fair | None | None | No action is required | >40 | B1 | Not applicable | High, road or building |
| T64 | Plane | 6 | 130 | 2 | 4 | 3 | 3 | 2 | Y | Single main stem with heavy side branches | Fair | None | Road | Crown lift to 5.1m Over road | >40 | B1 | Routine | High, road or building |
| T65 | Plane | 6 | 140 | 2 | 3 | 3 | 2 | 2 | Y | Single main stem with heavy side branches | Fair | None | Road | Crown lift to 5.1m Over road | >40 | B1 | Routine | High, road or building |
| T66 | Plane | 7 | 200 | 3 | 4 | 3 | 2 | 2 | Y | Single main stem with heavy side branches | Fair | None | Road, Road sign | Crown lift to 5.1m Over road, Clear back from road sign | >40 | B1 | Routine | High, road or building |
| T67 | Plane | 7 | 190 | 3 | 4 | 3 | 3 | 2 | Y | Single main stem with heavy side branches | Fair | None | Road | Crown lift to 5.1m Over road | >40 | B1 | Routine | High, road or building |

ULE: Estimated and approximate Useful Life Expectancy

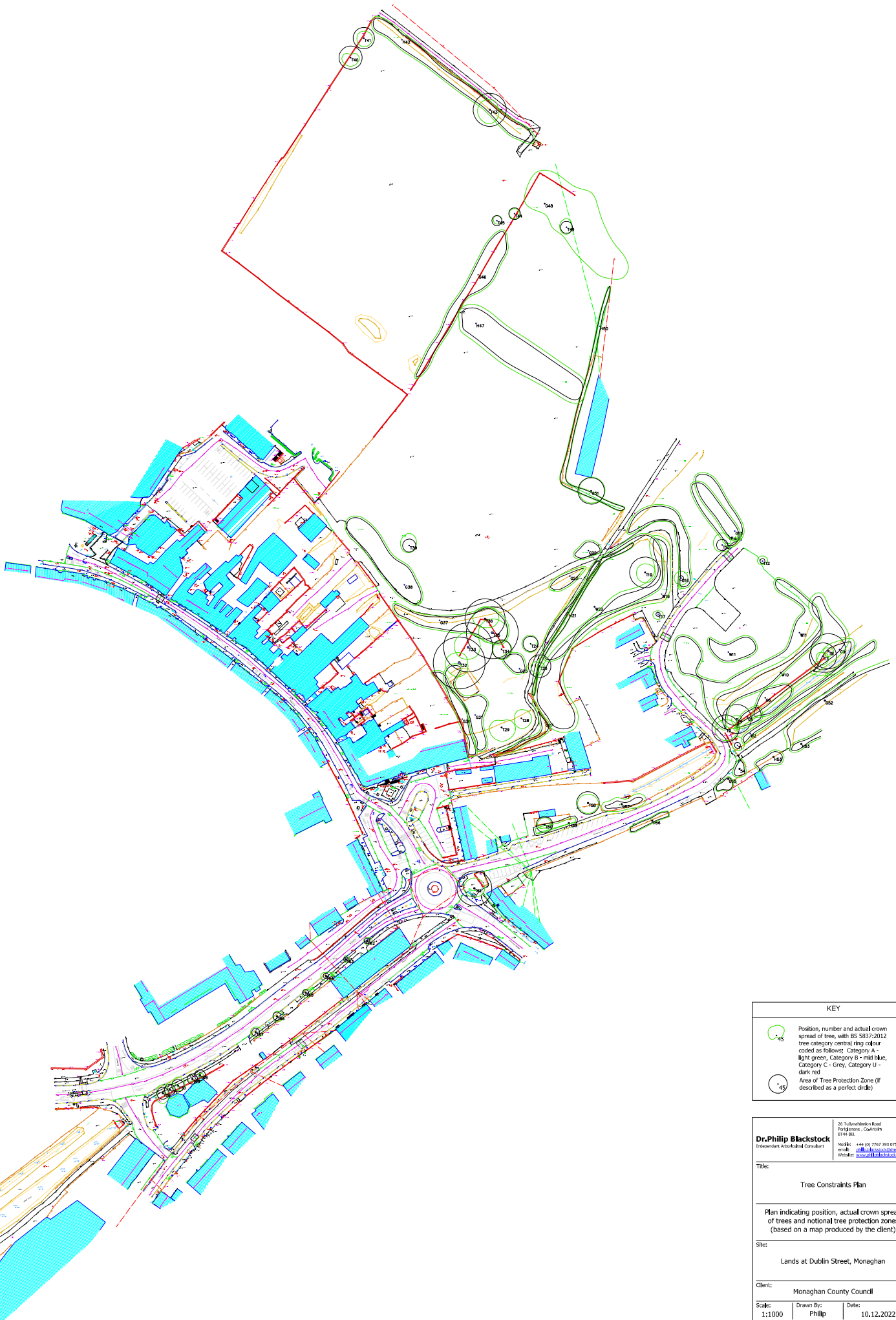
Tree Survey Report Sheet

Site: Lands at Dublin Street, Monaghan

Client: Monaghan County Council

| Tag No. | Species | Height (m) | Stem Diameter (mm) | Crown spread (m) | | | | Crown Clearance (m) | Age | General Observations | | | | Action | ULE | Category | Priority | Target |
|---------|--------------|------------|--------------------|------------------|---|---|---|---------------------|-----|--|------|------|-----------------|---|----------|----------|----------------|------------------------|
| | | | | N | E | S | W | | | | | | | | | | | |
| T68 | Norway maple | 4 | 270 | 1 | 2 | 1 | 1 | 1 | Y | Multi stem from 2.0m, Recently trimmed | Fair | None | None | No action is required | 20 to 40 | B1 | Not applicable | High, road or building |
| T69 | Norway maple | 6 | 250 | 3 | 3 | 1 | 3 | 2 | Y | Multi stem from 2.0m, Recently trimmed | Fair | None | None | No action is required | 20 to 40 | B1 | Not applicable | High, road or building |
| T70 | Plane | 10 | 300 | 5 | 4 | 3 | 3 | 2 | SM | Multi stem from 3.0m, Spreading crown | Fair | None | Driveway | Crown lift to 5.1m Over road | >40 | B1 | Routine | High, road or building |
| T71 | Plane | 11 | 270 | 4 | 5 | 5 | 3 | 2 | SM | Multi stem from 4.0m, Spreading crown | Fair | None | Path, Buildings | Crown lift to 2.4m Over path, Clear back from building | >40 | B1 | Routine | High, road or building |
| T72 | Plane | 11 | 290 | 5 | 3 | 6 | 4 | 2 | SM | Multi stem from 3.0m, Spreading crown | Fair | None | Path, Buildings | Crown lift to 2.4m Over path, Clear back from building | >40 | B1 | Routine | High, road or building |
| T72 | Plane | 11 | 290 | 5 | 3 | 6 | 4 | 2 | SM | Multi stem from 3.0m, Spreading crown | Fair | None | Path, Buildings | Crown lift to 2.4m Over path, Clear back from building | >40 | B1 | Routine | High, road or building |

ULE: Estimated and approximate Useful Life Expectancy



| KEY | |
|-----|--|
| | Position, number and actual crown spread of tree, with BS 5837:2012 tree category central ring colour coded as follows: Category A - light green, Category B - mild blue, Category C - Grey, Category U - dark red |
| | Area of Tree Protection Zone (if described as a perfect circle) |

| | |
|---|------------|
| Dr. Philip Blackstock Independent Arboricultural Consultant 26 Tullywillin Road Pongsona, Co. Wick 81-91 881 Mobile: +44 (0) 7767 393 075 Email: phil@blackstock.co.uk Website: www.blackstock.co.uk | |
| Title: | |
| Tree Constraints Plan | |
| Plan indicating position, actual crown spread of trees and notional tree protection zones (based on a map produced by the client) | |
| Site: | |
| Lands at Dublin Street, Monaghan | |
| Client: | |
| Monaghan County Council | |
| Scale: | 1:1000 |
| Drawn By: | Philip |
| Date: | 10.12.2022 |



Appropriate Assessment Screening & Natura Impact Statement

Proposed Regeneration Scheme, Dublin Street
North, Monaghan

Client: Carlin Planning Ltd

Project Reference: P676-5

Issue Date: December 2024

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1.0 INTRODUCTION

Layde Consulting was commissioned by Carlin Planning Ltd to present information which would enable Screening for an Appropriate Assessment (AA Screening) and the preparation of a Natura Impact Statement (NIS) in support of a proposed development on lands at Dublin Street North, Monaghan town, County Monaghan.

All EU Member States are obliged to establish a network of sites of conservation importance known as the Natura 2000 network. The network is made up of Special Areas of Conservation (SAC's) established under the EU Habitats Directive (92/43/EEC) and Special Protection Areas (SPA's) established under Directive (2009/147/EC). Under Article 6 (3) of the Habitats Directive, Member States are required to consider the potential effects of any project or plan on the conservation objectives of an SAC or SPA before a decision can be made to allow that project or plan to proceed,

As such, this report considers the implications and effects, if any, on European sites designated for nature conservation, also known as Natura 2000 Sites, Special Areas of Conservation (SAC) and Special Protection Areas (SPA). This report considers the relevant conservation objectives of those sites and presents a scientific examination of evidence and data in order to identify and assess the implications of the proposed development for any European sites in view of the relevant conservation objectives. The information presented within this NIS report also considers the effects that the development may have on designation by itself, but also assess the in-combination effects associated with other committed plans or projects which could adversely affect the integrity of any European sites.

In reaching a conclusion in this regard, consideration is given to any mitigation measures which may be necessary in order to avoid or reduce any potential negative impacts that could be caused on designation, or support networks that prove a linkage to these designations.

1.1 Overview of Report

This report comprises of a two-stage process, whereby the first stage presents an Appropriate Assessment Screening exercise for the proposed development, in conjunction with relevant European Designations.

In the event that effects are unknown or cannot be screened out, then the second stage follows on from the AA Screening findings, whereby information is presented in the form of an NIS which is designed to assist the competent authority (in this case, Monaghan County Council) to carry out an Appropriate Assessment. Within the NIS the significance of effects should be considered in relation to the project itself, and also in-combination with other plans or projects, and subsequently provides information relating to the mitigation and control of impacts on identified designations.

1.2 Statement of Authority

This report has been prepared by John Laverty, Principal Environmental Scientist at Layde Consulting who holds a BSc (Hons) degree in Environmental Science and is a Full member of the Institute of Environmental Sciences. John has over 20 years of experience in the preparation of ecological impact assessments, and has worked with private and PLC companies, and local authorities over an extensive range of development and infrastructure projects.

1.3 Project Overview

The proposed development area (herein termed the 'site') incorporates lands to the rear of Dublin Street North, Monaghan (see Figure 1), and comprises of a mix of urbanised areas, external residential amenity areas, commercial land, and derelict lands comprising of scrub and treelines along St. Davnet's Row and the Old Infirmary. Under the development proposals it is intended to regenerate the site by demolishing the existing buildings within the site, and constructing a new public access road, car parking area and event space, and also enabling the provision of future development plots for commercial and residential purposes.



Figure 1- Proposed development area, lands to the rear of Dublin Street North

1.4 Project Description

Upon gaining planning permission and land ownership, the project will be carried out over a number of phases to include the following:

- Enabling works;
- Removal of vegetation and demolition of existing building structures;
- Grading of land by means of cut and fill processes;
- Construction of roadworks, hard standing areas, installation of utilities, drainage works and infrastructure works; and
- Finishing works, to include installation of final surfaces, utilities, services (such as lighting installations, ironworks) etc;

The enabling works will involve the installation of a construction compound, internal haulage and access roads, erection of site fencing and signage, installation of site offices etc. Once enabling works have been completed, then vegetation will be cleared as per the planning proposals. This will include vegetation around buildings, shrubs, clearance of scrub and felling of trees scheduled to be removed. Enabling works will require the use of excavators and HGV vehicles for removal of materials from site, along with hand tools (i.e. chainsaws, manual tools etc).

Once the site has been cleared and enabling works have been completed, then buildings which are scheduled to be removed will be demolished. Waste materials from the demolition processes will be sorted and exported offsite for onward treatment by the relevant waste management facilities. Removal of concrete slab materials may be undertaken by rock hammer, although this is likely to be limited. Similar to enabling works, the demolition of buildings will require the use of excavators and HGV vehicles for removal of materials from site, although plant equipment is likely to be minimal during this phase given the constraints of land, and as demolition works are generally slower to undertake than standard groundwork procedures.

Upon demolition and removal of scheduled buildings, then groundworks will take place whereby materials will be excavated from the site down to the required base levels. Site investigation works indicate that bedrock is unlikely to be encountered within the site at the base levels, therefore rock hammering of bedrock material will not be required. Ground works will also require the grading of lands through fill materials, both in terms of using soil materials within the site for regrading purposes, and also by means of importing clean materials (such as aggregates etc) to establish the final site levels, before surfacing and utility infrastructure works can be undertaken. This phase is likely to be the most intensive in terms of plant equipment and will likely require the use of several excavators and HGV vehicles at any given time.

Surfacing and finishing works will involve the installation of road materials, car parking, hardstanding and footpaths, and all finishing works such as the installation of lights, final fix of utilities, and landscaping within the amenity areas. Most the materials will be imported to the site by means of HGV vehicles, and installation will take place using asphalt spreaders, rollers and excavators.

1.5 Operational Phase of the Project

The development proposals effectively comprise of the construction of a new road and additional car parking spaces, pedestrian pathways, hardstanding and amenity greenspace areas. The site will also be used occasionally as an event space, and the proposals also include development plots for mixed use purposes. Therefore, the operational phase of the development involves the continued use for vehicles and pedestrian access, along with amenity usage. In addition, the operational phase also includes the continued maintenance of roads, pedestrian and amenity areas which will be undertaken by Monaghan County Council.

2.0 SCOPE OF ASSESSMENT

2.1 Legislation & Guidance

2.1.1 European Nature Directives (Habitats and Birds)

The Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) forms the basis for the designation of Special Areas of Conservation. Similarly, Special Protection Areas are classified under the Birds Directive (Council Directive 2009/147/EEC on the Conservation of Wild Birds). Collectively, Special Areas of Conservation (SAC) and Special Protection Areas (SPA) are referred to as the Natura 2000 network. In general terms, they are considered to be of exceptional importance for rare, endangered or vulnerable habitats and species within the European Community.

Under Article 6(3) of the Habitats Directive an Appropriate Assessment must be undertaken for any plan or project that is likely to have a significant effect on the conservation objectives of a Natura 2000 site. An Appropriate Assessment is an evaluation of the potential impacts of a plan or project on the conservation objectives of a Natura 2000 site, and the development, where necessary, of mitigation or avoidance measures to preclude negative effects.

Articles 6(3) and 6(4) of the Habitats Directive sets out the decision-making tests for plans and projects likely to have a significant effect on or to adversely affect the integrity of European sites. Article 6(3) establishes the requirement for Appropriate Assessment (AA), whereby it states:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public”.

Article 6 (4) deals with the steps that should be taken when it is determined, as a result of Appropriate Assessment, that a plan or project will adversely affect a European site. Alternative solutions, imperative reasons of overriding public interest (IROPI) and compensatory measures need to be addressed in this case. Article 6(4) states:

“If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.”

2.1.2 EC (Birds and Natural Habitats) Regulations 2011

Part 5 of the EC (Birds and Natural Habitats) Regulations 2011 sets out the circumstances under which an ‘appropriate assessment’ is required. Section 42(1) requires that ‘a screening for Appropriate Assessment of a plan or project for which an application for consent is received, or which a public authority wishes to undertake or adopt, and which is not directly connected with or necessary to the management of the site as a European Site, shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on the European site.’

Section 42(2) expands on this, stipulating that a public authority must carry out a screening or Appropriate Assessment before consent for a plan or project is given, or a decision to undertake or adopt a plan or project is taken. To assist a public authority to discharge its duty in this respect, Section 42(3)(a) gives them the authority to direct a third party to provide a Natura Impact Statement and Section 42(3)(b) allows them to request any additional information that is considered necessary for the purposes of undertaking a screening. A Natura Impact Statement has to include such information or data as the public authority considers necessary to enable it to ascertain if the plan or project will affect the integrity of a Natura 2000 site.

2.1.3 Other Guidance and Sources

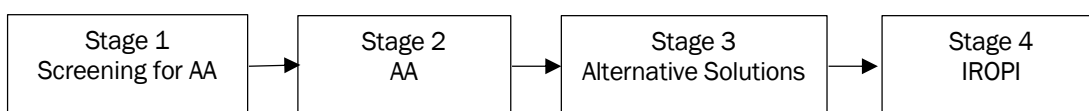
The following guidance documents and source material has also been reviewed (but not limited to) in the preparation of the Appropriate Assessment Screening process or preparation of the report:

- *Assessment of Plans and Projects in Relation to Affecting Natura 2000 sites: Methodological Guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (European Commission 2021);

- *Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC* (European Commission 2019);
- Office of the Planning Regulator (2021). *Appropriate Assessment Screening for Development Management*. OPR Practice Note PN01;
- *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities* (DoEHLG, 2010)

3.0 OVERVIEW OF APPROPRIATE ASSESSMENT (AA) STAGES

The Department of the Environment Heritage and Local Government Guidelines (DoEHLG, 2010, as revised) outlines the European Commission's methodological guidance (EC, 2002) which promotes a four-stage process in order to complete the Article 6 assessments and outlines the issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether the next stage in the process is required. The four stages are summarised below:



Stages 1 and 2 present the screening and Appropriate Assessment findings as required under Article 6(3)/ In the event that significant effects are deemed unavoidable or that they require the precautionary principle to be applied, then Stage 3 should be carried out in order to determine if an alternative solution can be achieved for the project. Stage 4 is the main derogation step of Article 6(4).

3.1 Stage 1 – Appropriate Assessment Screening

The Screening process considers the source-pathway-receptor model for each potential effect that the project may have on identified European designations, and determines the likelihood of significant effects without mitigation or control measures in place. As part of the screening process, the following tests are applied:

- whether a plan or project is directly connected to or necessary for the management of the site; and
- whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a Natura 2000 site in view of its conservation objectives.

The outcome of these tests may demonstrate the requirement for the next stage of the AA process, namely for the competent authority to carry out an Appropriate Assessment. In order to determine the requirement for an AA or supporting NIS, an AA screening exercise was undertaken for the proposed development. The findings of the AA Screening process are presented within this report, along with any further recommendations to undertake a NIS.

As part of the AA Screening process, EC (2001) states that “*project and plan proponents are often encouraged to design mitigation measures into their proposals at the outset. However, it is important to recognise that the screening assessment should be carried out in the absence of any consideration of mitigation measures that form part of a project or plan and are designed to avoid or reduce the impact of a project or plan on a Natura 2000 site*”. This direction in the European Commission's guidance document is unambiguous in that it does not promote the inclusion of mitigation at screening stage.

In April 2018, the Court of Justice of the European Union issued a ruling in case C-323/17 that Article 6(3) of Directive 92/43/EEC must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

Therefore, the AA Screening undertaken as part of the development proposals have been assessed without specific mitigation or control being taken into account.

3.2 Stage 2 – Appropriate Assessment

The Appropriate Assessment stage considers whether the plan or project, alone or in combination with other projects or plans, is likely to have adverse effects on the integrity of European sites and their conservation objectives. If the AA process cannot discount potential effects, then the authority can request the applicant to carry out an NIS using a qualified and competent third party.

The interpretation of what constitutes an NIS is described under Part 1 of the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), as follows:

“Natura Impact Statement” means a report comprising the scientific examination of a plan or project and the relevant European Site or European Sites, to identify and characterise any possible implications of the plan or project individually or in combination with other plans or projects in view of the conservation objectives of the site or sites, and any further information including, but not limited to, any plans, maps or drawings, scientific information or data required to enable the carrying out of an Appropriate Assessment”.

In the event that the AA process considers that adverse effects have been identified, and if clear, effective and enforceable mitigation measures can be conditioned to a consent that would avoid, reduce or remedy any such negative impacts, then the project can be consented at that stage thereby avoiding the need to progress to Stage 3 for an alternative solution. However, should the AA process determine that the proposals are likely to have an adverse impact on designations, even in-combination with control and mitigation measures put in place (i.e. significant effects are unavoidable), then the process must proceed to Stage 3 for an alternative solution.

3.3 Stage 3 – Alternative Solutions

Should the AA process determine that impacts on designations are considered not to be acceptable, or non-significant levels by avoidance and/or mitigation, then the process must progress to Stage 3. This stage objectively assesses whether alternative solutions exist by which the objectives of the plan or project can be achieved, and while maintaining the integrity of the designation or its conservation objectives. Explicitly, this means alternative solutions that have less or no negative impacts on the integrity of a European site. It should also be noted that EU guidance on this step of the process states that, *‘other assessment criteria, such as economic criteria, cannot be seen as overruling ecological criteria’* (EC, 2002).

This effectively means that should alternative solutions exist that have less or no negative impacts on European sites, then these solutions should be adopted regardless of economic considerations. The process must return to Stage 2, whereby the alternative solution should then be reassessed as per the AA process. In the event that no other reasonable alternatives exist, and that this has been robustly assessed in accordance with the AA Process, then the AA progresses to Stage 4 as Imperative Reasons of Overriding Public Interest (IROPI)/Derogation.

3.4 Stage 4 – Imperative Reasons of Overriding Public Interest (IROPI)/Derogation

This stage of the process is undertaken when it has been sufficiently determined that negative impacts on the integrity of a European site will result from a plan or project, but that no alternatives exist which would prevent impact. At this stage of the AA process, it is the characteristics of the plan or project itself that will determine whether or not the public authority can allow it to progress. This process falls under the Imperative Reasons of Overriding Public Interest (IROPI)/Derogation.

It is important to note that in the case of European sites that include in their qualifying features 'priority' habitats or species, as defined in Annex I and II of the Directive, the demonstration of 'over-riding public interest' is not sufficient and it must be demonstrated that the plan or project is necessary for 'human health or safety considerations'. Where plans or projects meet these criteria, they can be allowed, provided adequate compensatory measures are proposed.

Stage 4 of the process defines and describes these compensation measures. The Commission must be informed of the compensatory measures, which must be practical, implementable, likely to succeed, proportionate and enforceable, and must be approved by the Minister.

4.0 METHODOLOGY

Guidance on the AA process was produced by the European Commission (EC, 2001; 2018), which was subsequently used to develop guidance for Ireland by the Department of Environment, Heritage and Local Government in 2009 (DEHLG, 2009), National Parks and Wildlife Service in 2018 (NPWS 2018) and the Office of the Planning Regulator (2021). These guidance documents set out a staged approach to complete the AA process and outline the methodology used to determine the likely significance of impact, but emphasise that each plan or project must be considered on a case-by-case approach. Therefore, as part of the AA process for this application, the following methodology was adopted.

4.1 Zone of Influence

The Zone of Influence (Zoi) for a project is the area over which ecological features may be subject to significant effects as a result of the project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries. The ZOI will vary for different ecological features depending on their sensitivity to an environmental change.

In accordance with the OPR Practice Note PN01, the Zoi should be established on a case-by-case basis using the Source-Pathway-Receptor model and not by arbitrary distances. It is noted that for some projects, the distance could be much less than 15km, and in some cases less than 100m. However, in accordance with the National Parks and Wildlife Service guidance (NPWS 2009), it is advised that each project must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, the sensitivities of the ecological receptors, and the potential for in-combination effects.

In this case, given the potential hydrological source-pathway-receptor linkage via open water bodies, then the assessment of offsite (indirect) effects would require a wider assessment distance if deemed necessary. Therefore, given the potential hydrological linkage to protected sites, then a distance of 15km was adopted for the AA screening process.

4.2 Desk Study

A desk study was carried out to collate information available on Natura 2000 sites within the potential zone of influence of the site (See Figure 2), along with the respective conservation objectives for each designation. The site and the surrounding area were viewed using existing available satellite and street view imagery, and the National Parks and Wildlife Service (NPWS) (last accessed 30th August 2024) and National Biodiversity Data Centre (NBDC) (last accessed 30th August 2024) websites were accessed for information on Natura 2000 sites. GIS datasets were reviewed for all European sites within the potential zone of influence and overlaid with the site boundary, and the conservation objectives and site synopsis were obtained and reviewed as part of this screening assessment.

4.3 Site Visits

A number of site visits were carried out from April 2023 through to August 2024 during favourably dry weather conditions with low wind speeds. Site walkovers were carried out to map and assess the habitats present within the site, and to identify the presence of any habitats or species outlined within the conservation objectives for relevant European designations.

5.0 APPROPRIATE ASSESSMENT SCREENING

5.1 AA Screening Overview

The AA screening process follows the format outlined within Section 3, whereby assessment:

- Identifies all relevant Natura 2000 sites within the potential zone of influence of the development area;
- Identifies the features of interest of the Natura 2000 sites and review their conservation objectives and site synopsis, as required;
- Reviews whether there is potential for the features of interest to be affected by the proposed development works based on information relating to any identified Natura 2000 sites, and taking into consideration the proximity to the site and the nature, scale and scope of the works associated with the proposed development;
- Considers the likelihood of potential impacts occurring based on collated information, both in terms of the construction phase and the long-term operational phase of the development;
- Considers the likelihood of cumulative effects arising from the project in-combination with other plans and projects; and
- Identifies the likelihood of significant effects in the absence of mitigation, alone or in – combination, on Natura 2000 sites occurring because of the proposed development.

5.2 Designations within Zone of Influence

As previously discussed, the ZOI takes into consideration the potential for direct and indirect effects that the development may have on European designation sites. For the significance of effects to be determined, there must be at least a source-pathway-receptor model present between the effects of the development and the protected designation. The ZOI also takes into consideration the varying differences between ecological features depending on their sensitivity to an environmental change, and the likely influence on these features the development may have. Given the nature and scale of the proposed development, and potential hydrological links to European designations, a ZOI distance of 15 km from the site was adopted for this AA screening report. As such, a search was undertaken for all European designations within a 15km radius of the site, and the results of the findings are discussed further below.

5.3 Identification of Natura 2000 Sites within 15km

Based on GIS datasets from NPWS, the boundary locations of Natura 2000 designations within 15km radius of the site are illustrated in Figure 2. The boundary locations for protected designation which are not within the Natura 2000 schedule are also presented in Figure 3, which includes Natura Heritage Sites (NHA's) and proposed Natural Heritage Sites (pNHA's), as discussed in later sections of this report. Based on a 15km radius around the site, 1No. European designation was identified which fell within the Zol of the site, as summarised below:

(004167) Slieve Beagh SPA – 10.5km West
(UK0016622) Slieve Beagh SAC – 15.3km Northwest
(UK0016621) Magheraveely Marl Loughs SAC – 12.3km West
(UK9020302) Slieve Beagh-Mullaghfad-Lisnaskea SPA 14.8km Northwest

As part of the screening process, the qualifying interests and site synopsis of the SPA is considered further below in order to determine any potential source–pathway–receptors linkages to the development area.

5.4 Sites of conservation within 15km

In addition to Natura 2000 sites, a review was undertaken of the NPWS databases for other protected designations within close proximity to the site, in particular Proposed Natural Heritage Areas (pNHA) and Natural Heritage Areas (NHA). These sites were published on a non-statutory basis in 1995 although have not since been statutorily proposed or designated. These sites are of significance for wildlife and habitats. Some of the NHA's and pNHAs are very small, such as a roosting place for rare bats, while others are much larger, such as a woodland or lake for example. Although not currently designated under statutory basis, it should be noted that designations for NHA's and pNHAs may proceed on a phased basis over the coming years. As such, NHA and pNHA located within close 15km of the site have been identified, as summarised below in Table 1.

Table 1. Summary of NHA's and pNHA's within 15km radius of the site.

| Designation | Site ID | Site Name | Setback Distance (km) |
|-------------|---------|------------------------------|-----------------------|
| pNHA | 001612 | Wright's Wood | 1.75km west |
| pNHA | 001602 | Drumreask Lough | 3km northwest |
| pNHA | 001784 | Rosefield Lake And Woodland | 3.9km west |
| pNHA | 001611 | Ulster Canal (Aghalisk) | 3.6km west |
| pNHA | 001783 | Corcreeghy Lake And Woodland | 5km southwest |
| pNHA | 001785 | Mullaghmore Lake (South) | 6.4km northwest |
| pNHA | 001837 | Mullaglassan Lough | 9.9km west |
| pNHA | 001838 | Kilcorran Lough | 11km west |
| pNHA | 001839 | Kilcorran Lough | 12.1km west |
| pNHA | 001840 | Lislannan Bog | 12.8km west |
| pNHA | 001781 | Lisarily Bog | 11.2km southwest |
| pNHA | 001606 | Rafinny Lough | 9km southwest |
| pNHA | 000001 | Dromore Lakes | 13.4km south |
| pNHA | 001268 | Cordoo Lough | 10.9km southeast |
| pNHA | 001666 | Tassan Lough | 13.9km southeast |
| pNHA | 000559 | Glaslough Lake | 8.2km northeast |
| pNHA | 000562 | Monmurray Grassland | 11.5km northeast |
| pNHA | 000558 | Emy Lough | 9.7km north |
| NHA | 001603 | Eshbrack Bog NHA | 12.6km northwest |

The closest protected designation to the site is Wright's Wood pNHA which is located approximately 1.75km to the west, however there were no identified feasible source-pathway-receptor linkages between the site proposals and any of the NHA or pNHA designations. As such, NHA's and pNHA's have been screened out as part of the AA process and are not considered further within this report.

5.5 Natura 2000 Sites beyond 15km

Natura 2000 sites identified within 15km radius of the site have been considered in Section 5.3, however, a review of Natura 2000 sites beyond the 15km search area was also undertaken in order to identify any designations which may have a source-pathway-receptor linkage to the development area, and which may have a feasible linkage that could indirectly affect the integrity of the qualifying interests. The search results indicate Lough Neagh & Lough Beg SPA (UK9020091) is located approximately 39km NE. As such, the potential to impact upon these designations is considered further within the subsequent sections below.

5.6 Description of Natura 2000 Sites

5.6.1 (004167) Slieve Beagh SPA

Slieve Beagh SPA is a Special Protection Area (SPA) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive:

Qualifying Interests:

[A082] Hen Harrier (*Circus cyaneus*)

In accordance with the site synopsis, Slieve Beagh SPA comprises much of the eastern and south-eastern sectors of the Slieve Beagh upland area that extends from County Monaghan into Northern Ireland. Mountain blanket bog is well developed at the higher altitudes and especially at Eshbrack (peak of 365 m). The vegetation is largely dominated by Deergrass (*Scirpus cespitosus*), Ling Heather (*Calluna vulgaris*), Cross-leaved Heath (*Erica tetralix*), Hare's-tail Cottongrass (*Eriophorum vaginatum*), Common Cottongrass (*E. angustifolium*), Crowberry (*Empetrum nigrum*) and a range of mosses such as *Sphagnum capillifolium*, *S. papillosum*, *S. tenellum* and *Hypnum cupressiforme*. Elsewhere the bog is mostly cutover and there are also wet and dry heaths present. In total, bog and heath occupies 43% of the site. The mid-slopes are afforested (40% of site), with plantations of various ages (open canopy, closed canopy, clear-fell). The remainder of the site is rough or marginal grassland (16%). Some of the old field systems support species-rich wet grassland vegetation dominated by Soft Rush (*Juncus effusus*). Several small dystrophic lakes are present within the site. The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for Hen Harrier.

The site is one of the strongholds for Hen Harrier in the country. A survey in 2005 recorded four pairs, representing over 1.9% of the all-Ireland total. However, when the Northern Ireland sector of Slieve Beagh is considered, there was a total of 10 breeding pairs in 2005. The mix of forestry and open areas provides optimum habitat conditions for this rare bird, which is listed on Annex I of the E.U. Birds Directive. The early stages of new and second-rotation conifer plantations are the most frequently used nesting sites, though some pairs may still nest in tall heather of unplanted bogs and heath. Hen Harriers will forage up to c. 5 km from the nest site, utilising open bog and moorland, young conifer plantations and hill farmland that is not too rank. Birds will often forage in openings and gaps within forests. In Ireland, small birds and small mammals appear to be the most frequently taken prey.

The site also supports breeding Merlin, with two pairs recorded in 2002-03. Red Grouse is found in unplanted areas of bog and heath – this is a species that has declined in Ireland and is now Red-listed. Peregrine nest in the Northern Ireland sector of Slieve Beagh and can be seen over the site at times. Slieve Beagh SPA is of ornithological importance because it provides excellent nesting and foraging habitat for breeding Hen Harrier and is one of the top sites in the country for the species. The presence of three species, Hen Harrier, Merlin and Peregrine, which are listed on Annex I of the E.U. Birds Directive is of note.

The conservation objectives set for Slieve Beagh SPA have been reviewed, along with the existing or predicted threats and pressures which may impact the integrity of each site, as summarised below in Table 2. The purpose of the conservation objectives are to restore favourable conditions for Hen Harrier (*Circus cyaneus*) within the Slieve Beagh SPA area.

Table 2. Conservation Objectives for Slieve Beagh SPA

| Attribute | Measure | Target | Notes |
|---------------------------------------|--|---|---|
| Population size | Number of confirmed breeding pairs | Maintain numbers at or above 3–4 confirmed breeding pairs | The attribute 'confirmed breeding pairs' is based on standard survey methods (see Ruddock et al., 2016). The target for this SPA is informed by the first two national surveys of 1998–2001 (Norris et al., 2002) and 2005 (Barton et al., 2006). For further information on this and all other attributes, please refer to the conservation objectives supporting document for breeding hen harrier (NPWS, 2022) for further details |
| Productivity rate | Number of fledged young per confirmed pair | Maintain at least 1.0–1.4 fledged young per confirmed pair | At the SPA level, the productivity rate can be highly variable in any given year. Generally, the setting of a minimum level of productivity to ensure a stable and/or increasing population at a given site ought to be informed by robust estimates of: post-fledging survival; adult survival; and immigration and emigration rates. Setting a single precise and robust rate is constrained by a lack of comprehensive Irish data. In order to frame this uncertainty, a threshold of 1.0–1.4 fledged young per confirmed breeding pair is set for this attribute. If population size of the SPA is not favourable, then the upper end of this productivity rate range is to be met. In order for estimates to be sufficiently representative of the SPA, they need to be of sufficient sample size and ideally over multiple years in order to account for inter-annual variability |
| Spatial utilisation by breeding pairs | Percentage | Maintain the spatial utilisation of the SPA by breeding pairs at 100% | Optimal resilience depends on breeding pairs utilising the SPA to the maximum extent possible. The spatial distribution of breeding pairs is expressed by the proportion of the SPA being used by them. Breeding pairs predominantly use the area within 5km of their nest site or centre of territory, though they can travel further (e.g. Irwin et al., 2012; Arroyo et al., 2014). Thus, the core area used by confirmed pairs can be broadly and generically estimated by calculating the portion that lies within 5km of all recorded |

| Attribute | Measure | Target | Notes |
|--|----------------------------------|--|--|
| | | | nest sites. Ideally, the breeding population should be well dispersed around the SPA. The target range for this attribute for this SPA is informed by the first two national surveys of 1998– 2001 and 2005 |
| Extent and condition of heath, bog and associated habitats | Hectares; condition assessment | Maintain the extent and quality of this resource to support the targets relating to population size, productivity rate and spatial utilisation | Open heath and bog occur in mosaics and often with other semi-natural habitats (e.g. scrub). These habitats can provide important nesting and foraging resources for the breeding population providing they are in suitable condition. Based on the habitat mapping of Moran and Wilson-Parr (2015), the estimated total extent of these habitats in this SPA is 1,380ha. Qualitative aspects were not assessed by Moran and Wilson-Parr (2015), but some important aspects to consider are the habitats' structure, soil integrity and overall open habitat coherence |
| Extent and condition of low intensity managed grasslands and associated habitats | Hectares; condition assessment | Maintain extent and quality of this resource to support the targets relating to population size, productivity rate and spatial utilisation | Low intensity managed grasslands occur in mosaics and often with other semi-natural habitats (e.g. scrub). These habitats can provide important foraging resources for the breeding population providing they are in suitable condition. Based on the habitat mapping of Moran and Wilson-Parr (2015), the estimated total extent of these habitats in this SPA is 106ha. Qualitative aspects were not assessed by Moran and Wilson-Parr (2015), but some important aspects to consider are the habitats' structure and overall open habitat coherence |
| Extent and condition of hedgerows | Kilometres; condition assessment | Maintain the length and quality of this resource to support the targets relating to population size, productivity rate and spatial utilisation | Hedgerows can be an important foraging resource for hen harrier throughout the year by providing food and refuge for prey animals i.e. small mammals and birds. Moran and Wilson-Parr (2015) quantified the hedgerow resource in this SPA with an estimated total linear extent of 64.3km, with two structural hedgerow types namely 'intact and dense' and 'boxed and moderate' accounting for 27.7km of that total. These combined types account for 43% of total hedgerow resource of the SPA |
| Age and structure of forest estate | Percentage | Maintain an even and consistent distribution of age-classes across the forest estate | This attribute aims to define optimal forest age-class composition required to reduce the forest demographic bottleneck, as set out in NPWS (2015) and Wilson et al. (2006) |
| Disturbance to breeding sites | Level of impact | Disturbance occurs at levels that does not significantly impact upon breeding hen harrier | The impact of any significant disturbance on the SPA's breeding population will ultimately be manifested in the targets which relate to population demographics (i.e. population size, productivity rate) and the spatial utilisation of the SPA by breeding pairs. Factors such as intensity, frequency, timing and duration of a potentially disturbing activity need to be taken into account to determine its significance on breeding hen harrier in the SPA |

5.6.2 (UK0016622) Slieve Beagh SAC

Slieve Beagh SAC is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive:

Qualifying Interests:

[3160] Natural dystrophic lakes and ponds

[7130] Blanket bogs

Slieve Beagh in Northern Ireland is an extensive area of undulating upland Blanket bogs and heathland that extends into County Monaghan in the Republic of Ireland. Within Northern Ireland, the peatland complex contains a number of natural dystrophic lakes and ponds that range in size from 5.5 ha to less than 0.5 ha. The site contains the largest concentration of medium- to large-sized dystrophic lakes in Northern Ireland. The smaller lakes and ponds are steep-sided with banks and bed formed by layers of deep peat. The larger lakes have shallow, shelving shores and hard, stony beds. Although the base-poor waters are low in plant nutrients and tend to have a characteristically impoverished flora and fauna, some important communities are present on the site. The most common type is characterised by the aquatic mosses *Sphagnum cuspidatum*, *S. denticulatum*, *Drepanocladus* spp. and the liverwort *Jungermannia* sp. The floating and marginal vegetation tends to be sparse and restricted, and consists of a scattered swamp and acid poor-fen fringe. The lakes are also important for a range of upland invertebrates.

Slieve Beagh is one of the most extensive areas of intact blanket bog in Northern Ireland. It contains a comparatively large area of a mixture of generally *Sphagnum*-rich mire vegetation with cross-leaved heath *Erica tetralix* and *Sphagnum papillosum*, together with deergrass *Trichophorum cespitosum* and hare's-tail cottongrass *Eriophorum vaginatum* with high dwarf-shrub cover. It is less markedly oceanic than other Northern Ireland sites but has some limited areas of surface patterning.

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

[4030] European dry heaths

These are heaths found on free-draining generally acidic soils such as sands or gravels which are poor in nutrients and occur both in the lowlands and the uplands. They are dominated by dwarf-shrubs of the heather family, most commonly heather *Calluna vulgaris*. There are several types of heath which are distinguished by the plants they support, such as bell heather *Erica cinerea*, bilberry *Vaccinium myrtillus*, crowberry *Empetrum nigrum*, bearberry *Arctostaphylos uva-ursi* and western gorse *Ulex gallii*.

In terms of conservation objectives, for each SAC feature there are a number of component objectives which are outlined in the Table 3 below. These include a series of attributes, measures and targets which form the basis of Condition Assessment. The results of this will determine whether the feature is in favourable condition or not.

Table 3. SAC feature conservation objective requirements.

| Feature | Component Objectives |
|--------------------|--|
| Active blanket bog | Maintain the extent of intact blanket bog and actively regenerating blanket bog vegetation. |
| | Maintain and enhance the quality of the blanket bog community types including the presence of notable species. |
| | Seek to expand the extent of actively regenerating blanket bog vegetation into degraded (non-active) areas of cutover bog. |

| Feature | Component Objectives |
|------------------------------------|---|
| Natural dystrophic lakes and pools | Maintain the diversity and quality of other habitats associated with the blanket bog, especially where these exhibit natural transition to the blanket bog. |
| | Maintain the hydrology of the intact blanket bog peat mass. |
| | Seek nature conservation management over suitable areas immediately outside the SAC where there may be the potential for blanket bog rehabilitation. |
| | Maintain the open water area of ponds and lakes. |
| | Maintain the extent of pool complexes and the numbers of pools within. |
| | Maintain the lakes/ponds nutrients poor status and ensure it does not fluctuate outside normal limits. |
| | Characteristic aquatic vegetation to remain present. |
| | Minimal negative impacts from artificial structures. |
| European dry heaths | Minimal negative impacts from recreation. |
| | Identify the main areas of transition mires and quaking bog and describe and delineate them with more precision. |
| | Maintain the extent of existing European dry Heath vegetation. |
| | Maintain and enhance the quality of the European dry heath community types. |
| | Seek to expand the extent of the dry heath communities into degraded areas of species poor, dry acid grassland. |
| | Maintain the diversity and quality of other habitats of conservation interest, especially where these exhibit natural transition to the dry heath. |
| | Seek nature conservation management over suitable areas immediately outside the SAC where there may be the potential for dry heath rehabilitation |
| | |

5.6.3 (UK9020091) Lough Neagh & Lough Beg SPA

Lough Neagh is a large, shallow, eutrophic lake contained within Counties Antrim, Down, Londonderry and Tyrone. Lough Neagh is the largest freshwater lake in the UK and is one of the top ten sites in the UK for wintering waterfowl (based on annual mean numbers). The SPA also includes the smaller lakes, Lough Beg and Portmore Lough. The main habitats within the SPA are open water with beds of submerged aquatic vegetation, species-rich wet grassland, reedbed, islands, swamp, fen and carr woodland. The SPA supports internationally important numbers of wintering waterfowl and is internationally important for a number of wildfowl species including Whooper Swan, Bewick's Swan, Pochard, Tufted Duck, Scaup and Goldeneye. It is also internationally important for breeding Common Tern.

Lough Neagh & Lough Beg SPA is a Special Protection Area (SPA) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive:

Table 4. Summary of Qualifying Features – Lough Neagh & Lough Beg SPA

| Feature Type | Feature | Description |
|--------------------|---------------------|----------------------|
| Species | Common Tern | Breeding population |
| Species | Great Crested Grebe | Breeding population |
| Species | Great Crested Grebe | Passage population |
| Species | Whooper Swan | Wintering population |
| Species | Bewick's Swan | Wintering population |
| Species | Golden Plover | Wintering population |
| Species | Great Crested Grebe | Wintering population |
| Species | Pochard | Wintering population |
| Species | Tufted Duck | Wintering population |
| Species | Scaup | Wintering population |
| Species | Goldeneye | Wintering population |
| Assemblage Species | Little Grebe | Wintering population |
| Assemblage Species | Cormorant | Wintering population |
| Assemblage Species | Greylag Goose | Wintering population |

| Feature Type | Feature | Description |
|----------------------|--|----------------------|
| Assemblage Species | Shelduck | Wintering population |
| Assemblage Species | Wigeon | Wintering population |
| Assemblage Species | Gadwall | Wintering population |
| Assemblage Species | Teal | Wintering population |
| Assemblage Species | Mallard | Wintering population |
| Assemblage Species | Shoveler | Wintering population |
| Assemblage Species | Coot | Wintering population |
| Assemblage Species | Lapwing | Wintering population |
| Waterfowl Assemblage | Waterfowl Assemblage wintering population (Component species: Whooper Swan, Bewick's Swan, Golden Plover, Great Crested Grebe (wintering) Pochard, Tufted Duck, Scaup, Goldeneye, Little Grebe, Cormorant, Greylag Goose, Shelduck, Wigeon, Gadwall, Teal, Mallard, Shoveler, Coot, Lapwing) | |
| Habitat ¹ | Habitat Extent | |
| Habitat ¹ | Roost site locations | |

¹ Habitat is not a selection feature but is a factor and is more easily treated as if it were a feature. Habitat extent is also used for breeding birds reported as an area. Extent of swamp/tall fen will be used for breeding waterfowl

Although not recorded as qualifying features, the SPA overlaps with various designations to include ASSI selection features which support or include the qualifying features within the SPA. These are summarised below in Table 5.

Table 5. Additional ASSI selection features

| Feature Type | Feature |
|---------------|--|
| Habitat | Purple Moor-grass and rush pastures (Lough Beg & Lough Neagh ASSI) |
| Habitat | Wet woodlands (Lough Neagh ASSI) |
| Habitat | Reed beds and swamps (Lough Neagh ASSI) |
| Habitat | Fens (Lough Neagh ASSI) |
| Species | Higher Plant Assemblage (Lough Beg and Lough Neagh ASSI) |
| Species | Breeding waterbird assemblage (Lough Beg and Lough Neagh ASSI) |
| Species | Breeding bird assemblage (wet woodland) |
| Species | Breeding wader assemblage |
| Species | Little Grebe wintering population |
| Species | Cormorant wintering population |
| Species | Greylag Goose wintering population |
| Species | Shelduck wintering population |
| Species | Wigeon wintering population |
| Species | Gadwall wintering population |
| Species | Teal wintering population |
| Species | Mallard wintering population |
| Species | Shoveler wintering population |
| Species | Coot wintering population |
| Species | Lapwing wintering population |
| Species | Mute Swan wintering population |
| Species | Freshwater and Estuarine fish (Lough Neagh ASSI) |
| Species | Invertebrate assemblage (Lough Neagh ASSI) |
| Earth Science | Coastal processes - refers to near-shore sand complexes (Lough Neagh ASSI) |

The conservation objectives have been updated for Lough Neagh & Lough Beg SPA in 2015, which provide detailed information for population trends, management considerations, threats and pressures which may impact the site features.

5.6.4 (UK0016621) Magheraveely Marl Loughs SAC

Magheraveely Marl Loughs are designated as a Special Area of Conservation based on the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive:

Annex I habitats that are a primary reason for selection of this site:

[3140] Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp.

[7230] Alkaline fens

These six loughs are small inter-drumlin marl lakes fed by lime-rich water and are examples of lakes on a predominantly limestone substrate. In comparison with other lakes in this part of Northern Ireland, this site is important because the water has not been influenced by nutrient enrichment and remains clear, with a high lime content and low plant nutrient content. Stoneworts are the dominant submerged vegetation and include several rare and local species, including *Chara aspera*, *C. curta*, *C. hispida* and *C. pedunculata*.

Magheraveely Marl Loughs consists of a cluster of six low-lying lakes in the catchment of the River Finn in Northern Ireland. These occur over an area of Carboniferous limestone bedrock. The lakes are surrounded by an inundation zone containing significant stands of alkaline fen vegetation. This is generally composed of a sward that is very rich in sedges and herbs. Characteristic species include the sedges lesser tussock-sedge *Carex diandra*, long-stalked yellow sedge *C. viridula* ssp. *brachyrrhyncha* and glaucous sedge *C. flacca*. Other frequent species include marsh arrowgrass *Triglochin palustre*, quaking-grass *Briza media* and more notably, marsh helleborine *Epipactis palustris*, grass-of-Parnassus *Parnassia palustris*, knotted pearlwort *Sagina nodosa* and fen bedstraw *Galium uliginosum*. The latter are all scarce species in Northern Ireland.

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

[7210] Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae*.

Annex II species that are a primary reason for selection of this site:

[1092] White-clawed (or Atlantic stream) crayfish *Austropotamobius pallipes*.

These four marl loughs in Northern Ireland have strong isolated populations of white-clawed crayfish *Austropotamobius pallipes*. This site has been selected because of its hydrological isolation and the absence of crayfish plague from Northern Ireland.

In terms of conservation objectives, Table 6 summarises a number of component objectives which in a attributes, measures and targets which will be used to determine whether the features of conservation are in favourable condition or not.

Table 6. SAC Selection feature objectives and requirements.

| Feature | Component Objective |
|--|---|
| Hard oligomesotrophic waters with benthic vegetation of <i>Chara</i> formations. | No change in the lake hydrology outside normal seasonal fluctuations. |
| | Maintain the characteristic low nutrient status and high calcium concentration of the lake waters. |
| | Maintenance of an assemblage of aquatic plants characteristic of Northern Ireland marl lakes. |
| | The extent of the fringing swamp zone to remain stable (not expanding into the lake, or contracting). |
| | There should be swamp gaps, or zones within the fringing swamps where the vegetation is sparse enough to allow charophyte growth. |
| | Minimal negative impact from artificial structures. |

| | |
|---|--|
| White-clawed Crayfish <i>Austropotamobius pallipes</i> . | Population size to be maintained or expanded at all sub-sites. No significant drop in trapped animals per unit standard trap effort. |
| | Recruitment of young animals into the population should be maintained. |
| | No stocking of the fish predators of Crayfish. |
| Alkaline Fens | Maintain and expand the extent of existing alkaline fens. |
| | Maintain and enhance fen species and community diversity including the presence of notable species. |
| | Maintain and enhance alkaline fen structure and hydrology. |
| | Maintain the diversity and quality of habitats associated with the alkaline fens, e.g. reedbed and transitions to them. |
| Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> . | Maintain or expand the area/shoreline length of vegetation with >50% <i>Cladium mariscus</i> cover. |
| | Areas of alkaline fen adjacent to <i>Cladium mariscus</i> dominated zones should remain in favourable condition. |
| | Frequency of tree / scrub spp. incl. saplings no more than rare. |

5.6.5 (UK9020302) Slieve Beagh – Mullaghfad – Lisnaskea SPA

Slieve Beagh – Mullaghfad – Lisnaskea SPA has been designated as a Special Protection Area on the basis of the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive:

Annex I species which is the primary reason for selection of this site:

[A082] Hen Harrier (*Circus cyaneus*)

The Slieve Beagh - Mullaghfad - Lisnaskea SPA comprises of a single land unit extending between Slatbeg in the north-east and Coolnasillagh in the south-west and incorporating the Slieve Beagh massif, Mullaghfad Forest and Lisnaskea Forest. Slightly more than half the eastern boundary is formed by the border with the Republic of Ireland. The site is delimited principally by physical boundaries closest to merged radii extending 2.5km from nest sites used by Hen Harriers between 1997 and 2004. The site encompasses all lands within these boundaries, excluding wholly improved pasture, arable land, buildings and associated lands. It includes coniferous plantations, blanket bog, wet and dry heath, grass moor, scrub and limited semi-improved agricultural grassland. The principal interest is the breeding population of Hen Harrier. The main threats, pressures and activities likely to impact upon the site or features within the site have been summarised below in Table 7.

Table 7. Summary of threats, pressures and activities with impacts on site / site features.

| Issue | Threat/comments | Local consideration | Action |
|---|---|---|---|
| Habitat extent and quality – natural and semi-natural habitat | Reduction of habitat area or quality through inappropriate use or absence of site management including reclamation for agricultural purposes. | Parts of site are SACs and ASSIs so management will seek to achieve appropriate vegetation community structure. Evidence suggests Hen Harrier favour managed forest within the site for nesting. Habitat management objective should be to encourage nesting in natural and semi-natural habitats | Assess needs of breeding species. Liaise with owner or appropriate authority to adjust or introduce site management if necessary. |
| Forestry areas – habitat | In general, an expansion of forest represents a loss of foraging habitat. Objective | Existing guidance should prevent any planting on peatland. Marginal semi- | Liaise with Forest Service and private forestry sector. |

| Issue | Threat/comments | Local consideration | Action |
|--|---|--|---|
| | should be to prevent loss of foraging habitat through expansion of forestry. Mixed stands of forest are however of value for nest selection and in providing some foraging. Existing rotation policy appears to offer good balance between areas supporting felled, young and old plantation. | improved grasslands may come under threat from afforestation Balance of forestry management actions should be assessed against the site as a whole. | |
| Forestry areas – nest sites - forest management | Forestry activities should be compatible with the needs of breeding birds. | The importance of forested areas for nesting birds cannot be underestimated. Existing forest practise should ensure management does not interfere with birds through the critical breeding period. To be informed by nest location data. | Liaise with Forest Service, private forestry sector, RSPB and other groups/individuals with information on nest sites. |
| Forestry areas – nest sites - disturbance | Disturbance to nesting birds through nonforestry activities on forestry property. Apart from disturbance of birds themselves, breeding birds, especially are vulnerable to disturbance as absence of adults can often result in predation or chilling of young with a reduction/loss in fledging success. | Selection of routes e.g. for public access or motorcar trials must take the needs of breeding birds into account. | Liaise with Forest Service, private forestry sector, local authorities and other relevant parties. |
| Predation | Mainly of concern on bird breeding sites | Thought to be a significant factor in determining Hen Harrier breeding success. | Must be dealt with as part of wider countryside management considerations. Carry out appropriate site management |
| Research activities | Census and ringing activities especially have the potential to impact on bird populations, particularly at breeding sites. These are however necessary for population monitoring and developing a better understanding of species ecology. | Assessed as part of regular programme of raptor monitoring. | Census and ringing activities to be undertaken by competent individuals, appropriately trained. In case of ringers, appropriate license must be held. |

5.7 Potential Impacts and Likelihood of Significant Effects

All information relating to identified Natura 2000 designations, NHA's and pNHA's within the 15km Zol was reviewed in order to assess the likely significance of effects which may be caused by the development proposals. In addition, the likely significance of effects on Lough Neagh and Lough Beg SPA, which is setback ~38km from the site, have also been included within this review.

In order for a negative impact to be possible, there must be a source–pathway–receptor framework in place which would enable either a direct or indirect impact to be possible for any given designation. The likelihood of impacts occurring are established in light of the type and scale of the proposed development, the location of the proposed development with respect to Natura 2000 sites and the relevant features of interest.

5.7.1 Direct Impact

In terms of direct impact potential, this relates to the immediate development area and land uptake within the proposed planning boundary. Direct impacts may be in the form of habitat loss or from land-take requirements for development or agricultural purposes. Direct impacts can be a result of change in land use or management, such as the removal of agricultural practices that prevent scrub encroachment or the introduction of new activities such as aquaculture.

5.7.2 Indirect Impact

Indirect and secondary impacts do not have a straight-line route between cause and effect. It is potentially more challenging to ensure that all the possible indirect impacts of the project, in combination with other plans and projects, have been established. These can arise, for example, when a development alters the hydrology of a catchment area, which in turn affects the movement of groundwater to a site and the qualifying interests that rely on the maintenance of water levels. Deterioration in water quality can occur as an indirect consequence of development, which in turn changes the aquatic environment and reduces its capacity to support certain plants and animals. The introduction of invasive species can also be defined as an indirect impact. Disturbance to fauna can arise directly through the loss of habitat or indirectly through noise, vibration and increased activity associated with construction and operational phases of the development.

5.8 Demolition and Enabling Works

Enabling and demolition works will not directly impact any protected designations, as the closest designation is more than 10km from the site, and outside of the development area.

The enabling works and the demolition phase of the development will involve the removal of onsite vegetation, demolition of existing building structures and exporting of waste materials from the site. This process will require the use of HGV haulage vehicles within the site, along with excavators, and will likely result in the exposure of soil and subsoil materials particularly when demolishing any floor slabs or foundation structures, or through the removal of vegetation.

In terms of indirect impacts, there needs to be a source-pathway-receptor model to exist between the demolition and enabling works, and the protected designation. In this case, the only potential source-pathway-receptor model for indirect impacts to occur would be from site runoff which has the potential to drain towards a local watercourse (i.e. the River Shambles), and which would then outflow into a protected designation. Degradation of surface water quality could potentially damage some supporting habitats of the Qualifying Features which are associated with the SPA. Other possible indirect effects could be dust generation as part of the demolition and enabling works phase, or air quality impacts which may arise from construction and demolition plant equipment.

In terms of pollutant sources, these would effectively be limited to silt laden runoff during storm events during the demolition and enabling works, and also any accidental spillage of oils or fuel from onsite plant equipment. Airbourne pollutants would be in the form of dust generated by construction and demolition works (i.e. atmospheric dust deposition and soiling), and NO₂ or PM₁₀ concentrations generated by plant machinery.

It is noted that the closest Natura designation within the 15km search radius was identified to be Slieve Beagh SPA, which is more than 10km away, with the Qualifying Interest being Hen Harrier populations and supporting habitats. However, this designation has no hydrological connection to the site, either in the form of surface waters or groundwaters, and is well beyond the possible influence from dust deposition or airbourne pollutants which are likely to be generated by the site. Any accidental spillage or sedimentation in the absence of mitigation would have no possible source-pathway-receptor linkage to the site, therefore there would be no possibility of indirect impacts on the Slieve Beagh SPA designation. The same principle applies to the Slieve Beagh SAC, Slieve Beagh-Mullaghfad-Lisnaskea SPA, which also supports Hen Harrier populations. Given the overall setback distance to the site, and as there are no source-pathway-receptor linkages to the site, then this SPA has also been screened out. In addition, there are no potential source-pathway-receptor linkages to the Maghaveely Marl Loughs SAC designation.

In terms of the Lough Neagh and Lough Beg SPA, the site drains generally southwards towards properties along Dublin Street North, and also southeast towards Old Cross Square. While most of the site drainage is captured within the local stormwater system, a portion of lands within the southeast of the site could potentially drain towards the River Shambles. That said, there also remains a buffer of commercial land which exists between the site and the River Shambles.

The site development area within Monaghan town forms part of the regional Blackwater (Lough Neagh-Lower Bann) catchment, whereby the River Shambles flows into the Monaghan Blackwater, which subsequently flows into the Cor River south of Glaslough. The Cor River crosses the border and flows into the Annaghroe Blackwater to the east of Glaslough, which eventually continues towards Lough Neagh.

Although the site is technically hydrologically linked to the Lough Neagh catchment by means of the River Shambles and subsequent tributary links, nevertheless the overall setback distance between the site and Lough Neagh & Lough Beg SPA is more than 38km, and involves a minimum of three tributary segments, each with increasing flows before draining into Lough Neagh. Given the small volumes of fuel or oils ever likely to be contained within onsite plant machinery, and given that sedimentation typically has a settlement fallout range of up ~1km, then it is considered that the development site has negligible potential to impact upon the Lough Neagh & Lough Beg SPA designation during small spillage events, both in terms of qualifying features and supporting habitats, and even in the absence of specific mitigation. In addition, the land buffer between the site and River Shambles reduces this potential even further. However, for larger spillage events then the effects on Lough Neagh & Lough Beg SPA cannot be screened out and degradation of surface water quality could potentially damage some supporting habitats of Qualifying Features which are associated with the SPA. As such, a Natura Impact Statement (NIS) would be required to consider the significance of effects along with appropriate mitigation measures which would prevent impacts from occurring.

The proposals will not result a reduction of catchment area, with flow regimes remaining the same as pre-development conditions during the enabling and demolition works. Lough Neagh & Lough Beg SPA is well beyond the possible influence from dust deposition or airbourne pollutants which are likely to be generated by the site.

In terms of other protected sites such as NHA's and pNHA's, the same principle applies whereby there are no established source-pathway-receptor linkages between the site development area and the protected designation. Therefore, impact upon these designations is not possible.

5.9 Groundworks and Excavation Phases

Groundworks and excavations for cut/fill grading activities will not directly impact any protected designations, as the closest designation is more than 10km from the site area.

The groundworks and excavations phase of the development will involve the removal of soil and subsoil materials to the required topographical level, and exporting of materials from the site. In addition, portions of ground will need to be graded up to the required level by means of clean imported materials. This process will require HGV haulage vehicles within the site, along with excavators, and will likely result in the exposure of soil and subsoil materials particularly during the excavation to base levels.

As such, surface water runoff from site during the groundworks phase may have silt laden run-off from excavated materials or from accidental spills of oils, hydrocarbons etc. from plant and machinery equipment. However, as previously discussed, the Slieve Beagh SPA and SAC, Slieve Beagh-Mullaghfad-Lisnaskea SPA and Maghaveely Marl Loughs SAC have no hydrological connection to the site, either in the form of surface waters or groundwaters, and is well beyond the possible influence from dust deposition or airborne pollutants which are likely to be generated by the site. Therefore, any accidental spillage or sedimentation in the absence of mitigation would have no possible impact on these designations.

In terms of the potential to impact upon Lough Neagh and Lough Beg SPA during the ground works and excavation phase, this is effectively the same as the enabling and demolition works, whereby the overall setback distance between the site and Lough Neagh & Lough Beg SPA is more than 38km, and involves a minimum of three tributary segments, each with increasing flows before draining into Lough Neagh. Given the small volumes of fuel or oils ever likely to be contained within onsite plant machinery, and given that sedimentation typically has a settlement fall out range of ~1km, then it is considered that the development site has negligible potential to impact upon the Lough Neagh & Lough Beg SPA during smaller spillage events, both in terms of qualifying features and supporting habitats. However, for larger spillage events then the effects on Lough Neagh & Lough Beg SPA cannot be screened out, and degradation of surface water quality could potentially damage some supporting habitats of Qualifying Features which are associated with the SPA. As such, a Natura Impact Statement (NIS) would be required to consider the significance of effects along with appropriate mitigation measures which would prevent impacts from occurring.

No reduction of catchment area is being proposed, with flow regimes remaining the same as pre-development conditions during the enabling and demolition works. It is also noted that the SPA designation is well beyond the possible influence from dust deposition or airborne pollutants which are likely to be generated by the site, and no other indirect source-pathway-receptors linkages exist for the groundworks and excavation phase.

In terms of other protected sites such as NHA's and pNHA's, the same principle applies whereby there are no established source-pathway-receptor linkages between the site development area and the identified NHA's and pNHA's designations. Therefore, impact upon these protected areas is not possible.

5.10 Construction Phase

The construction phase of the development will involve the same plant equipment and construction techniques which will be used within the enabling and demolition works, and also for the groundworks and excavation phases. The same source-pathway-receptor principles apply, therefore the same conclusions can be made that no impact will occur on Slieve Beagh SPA and SAC, Slieve Beagh-Mullaghfad-Lisnaskea SPA or Maghaveely Marl Lough SAC designations during the construction phase, or protected sites such as NHA's and pNHA's, either from direct or indirect effects even in the absence of mitigation.

However, impacts upon Lough Neagh & Lough Beg SPA as a result of larger petrochemical spillage events cannot be screened out during the construction phase, and degradation of surface water quality could potentially damage some supporting habitats of Qualifying Features which are associated with the SPA. Therefore, it is considered that appropriate mitigation and a NIS would be required for this phase.

5.11 Operational Phase

The operational phase of the development will effectively comprise of road traffic along the new road layout, although it is noted there will be a negligible increase in overall volumes of traffic generated within Monaghan town as a result of the development. In addition, the operational phase will include pedestrian activity, and occasional usage of the site as an outdoor event space.

Pedestrian activity has negligible potential to cause pollution or negative impacts on any of the identified Natura 2000 or protected sites. However, road traffic usage has the potential to generate NO₂, NO_x and PM₁₀ concentrations which are associated with the combustion process of vehicle engines. Road traffic vehicles also have the potential for causing accidental spillages of oils and fuels, although volumes are likely to be minimal.

However, even in the absence of specific mitigation put in place, and discounting the fact that that the proposals will cause negligible differences in the overall volume of road traffic within Monaghan town, the same principles apply whereby a source-pathway-receptor model must exist between the development area and Natura 200 designations. As previously stated for the construction and demolition phases, there are no feasible source-pathway-receptor models existing between the site development area and Slieve Beagh SPA and SAC, Slieve Beagh-Mullaghfad-Lisnaskea SPA or Maghaveely Marl Lough SAC designations, which are the only Natura 2000 designations identified within 15km of the site.

When considering designations beyond the 15km radius of the site, Lough Neagh & Lough Beg SPA is the only designation that has the potential for a source-pathway-receptor model to exist, however this designation is more than 38km, and involves a minimum of three tributary segments, each with increasing flows before draining into Lough Neagh.

Given the minimal volumes of fuel or oils likely to be involved during the operational phase of the development, and based on the overall setback distance of more than 38km of rivers and tributaries, then it is considered that the development site has negligible potential to impact upon the Lough Neagh & Lough Beg SPA designations during smaller spillage events, both in terms of qualifying features and supporting habitats. It is also noted that the SPA designation is well beyond the possible influence from airborne pollutants (such as NO₂, NO_x and PM₁₀) which are likely to be generated by the site, and no other indirect source-pathway-receptors linkages exist. However, impacts upon Lough Neagh & Lough Beg SPA as a result of larger petrochemical spillage events cannot be screened out during the operational phase, and any degradation of surface water quality could potentially damage supporting habitats of Qualifying Features which are associated with the

SPA. Therefore, it is considered that appropriate mitigation and a NIS would be required for this phase.

In terms of protected sites such as NHA's and pNHA's which are not part of the Natura 2000 designation status, there are no established source-pathway-receptor linkages between the site development area and the identified NHA's and pNHA's designations. Therefore, impact upon these protected areas is not possible.

5.12 AA Screening - Cumulative Impact Effects

In terms of cumulative loading from existing or current planning applications, and committed development sites, a review was undertaken through the Monaghan County Council planning portal (last accessed 2nd September 2024) in order to identify applications which may have the potential to impact upon designations in cumulation with the development proposals. The identified projects for the most part included minor amendments to existing properties, or involve projects which are unlikely to have in-combination effect with the proposed development. Known projects include the South Dublin Street and Backlands regeneration project, the Monaghan Town Active Travel Scheme, and the Civic Offices development scheme.

Based on the source-pathway-receptor models outlined within this report, and taking into consideration known schemes within Monaghan Town, it is concluded that the cumulative impacts in-combination with the development proposals are unlikely to increase the significance of effect beyond what the development proposes intend when considered in isolation.

6.0 SUMMARY OF AA SCREENING

A number of Natura 2000 sites were identified within 15km radius of the development area, however, no source-pathway-receptor model exists between the development area and Slieve Beagh SPA & SAC Slieve Beagh-Mullaghfad-Lisnaskea SPA or Maghaveely Marl Lough SAC designations. Lough Beagh and Lough Neagh SPA was the only identified Natura 2000 designation beyond the 15km search radius that had any possible source-pathway-receptor model, due to the hydrological connection between the River Shambles and the Lough Neagh and Lough Beg SPA. However, there is a significant setback distance of more than 38km between the development area to the closest boundary of the SPA, involving a minimum of three tributary segments with each tributary increasing in flows before draining into Lough Neagh.

Following a review of the source-pathway-receptor model and site development proposals, it is considered that in the absence of specific mitigation measures, the demolition and enabling works, groundworks and excavation phases, and the construction and operational phases of the development may have the potential to impact upon the Lough Neagh and Lough Beg SPA during larger spillage events, and in the absence of suitable mitigation. Degradation of surface water quality could potentially damage supporting habitats of Qualifying Features which are associated with the SPA. In terms of protected sites such as NHA's and pNHA's, which are not part of the Natura 2000 designation status, there are no established source-pathway-receptor linkages between the site development area and the identified NHA's and pNHA's designations. Therefore, impacts upon the identified NHA's and pNHA's designations would not be possible.

On the basis of the information provided above, it is considered that impacts on surface water quality associated with the Lough Neagh and Lough Beg SPA cannot be screened out. Therefore, a Natura Impact Statement (NIS) would be required for this application, and as such, has been carried out within the following sections of this report.

7.0 NATURA IMPACT STATEMENT

The impact of a project or plan on the integrity of the Natura 2000 site, either alone or in combination with other projects or plans, is considered with respect to the conservation objectives of the site, and to the designations structure and function. On the basis of the AA Screening process, it was deemed necessary to carry out a Natura Impact Statement (NIS) which provides information that will aid the competent authority (in this case Monaghan County Council) in carrying out an Appropriate Assessment for the development proposals, and with respect to the identified Natura 2000 designations.

The Stage 1 Appropriate Assessment Screening concluded that there was potential for the Lough Neagh and Lough Beg SPA to be affected by the project during the enabling works, ground works and construction phase of the development, and also during the operational phase, due to the potential for sediment run off and/ or pollution from the site to enter local water bodies which feed into the SAC / SPA areas.

Therefore, the objective of the NIS is to outline the specific mitigation measures which would ensure that the integrity of the qualifying features and habitats of each respective designation is maintained, and to ensure that the conservation objections can be achieved with the development in place, but also in addition to the in-combination effects associated with other plans or projects.

7.1 Assessing Potential Significant Effects

When assessing the significance of effects on identified Natura 2000 sites, and to determine the level of mitigation required, the following elements are taken into consideration:

Direct and Indirect Impacts - An impact can be caused either as a direct or as an indirect consequence of a Plan/Project.

Magnitude - Magnitude measures the size of an impact, which is described as high, medium, low, very low or negligible.

Extent - The area over which the impact occurs – this should be predicted in a quantified manner.

Duration - The time for which the effect is expected to last prior to recovery or replacement of the resource or feature.

- Temporary: Up to 1 Year;
- Short Term: The effects would take 1-7 years to be mitigated;
- Medium Term: The effects would take 7-15 years to be mitigated;
- Long Term: The effects would take 15-60 years to be mitigated; and
- Permanent: The effects would take 60+ years to be mitigated.

Likelihood – The probability of the effect occurring taking into account all available information.

- Certain/Near Certain: >95% chance of occurring as predicted;
- Probable: 50-95% chance as occurring as predicted;
- Unlikely: 5-50% chance as occurring as predicted; and
- Extremely Unlikely: <5% chance as occurring as predicted.

Ecologically Significant Impact - An impact (negative or positive) on the integrity of a defined site or ecosystem and/or the conservation status of habitats or species within a given geographic area.

Integrity of a Site - The coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.

The EC Habitats and Bird Directives require the focus of the assessment at this stage to be on the integrity of the site as indicated by its Site-Specific Conservation Objectives (SSCO's). Generally, many SSCO's share the common aim to maintain, restore or improve the qualifying interests and features of the designation, and which set out specific objectives which need to be achieved for these sites. For each of the SSCOs, there are a series of attributes, measures and targets. This allows the assessment to focus upon the relationship between the targets of the SSCO and the results of implementing the proposed project, either alone, or in-combination with other committed plans or projects. If the two are in conflict, then there may be a risk of loss of integrity in the event that the SSCO target cannot be reached.

According to the EU Habitats Directive, conservation status of a habitat is achieved when:

- Its natural range, and area it covers within that range, is stable or increasing.
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future.
- The conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats.
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future.
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

7.2 Types of Potential Effects

The assessment of potential impacts on identified Natura 2000 sites has been carried using the source-pathway-receptor model, meaning that a linkage must exist between the proposed plan or project, and the European destination. The types of effects that the proposed load diversion project can have on these designations is as follows:

- **Loss/reduction of habitat area** - habitat loss is caused where there is complete removal of a habitat type, for example as a result of land uptake directly within the designation;
- **Habitat or species fragmentation** - resulting from the incremental loss of small patches of habitat from within a larger designated site. Fragmentation can also result from impediments to the natural movements of species within a given designation. This is particularly relevant where important corridors for movement or migration are likely to be disrupted, such as along river corridors. Habitat degradation results in the diminishment of habitat quality and a loss of important habitat functions. It can arise from the introduction of invasive species, or from direct or indirect contamination or physical alteration of habitats resulting from the proposed plan or project;
- **Disturbance to key species** - disturbance to the species supported within the European designation is likely to increase where there is an increase in activity or noise levels from the proposed development. It is particularly important that known sensitive areas, such as those supporting breeding birds, otter, salmonids and otter feeding grounds are taken into consideration during the investigation or design stage of any proposal prior to the seeking of planning permission, where applicable;
- **Reduction in species density** - this relates to the influence that a project can have on the behaviours of species over time, and how the project can result in an increase or decrease in species population at any given period, or over a trendline; and
- **Changes in key indicators of conservation value (water quality etc.)** - alteration to water quality: This can be through direct or indirect contamination to surface water or

groundwater resources, or to the chemical composition of water within the identified European designation. The hydrological connection to any European designation should be clearly understood in terms of impacts on water quality via point source or diffuse pollution on open water bodies (hydrology), or on subsurface (hydrogeological) pathways.

7.3 Impact Prediction

The AA Screening process identified a number of Natura 2000 sites within a 15km radius of the proposed development area, all of which were screened out on the basis of being setback at a sufficient distance from the development area, but also due to there being no potential source-pathway-receptor framework being identified. In terms of predicted impacts on the Lough Neagh and Lough Beg SPA designation which is beyond the 15km radius, these have been reviewed using the type and significance of effects criteria which has been discussed within the preceding sections of this report and are summarised below in Table 8.

Table 8. Summary of impact prediction matrix for Lough Neagh and Lough Beg SPA

| Type of effect | Magnitude | Extent | Likelihood | Duration | Ecologically Significant Impact | Integrity of a Site |
|--|-------------------|---|---|------------------|---|--|
| Lough Neagh and Lough Beg SPA (UK9020091) | | | | | | |
| Loss / reduction of habitat area | <i>Negligible</i> | <i>Negligible</i> | <i>Certain</i> | <i>N/A</i> | <i>None</i> | <i>Likely to be maintained</i> |
| Habitat or species fragmentation | <i>Negligible</i> | <i>Negligible</i> | <i>Certain</i> | <i>N/A</i> | <i>None</i> | <i>Likely to be maintained</i> |
| Disturbance to key species | <i>Low-medium</i> | <i>Limited to surface water dependant habitats associated with the River Shambles and subsequent downstream tributaries</i> | <i>Unlikely to occur (less than 50% chance)</i> | <i>Temporary</i> | <i>Negative impact on key vegetation species, and fish stock</i> | <i>Likely to be maintained with mitigation</i> |
| Reduction in species density | <i>Low-medium</i> | <i>Impacts upon surface water quality and supported habitats may reduce the QI species populations</i> | <i>Unlikely to occur (less than 50% chance)</i> | <i>Temporary</i> | <i>Negative impact on bird habitats and subsequent population densities</i> | <i>Likely to be maintained with mitigation</i> |
| Changes in key indicators | <i>Low-medium</i> | <i>Limited to surface water quality within the River Shambles and subsequent downstream tributaries</i> | <i>Unlikely to occur (less than 50% chance)</i> | <i>Temporary</i> | <i>Negative impact on water quality (surface water)</i> | <i>Likely to be maintained with mitigation</i> |

8.0 MITIGATION MEASURES

8.1 Construction Environmental Management Plan (CEMP)

Mitigation refers to “*measures taken to avoid or reduce negative impacts and effects*”, and are considered necessary to minimise any identified environmental impacts that may be associated with the proposed development. Avoiding and/or minimising negative impacts is best achieved through consideration of potential impacts of the proposed project from the initial stages, and should be incorporated into an overall Construction Environmental Management Plan (CEMP). The CEMP will take into consideration factors such as noise, surface water management, and waste management requirements throughout all stages of the development.

The CEMP should be developed as the primary document by which all other site-specific mitigation and environmental management should be detailed for the construction phase, and should be considered as a ‘live’ document throughout the entire construction phase. The CEMP will be developed prior to the commencement of construction, and will provide detailed information regarding the implementation of mitigation measures, what to do in the event of emergencies or accidental spillages, will be made available to the relevant regulatory bodies and contractors.

8.2 Construction Mitigation Measures

As previously outlined within this report, appropriate mitigation measures should be implemented throughout the enabling and ground works, and throughout the entire demolition and construction phases along with the operational phase of the proposed development. A summary of the required mitigation measures is outlined in Appendix 1.

9.0 RESIDUAL ADVERSE EFFECTS

Following the implementation of appropriate mitigation measures, it is anticipated that no residual adverse effects will occur, either directly or indirectly on any of the identified Natura 2000 designations, nor in isolation or in-combination with other plans or projects.

10.0 CONCLUSION OF NIS

The Appropriate Assessment Screening for the proposed Dublin Street North project concluded that there was potential for the Lough Neagh and Lough Beg SPA to be affected by the proposed project during the construction phase, if left unmitigated.

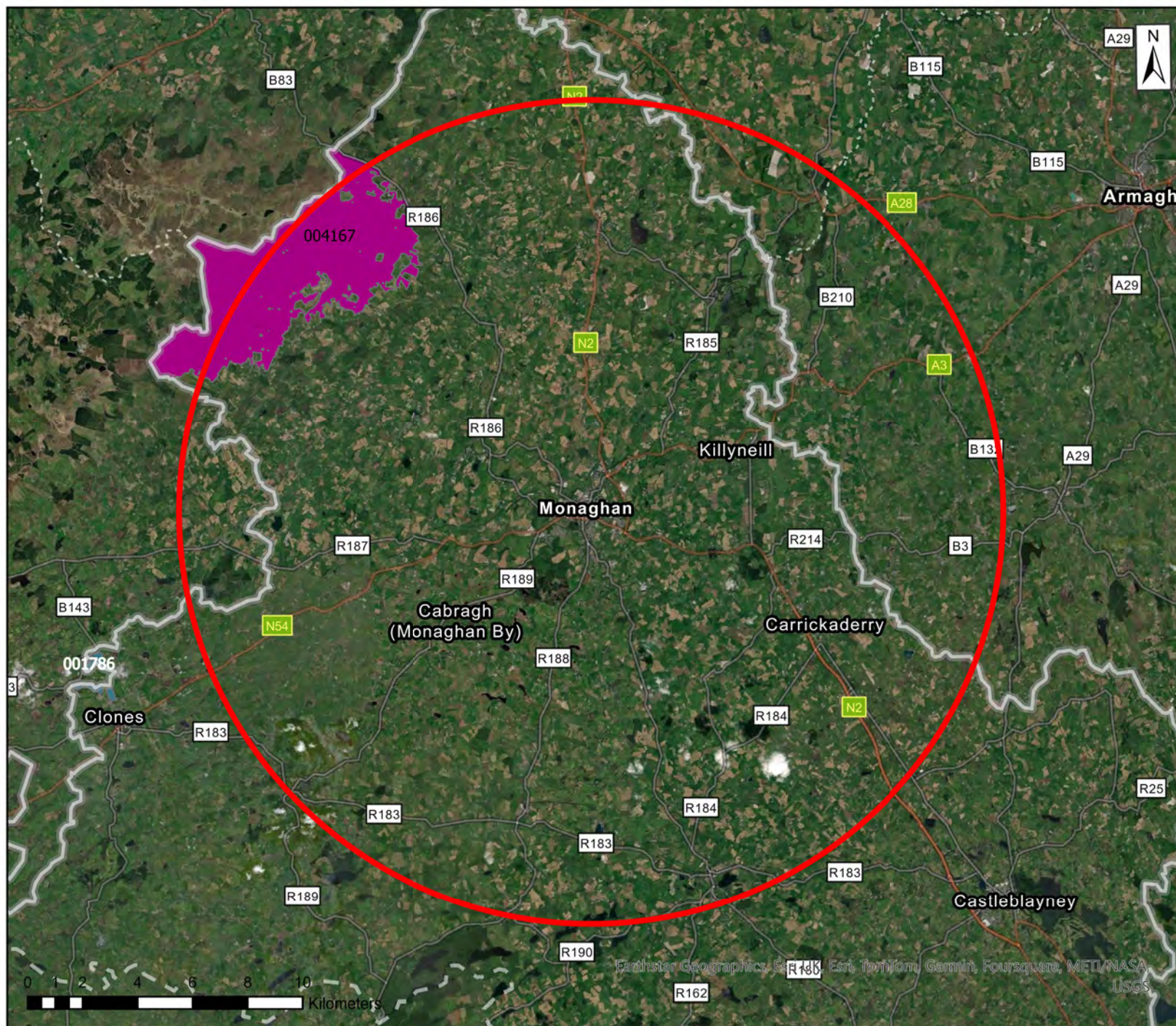
The risks to safeguarding the integrity of the qualifying interests of the Natura 2000 sites have been assessed, along with the respective conservation objectives specific to each site. Based on this information, a series of mitigation measures have been outlined within this Natura Impact Statement in order to address and reduce any potential impacts that the development may have on the Lough Neagh and Lough Beg SPA Natura 2000 designation.

It is therefore considered in light of the discussed objectives, that when the above mitigation measures are implemented, the project, individually or in combination with other plans and projects, will not have an adverse effect on the integrity of any of the European Sites listed above, in view of their conservation objectives and in view of best scientific knowledge.




It is therefore considered that the information presented within this NIS should enable the competent authority to carry out the Appropriate Assessment.

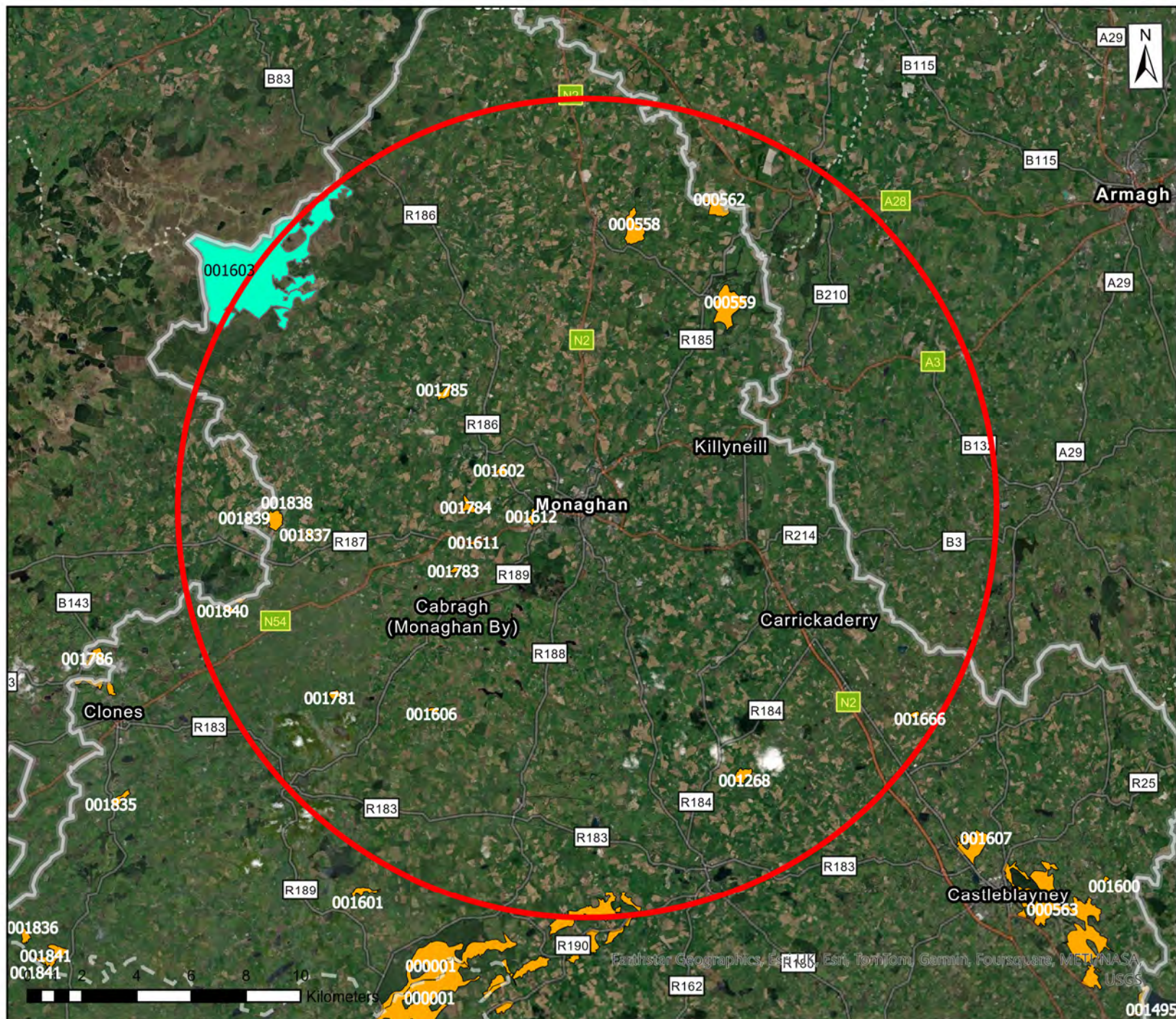
FIGURES

Figure 2: Search Results for Natura 2000 Sites



Protected Designations

-  15km Search Radius
 pNHA
 NHA



APPENDIX 1

Appendix 1. Specific Mitigation for Enabling, Demolition, Construction and Operational Phases

| Type of Potential Effect | Phase / Source | Form of Mitigation |
|---|---|--|
| Loss/reduction of habitat area | Construction & Operational: direct removal of habitat | All identified European designations will remain intact, given that the development proposals do not intend to directly affect or remove lands within a designated site, and are unlikely to affect any supporting habitats directly. Indirect measures are considered further within the subsequent sections, along with the relevant mitigation measures. |
| Habitat or Species Fragmentation | Construction & Operational: direct removal of habitat (such as foraging route etc), or fragmentation of habitat | As with the previous section, it is intended that all identified European designations will remain intact, given that the development proposals do not intend to directly affect or remove lands within a designated site, and are unlikely to affect any supporting habitats directly. In terms of habitat or species fragmentation, although this is highly unlikely to occur as a result of indirect effects, mitigation to prevent impacts upon supporting habitats as a result of surface water quality is considered further below. |
| Disturbance to key species | Construction & Operational Activities | The closest European designation to the site is located more than 10km away, therefore there is no potential to disturb key species or Qualifying Interests. The closest Natural Heritage Area is located more than 1.75km away, therefore the same principle applies, with negligible potential for disturbance to key species. No further mitigation is required. |
| Change in Key Indicators: Surface Water Quality | Enabling Works & Demolition Phase | <p>Prior to the construction phase, site vegetation and building structures must be cleared throughout lands to the rear of residential properties along Dublin Street North. Demolition requires the teardown of building components such as roof materials, electrical and plumbing (if present) and the removal of timber, steel, and stone or brickwork. Concrete floor slabs may be present, therefore limited hydraulic hammering may be required. Mitigation during the enabling and demolition phase should include:</p> <p>Sediment Control</p> <ul style="list-style-type: none"> ➤ Prior to works commencing, sedimentation control measures should be put in place, to include silt fencing along the eastern edge of site, closest to the River Shambles, and in accordance with the mitigation drawings outlined within the CEMP; The location of silt fencing should be shown clearly within the CEMP and accompanying drawings; ➤ The silt fencing will consist of a geotextile filter fabric positioned along the contour of the site boundary. The geotextile fabric will be supported by vertical posts and anchored in the soil by establishing a shallow trench at the base of the fencing. The base of the geotextile fabric will line the shallow trench, i.e. turned upwards, and the excavated loose soil backfilled on the geotextile fabric; ➤ Materials and machinery will not be stored immediately adjacent to the silt fencing, which may cause the silt fencing not to function effectively. The silt fencing layout must allow for the movement of machinery within the site and ease of maintenance; ➤ Silt fencing should be monitored throughout the day in order to ensure that they are performing as required, and have not become clogged with sediment. The silt fence integrity will be inspected daily to ensure it intercepts surface water runoff within the site, captures sediment contained in surface water runoff and reduces velocity runoff. If defects in the fencing are observed, these will be repaired and/ or rectified immediately; ➤ Any soil, demolition materials or overburden storage areas should be marked out, and kept as far from the eastern boundary as possible; ➤ Excavated materials should be removed off-site as soon as possible, in order to prevent excessive suspended solids loading during rainfall periods and surface water runoff. In the event that stockpiled or excavated soil and demolition materials are to be kept overnight, then the materials should be covered by a tarpaulin (or equivalent covering) and surrounded by silt fencing, which should be installed according to manufacturers guidelines; |

| Type of Potential Effect | Phase / Source | Form of Mitigation |
|---|------------------------------------|---|
| | | <ul style="list-style-type: none"> ➤ Whenever practically possible, site clearance or demolition works should not to be undertaken during wet conditions, when rainfall of more than 0.5 mm/hour is forecast within the next 24 hours; ➤ As soon as practically possible, any damaged or cut ground should be reinstated to reduce suspended solids loading during rainfall runoff; ➤ All site traffic should pass through a wheel wash and bath with tyre agitator before leaving the site, and plant equipment should be washed and maintained in accordance with the CEMP and ISMP measures. <p>Hydrocarbon / Contamination Hydrocarbon use during the enabling and demolition phase may lead to potential pollution of waterways. Examples of potential threats include spillages during re-fuelling operations, leaks in poorly maintained plant and machinery equipment. In order to reduce or mitigated against accidental spillage of hydrocarbons or contamination, the following should be adhered to:</p> <ul style="list-style-type: none"> ➤ Fuelling of machines will be carried out away from all watercourses, and fuelled at a safe location with all machines provided with spill kits. Vehicles being used to deliver fuels should be certified in accordance with relevant regulations and double banded; ➤ Wherever possible, no fuels should to be stored on site; ➤ In the event that fuels are necessary to be stored onsite, then all fuels, lubricants and hydraulic fluids should be kept in secure banded areas as far away from all watercourses as practically possible. The banded area will accommodate 110% of the total capacity of the containers within it; ➤ All fuel or oil storage containers will be properly secured to prevent unauthorised access and misuse. ➤ An effective spillage procedure should be put in place. Site operatives should be provided emergency spill kits which should be stored on-site during the construction period at all times. Such kits should contain absorbent materials (such as absorbent granules, booms or mats). Operatives responsible for handling chemicals, fuels or oils, or for plant refuelling, should be trained in the use of this kit; ➤ Any waste oils or hydraulic fluids should be collected, stored in appropriate containers and disposed of off-site in an appropriate manner. ➤ Where appropriate, drip-trays should be used. Vehicles should never be left unattended during re-fuelling; ➤ All vehicles should be regularly maintained and checked to prevent hydrocarbon leaks; ➤ Where open gullies or channels have the potential to lead directly to open watercourses or drainage channels, then gully covers will be used in the roads in order to prevent surface water runoff; ➤ All stationary machinery such as generators should be placed on drip trays in order to collect and contain any hydrocarbon spillages. These trays should be checked regularly, and rainwater removed to maintain their effectiveness; ➤ Wherever possible, hydraulically operated machinery to be used within 50m of the river should utilize synthetic biodegradable hydraulic oil; |
| Change in Key Indicators: Surface Water Quality | Excavation and Construction Phases | <p>The excavation and construction phases require significant volumes of materials to be excavated and exported from site, and also importing of materials to raise lands to the required levels. Therefore the excavation and construction phases should incorporate the following mitigation and control measures:</p> <p>Sediment Control</p> <ul style="list-style-type: none"> ➤ Prior to works commencing, sedimentation control measures should be put in place (if removed following the enabling and demolition works), to include silt fencing along the eastern edge of site, closest to the River Shambles, and in accordance with the mitigation drawings outlined within the CEMP; The location of silt fencing should be shown clearly within the CEMP and accompanying drawings; |

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|---|--|---|
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| Change in Key Indicators: Surface Water Quality | Operational Phase | <p>The operational phase of the development will result in road traffic usage throughout a significant portion of the site. As such, ongoing road traffic has the potential to cause accidental spillage of oils and fuels, and also limited siltation of surface water runoff from the site. Therefore, the operational phase should incorporate the following mitigation and control measures:</p> <p>Sediment Control</p> <ul style="list-style-type: none"> ➤ All runoff from hardstanding areas and road surfaces should be directed towards a surface water drainage system; ➤ Road gullies should be designed to control surface water runoff, and direct stormwaters towards the local drainage network; ➤ The development proposals intend to install a new surface water drainage system which will connect the Russell Row with the existing drainage network at Old Cross Square. The drainage design will also include capacity for future surface water drainage systems associated with the development plots. Within this system it is intended to install a series of grit traps and service manholes at key locations in order to mitigate the risk of contaminants entering the existing surface water drainage network; ➤ The proposals intend to introduce rain gardens and planting schemes as part of the SuDS measures, which will further reduce the potential for silt laden surface water runoff from entering the drainage system; ➤ All drainage networks should be regularly cleaned and maintained in order to prevent excessive build up of sedimentation, and to ensure the system continues to operate as designed. <p>Hydrocarbon / Contamination</p> <p>In order to reduce or mitigated against accidental spillage of hydrocarbons or contamination, the following should be adhered to:</p> <p>Petrol Interceptors /.</p> <ul style="list-style-type: none"> ➤ All runoff from hardstanding areas and road surfaces should be directed towards a surface water drainage system; ➤ The development proposals intend to install a new surface water drainage system which will connect the Russell Row with the existing drainage network at Old Cross Square; ➤ Petrol / Oil interceptors will be installed at key locations within the development in order to mitigate the risk of petrochemical contaminants from entering the existing surface water and stormwater drainage networks; ➤ The drainage design will also include capacity for future surface water drainage systems associated with the development plots; ➤ All drainage networks should be regularly cleaned and maintained in order to prevent excessive build up of petrochemical contaminants, and to ensure the system continues to operate as designed. |
| General | Construction: General works & principles | <ul style="list-style-type: none"> ➤ All construction works should be carried out in accordance with the Construction Environmental Management Plan (CEMP) or surface water management plans contained therein; |

| Type of Potential Effect | Phase / Source | Form of Mitigation |
|----------------------------|--|---|
| | | <ul style="list-style-type: none"> ➤ All construction staff will be informed of best practice methodologies to be employed on site via the dissemination of a tool-box talk. This shall include the requirement for protection of aquatic habitats and the sensitivity of the adjacent River Shambles and its connectivity to European sites; and ➤ There shall be no vehicular or personnel access to the channel of the River Shambles. |
| Spread of Invasive Species | Construction: General works & principles | <ul style="list-style-type: none"> ➤ All construction works should be carried out in accordance with the Invasive Species Management Plan (ISMP) and mitigation or control measures contained therein. |

Appendix 9.7. Specific Mitigation for Enabling, Demolition, Construction and Operational Phases

| Type of Potential Effect | Phase / Source | Form of Mitigation |
|---|---|--|
| Loss/reduction of habitat area | Construction & Operational: direct removal of habitat | All identified European designations will remain intact, given that the development proposals do not intend to directly affect or remove lands within a designated site, and are unlikely to affect any supporting habitats directly. Indirect measures are considered further within the subsequent sections, along with the relevant mitigation measures. |
| Habitat or Species Fragmentation | Construction & Operational: direct removal of habitat (such as foraging route etc), or fragmentation of habitat | As with the previous section, it is intended that all identified European designations will remain intact, given that the development proposals do not intend to directly affect or remove lands within a designated site, and are unlikely to affect any supporting habitats directly. In terms of habitat or species fragmentation, although this is highly unlikely to occur as a result of indirect effects, mitigation to prevent impacts upon supporting habitats as a result of surface water quality is considered further below. |
| Disturbance to key species | Construction & Operational Activities | The closest European designation to the site is located more than 10km away, therefore there is no potential to disturb key species or Qualifying Interests. The closest Natural Heritage Area is located more than 1.75km away, therefore the same principle applies, with negligible potential for disturbance to key species. No further mitigation is required. |
| Change in Key Indicators: Surface Water Quality | Enabling Works & Demolition Phase | <p>Prior to the construction phase, site vegetation and building structures must be cleared throughout lands to the rear of residential properties along Dublin Street North. Demolition requires the teardown of building components such as roof materials, electrical and plumbing (if present) and the removal of timber, steel, and stone or brickwork. Concrete floor slabs may be present, therefore limited hydraulic hammering may be required. Mitigation during the enabling and demolition phase should include:</p> <p>Sediment Control</p> <ul style="list-style-type: none"> ➤ Prior to works commencing, sedimentation control measures should be put in place, to include silt fencing along the eastern edge of site, closest to the River Shambles, and in accordance with the mitigation drawings outlined within the CEMP; The location of silt fencing should be shown clearly within the CEMP and accompanying drawings; ➤ The silt fencing will consist of a geotextile filter fabric positioned along the contour of the site boundary. The geotextile fabric will be supported by vertical posts and anchored in the soil by establishing a shallow trench at the base of the fencing. The base of the geotextile fabric will line the shallow trench, i.e. turned upwards, and the excavated loose soil backfilled on the geotextile fabric; ➤ Materials and machinery will not be stored immediately adjacent to the silt fencing, which may cause the silt fencing not to function effectively. The silt fencing layout must allow for the movement of machinery within the site and ease of maintenance; ➤ Silt fencing should be monitored throughout the day in order to ensure that they are performing as required, and have not become clogged with sediment. The silt fence integrity will be inspected daily to ensure it intercepts surface water runoff within the site, captures sediment contained in surface water runoff and reduces velocity runoff. If defects in the fencing are observed, these will be repaired and/ or rectified immediately; ➤ Any soil, demolition materials or overburden storage areas should be marked out, and kept as far from the eastern boundary as possible; ➤ Excavated materials should be removed off-site as soon as possible, in order to prevent excessive suspended solids loading during rainfall periods and surface water runoff. In the event that stockpiled or excavated soil and demolition materials are to be kept overnight, then the materials should be covered by a tarpaulin (or equivalent covering) and surrounded by silt fencing, which should be installed according to manufacturers guidelines; |

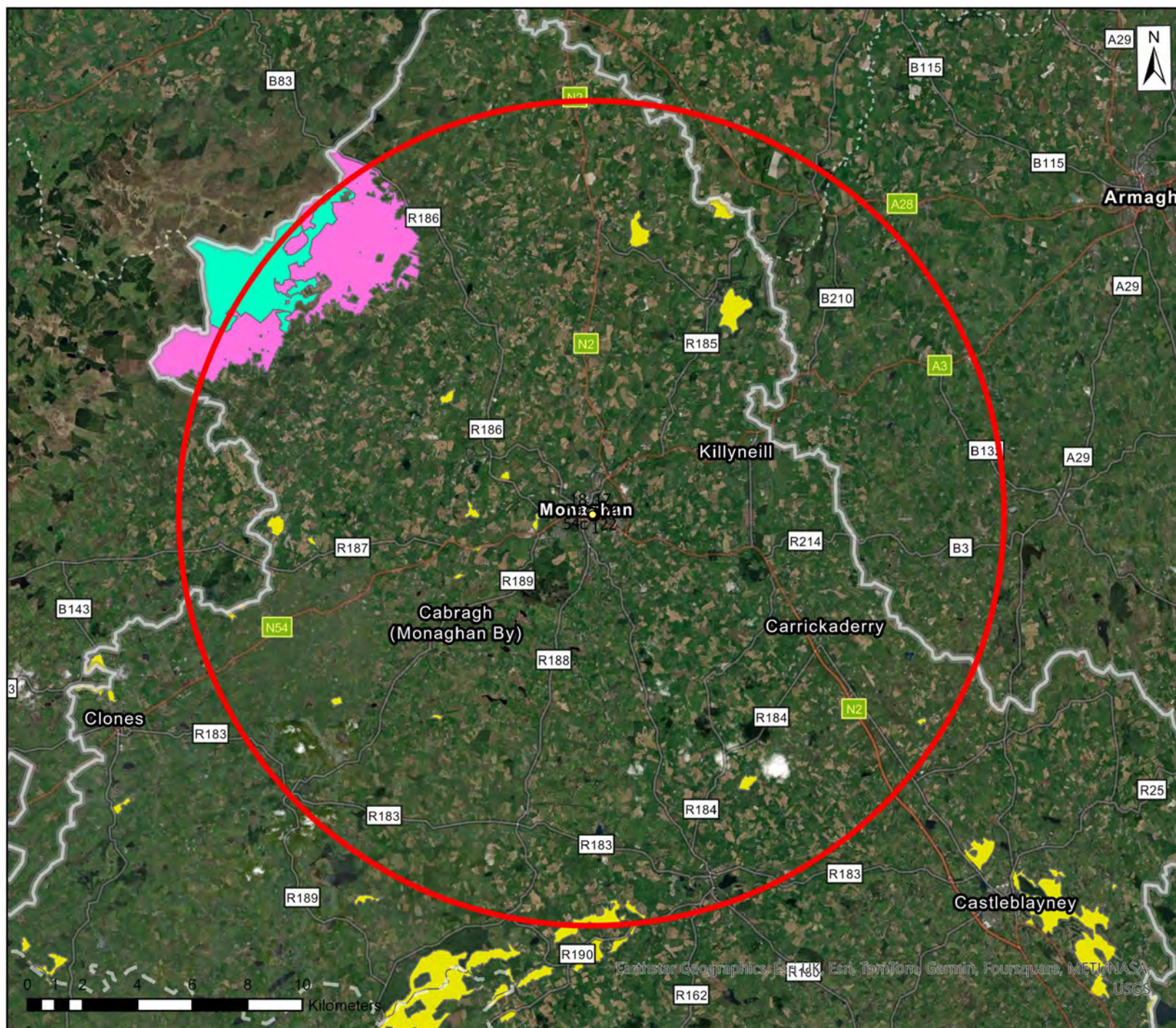
| Type of Potential Effect | Phase / Source | Form of Mitigation |
|---|------------------------------------|---|
| | | <ul style="list-style-type: none"> ➤ Whenever practically possible, site clearance or demolition works should not to be undertaken during wet conditions, when rainfall of more than 0.5 mm/hour is forecast within the next 24 hours; ➤ As soon as practically possible, any damaged or cut ground should be reinstated to reduce suspended solids loading during rainfall runoff; ➤ All site traffic should pass through a wheel wash and bath with tyre agitator before leaving the site, and plant equipment should be washed and maintained in accordance with the CEMP and ISMP measures. <p>Hydrocarbon / Contamination Hydrocarbon use during the enabling and demolition phase may lead to potential pollution of waterways. Examples of potential threats include spillages during re-fuelling operations, leaks in poorly maintained plant and machinery equipment. In order to reduce or mitigated against accidental spillage of hydrocarbons or contamination, the following should be adhered to:</p> <ul style="list-style-type: none"> ➤ Fuelling of machines will be carried out away from all watercourses, and fuelled at a safe location with all machines provided with spill kits. Vehicles being used to deliver fuels should be certified in accordance with relevant regulations and double banded; ➤ Wherever possible, no fuels should to be stored on site; ➤ In the event that fuels are necessary to be stored onsite, then all fuels, lubricants and hydraulic fluids should be kept in secure banded areas as far away from all watercourses as practically possible. The banded area will accommodate 110% of the total capacity of the containers within it; ➤ All fuel or oil storage containers will be properly secured to prevent unauthorised access and misuse. ➤ An effective spillage procedure should be put in place. Site operatives should be provided emergency spill kits which should be stored on-site during the construction period at all times. Such kits should contain absorbent materials (such as absorbent granules, booms or mats). Operatives responsible for handling chemicals, fuels or oils, or for plant refuelling, should be trained in the use of this kit; ➤ Any waste oils or hydraulic fluids should be collected, stored in appropriate containers and disposed of off-site in an appropriate manner. ➤ Where appropriate, drip-trays should be used. Vehicles should never be left unattended during re-fuelling; ➤ All vehicles should be regularly maintained and checked to prevent hydrocarbon leaks; ➤ Where open gullies or channels have the potential to lead directly to open watercourses or drainage channels, then gully covers will be used in the roads in order to prevent surface water runoff; ➤ All stationary machinery such as generators should be placed on drip trays in order to collect and contain any hydrocarbon spillages. These trays should be checked regularly, and rainwater removed to maintain their effectiveness; ➤ Wherever possible, hydraulically operated machinery to be used within 50m of the river should utilize synthetic biodegradable hydraulic oil; |
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| Spread of Invasive Species | Construction: General works & principles | <ul style="list-style-type: none"> ➤ All construction works should be carried out in accordance with the Invasive Species Management Plan (ISMP) and mitigation or control measures contained therein. |

Natura 2000 search results



Protected Designations

- 15km Search Radius
- pNHA
- NHA
- SPA
- SAC

Habitat Classification Map

Key:

-  Building Numbers
-  BL1 - Stone walls and other stonework
-  WL2 - Treelines
-  WD5 - Scattered trees and parkland
-  WS1 - Scrub
-  WS3 - Ornamental - non-native shrub WS3
-  GA2 - Amenity Grassland (improved)
-  ED3 - Recolonising Bare Ground
-  WD1 - (Mixed) broadleaved woodland
-  ED2 - Spoil Bare Ground
-  BL3 - Artificial surfaces
-  WD2 - Mixed Conifer and Broadleaved Woodland
-  GA1 - Improved Agricultural Grassland
-  Target Notes



10 Material Assets, Land Use & Waste

10.1 Traffic Assessment

10.2 Asbestos Management Surveys

HoyDorman



MONAGHAN COUNTY COUNCIL

Dublin Street North Regeneration

Traffic Statement

April 2025

HoyDorman

Document Information and History

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| Client: | McAdam Design |
| Hoy Dorman Job Number: | 2022023 |
| Project Director: | Martin Hoy |
| Author: | Martin Hoy, BEng 'Hons', CEng, FIEI, FICE, FCIHT |

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1 Executive Summary

The Proposed Scheme

The proposed scheme includes the development of a Russell Row link road to the northeast of Dublin Street, which will feature a 48-space car park and public open space. As part of the plan, enhancements to Dublin Street will reduce the current allocation of 25 car parking spaces to 17 relocating these spaces to the proposed Russell Row Car Park

The Diamond Car Park will also undergo enhancements, with the number of parking spaces reduced from 66 to 43, alongside the introduction of a one-way access link road connecting to Russell Row.

Similarly, Old Cross Square will see its parking spaces reduced from 34 to 26 (spaces will be reallocated to Russell Row), with a proposed two-way access road linking Dublin Street to Russell Row.

The reallocation of parking includes an additional nine spaces overall within the subject area with total existing parking of 125 spaces within the subject area increasing to 134. Please refer to Figure 1.

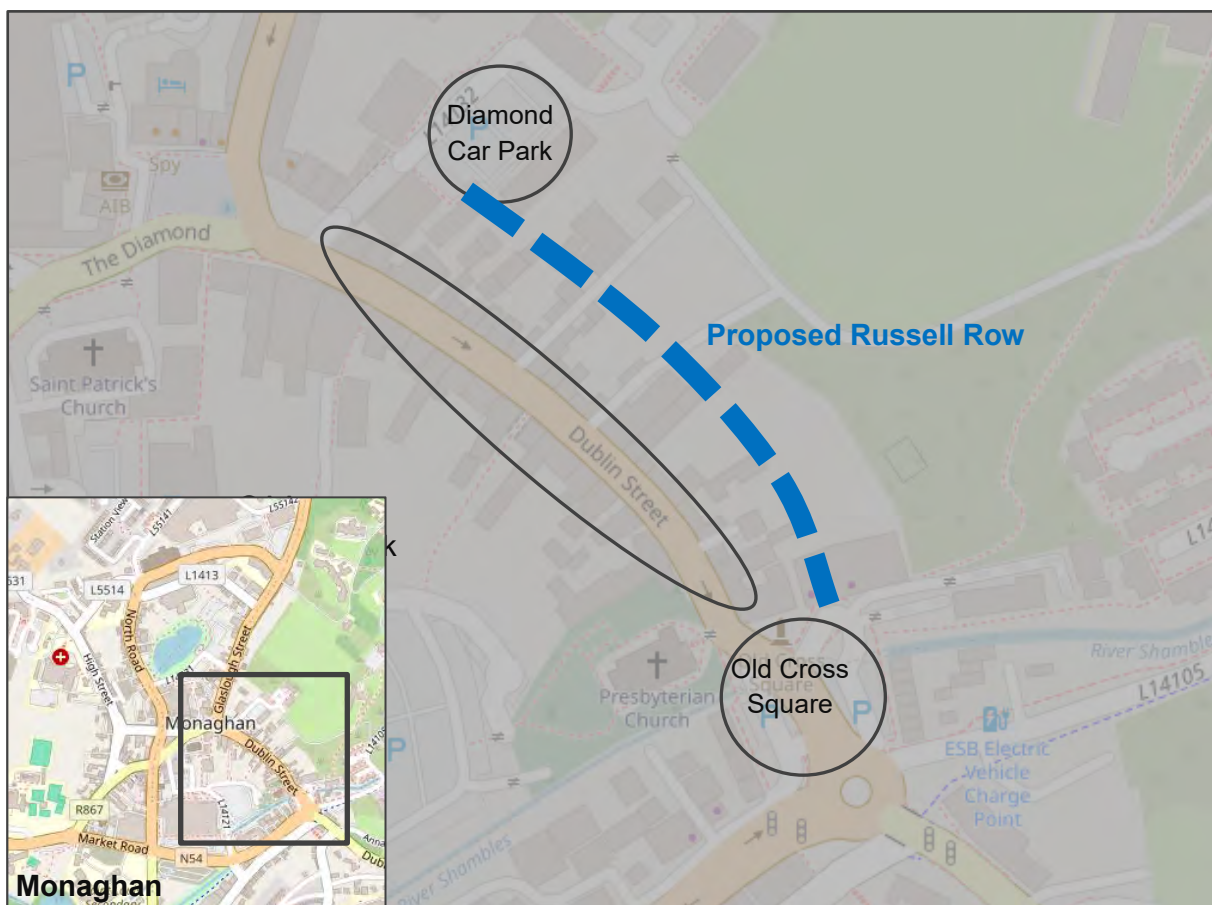


Figure 1: Proposed Russell Row Development and Key Areas

Impact on Surrounding Road Network

While this Traffic Statement (TS) considers the introduction of Russell Row across all modes of transport in terms of vehicle impact the assessment is based on the introduction of ten additional parking spaces only. Therefore, the traffic impact within the study area is extremely low. Furthermore, within the Flow Diagrams (Appendix A) the percentage increase seems high due to the current traffic levels being so low.

Future Russell Row Development Plots 1 & 2

While this application assesses the introduction of Russell Row and the proposed 48 car parking spaces; Russell Row also opens lands for two additional development plots 'Plot 1, 2A and 2B', please refer to Figure 2 which indicates Dublin Street North Regeneration Masterplan.

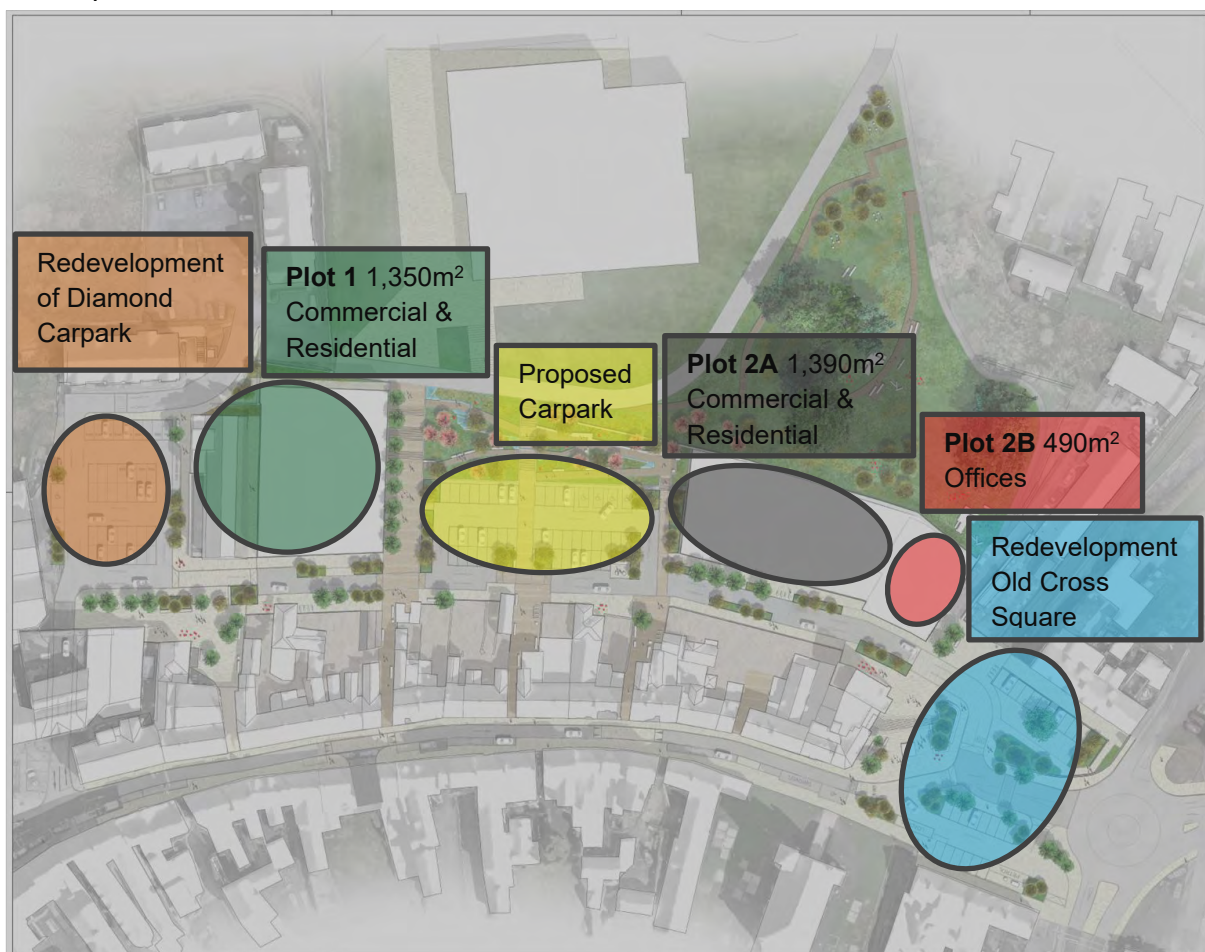


Figure 2: Dublin Street North Regeneration Masterplan

Each of the two development plots will be subject to a TS at them of their respective planning applications. However, consideration has been given to the traffic impact of the plots within this study.

Committed Development

In terms of committed development, the recently approved Civic Offices, and the proposed Aldi traffic generation has been added to the baseline traffic surveys as it is assumed they will be in operational in advance this Dublin Street North proposal.

High level consideration has also considered within this study in relation to the wider Roosky Lands development and recognition that at some point the Dublin Street Roundabout will require works to accommodate the wider development proposals traffic within the area. However, as will be demonstrated within this study this application as a negatable impact on the roundabout.

Non-Motorised Modes of Travel

There are multiple approaches to the proposed development which is well served by public transport.

The project is aligning with the CycleConnects initiative led by the National Transport Authority, Monaghan Town, including areas like Dublin Street, The Diamond, and Old Cross Square, will see significant upgrades to cycling infrastructure. The CycleConnects proposals aim to create a safer, more accessible network for cyclists, supporting sustainable travel across Ireland.

The design includes provision of dropped kerbs, tactile paving, no greater than 5% gradient within the site footways, accessible parking spaces and level access buildings thus ensuring barrier-free access for individuals with mobility impairments.

To ensure the ease of navigation along internal pedestrian routes tactile guidance has been incorporated.

Verifying compliance with relevant accessibility standards and guidelines, such as the European Standard EN 301549 and the Irish National Disability Authority (NDA) guidelines, to ensure that transportation infrastructure meets minimum accessibility requirements.

Non-motorised users are considered in further detail within Chapter 4 Receiving Environment.

Conclusion

In conclusion the proposed development in traffic terms will have a negatable impact as it involves a slight increase in terms of traffic and re-direction of existing traffic rather than being a significant traffic generator. The proposed development will provide significant benefit enabling access to future development lands using non-motorised modes which will all be assessed within their own right within this study.

2 Introduction

McAdam Design have commissioned Hoy Dorman (HD) to prepare a Traffic Assessment (TA) on behalf of Monaghan County Council (MCC) for the proposed development of lands situated to the northeast of Dublin Street. A full description of the proposed development is contained within the planning package. A key aspect of the proposed development in providing Russell Row is the proposed two-way access from Old Cross Square to all parts of the development and one-way (south-east) from the Diamond Carpark to Russell Row.

Area of Influence

The study area has been defined and described within the wider planning application package and EIAR and identified in Figure 3 below.

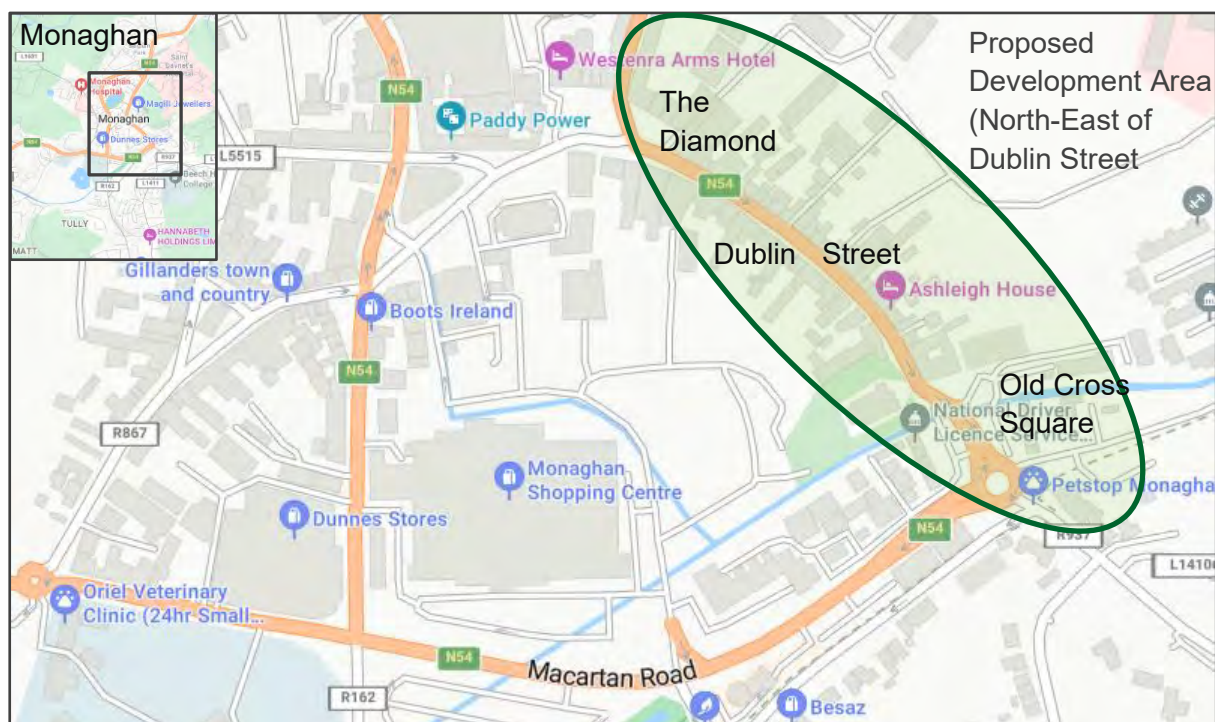


Figure 3: Proposed Project Location Plan

Scope

The scope of this TS is to evaluate the current transport environment to determine the potential transport impacts of the proposed development against the baseline conditions within the area. The assessment primarily considers the parking and open space elements of the scheme. While other aspects of the scheme will be developed separately (and subject to their own TS process) later, this scope will consider the cumulative impact of the land uses based on the available information within the surrounding road network.

3 Methodology

Our approach to the study aligns with both national and local policies and guidance frameworks. The methodology follows best practices, incorporating current standards and emerging recommendations. This approach is supported by key publications advocating this type of analysis, including:

- 'Guidelines for Traffic and Transport Assessments' by Transport Infrastructure Ireland
- 'Traffic Management Guidelines' by the Dublin Transportation Office & Department of the Environment and Local Government (May 2003)
- Monaghan County Development Plan 2019-2025

The methodology consists of various interconnected stages, outlined as follows:

Site Surveys / Audit

A site audit was conducted to consider the existing road network conditions and local infrastructure characteristics. This included evaluating the site's accessibility in terms of walking, cycling, and public transport. An inventory of the local road network was also created during this phase.

Baseline Traffic & Peak Hours

Baseline traffic was obtained from another planning application currently either approved or within planning process namely MCC Civic Offices, and Dublin Street South application. The traffic surveys were undertaken in 2022 with spot checks observed in 2023 at the Diamond and Dublin Street Roundabout to ensure no notable change in baseline traffic conditions. Peak hours for the surrounding road network were 08:00 - 09:00 and 16:45 – 17:45. This data formed the foundation for further analysis.

Development & Cumulative Traffic Generation

As part of the proposed scheme it is proposed to relocate parking spaces within the following areas.

| | Existing | Proposed |
|-------------------|------------|------------|
| Dublin Street | 25 | 17 |
| Old Cross Square | 34 | 26 |
| NEW – Russell Row | 0 | 48 |
| The Diamond | 66 | 43 |
| Totals | 125 | 134 |

Table 1: Re-Distribution of Parking within the Study Area

As the above table indicates, within the development area there will be a negligible increase in traffic generation associated with the 9 additional spaces provided. The Diamond carpark use was surveyed in 2023 and the ratios of that scale of carpark used to determine traffic generate in relation to the additional 9 spaces.

In terms of cumulative impact traffic generation, the following were considered.

- Russell Row additional development plots
- The Civil Office development (benefits from recent planning)
- Dublin Street South (planning application lodged).

Assessment Years & Trip Distribution

Assuming an opening year of 2030 and assessment years of 2035 and 2040 traffic generation within the assessment years will look at Dublin Street Roundabout in terms of cumulative impact. In terms of traffic distribution relating to the proposed parking at Russel Row, the 9 additional spaces within the area will be considered a minor re-distribution of traffic with the associated re-distribution of spaces within the study area. An assumption of 50% / 50% was made in relation of traffic approaching Russell Row to the proposed 48 new car parking spaces.

Network Impact

The specific impact of the proposed development on the local road network was analysed to identify which junctions required further assessment in accordance with Transport Infrastructure Ireland (TII) guidelines.

Network Assessment

Based on the findings from the previous stages, an operational assessment of the local road network was performed primarily in relation to the high-level assessment of cumulative impact. This structured approach ensures a comprehensive understanding of the proposed development's impact on local traffic and transport infrastructure.

4 Receiving Environment

This chapter provides an overview of the existing transport environment surrounding Dublin Street, The Diamond, The Diamond Car Park, and Old Cross Square in Monaghan Town focusing on road characteristics, parking provisions, active travel facilities, public transport services, and road conditions. Figure 4 indicates the main areas regarding receiving environment.

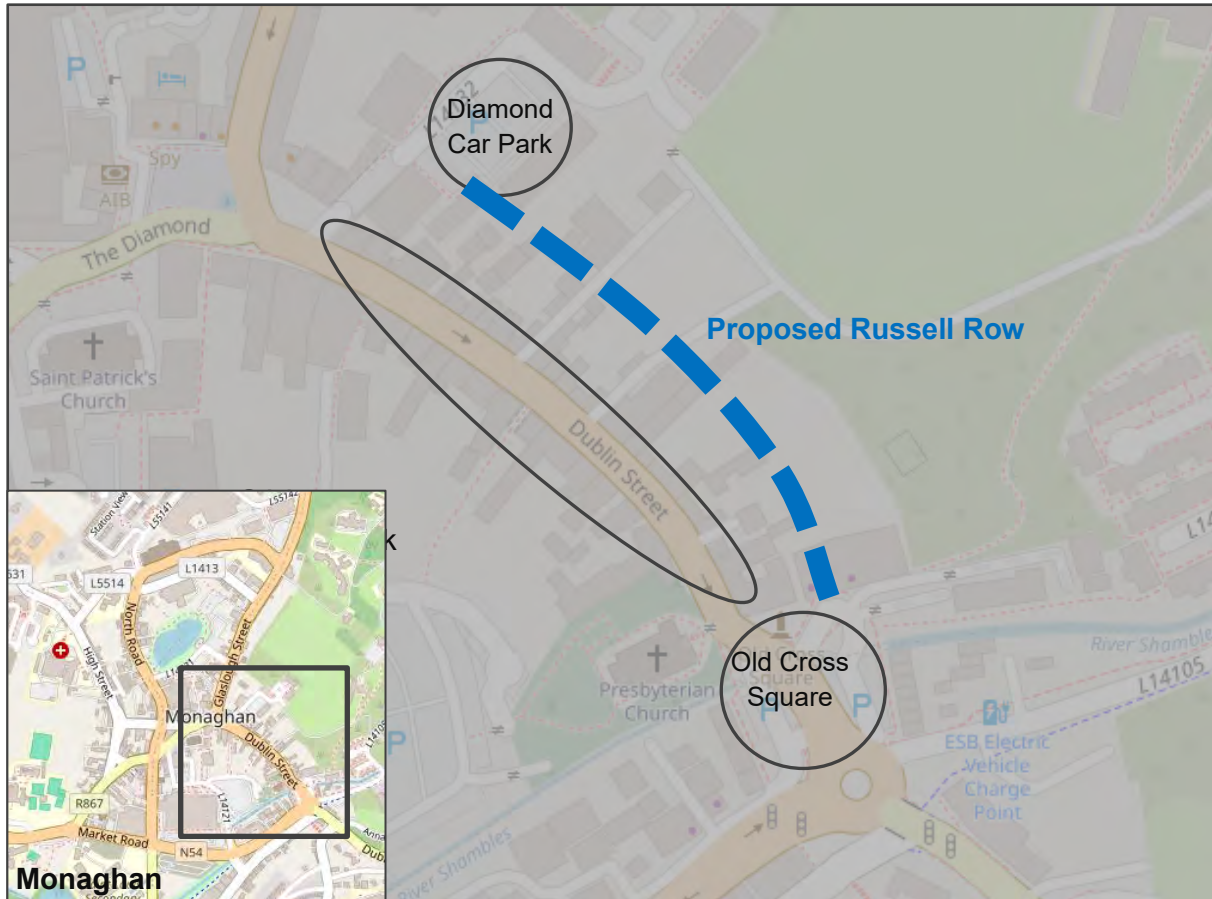


Figure 4: Proposed Russell Row Development and Key Areas

Dublin Street

Dublin Street is a primary route connecting Monaghan Town to major national roads (N54 and N2). The road surface condition is fair but shows signs of wear due to frequent vehicular use particularly from commercial traffic. The street width is narrow with limited space for on-street parking, there are no dedicated cycle lanes which restricts active travel options. The footpaths are well-maintained but narrow occasionally leading to overcrowding during peak pedestrian traffic periods.

The Diamond Junction

The Diamond is the central square and traffic hub of Monaghan Town. The road surface around The Diamond is generally in good condition, the current layout can lead to congestion during peak hours due to high pedestrian and vehicular activity.

Due to the nature of an old town layout the area has reduced dedicated cycling infrastructure

and while pedestrian crossings are well-placed the narrow road layout can create bottlenecks. Traffic management systems, including the signalised crossings, help to mitigate traffic congestion during peak periods.

The Diamond Car Park

The Diamond Car Park is a small surface-level facility with clearly marked parking bays, including disabled access spaces. The car park surface is in reasonable condition and is accessible from surrounding roads, the car park is underutilised given its off-street parking solution, it plays a key role in alleviating on-street parking pressures in The Diamond / Dublin Street and surrounding areas.

The Diamond provides parking for the staff of the National Learning Network, staff arrived in the morning between 08:30 and 09:00, they left at staggered times from 15:00 however, all vehicles associated with the building had vacated the carpark by 17:15.

There were 4 vehicles which did not leave the carpark throughout both survey days, two of which had Garda notices on them for abandonment. Between 17:30 and 18:30 it was noted that 6 vehicles were parked and the drivers and passengers walked up to the apartment buildings. Although the carpark officially has 66 parking spaces it was noted that 5 vehicles parked in front of the Chinese Take Away unit (these were counted within the survey) and a drop off in front of the old cinema was also parked in. This was not from lack of available spaces.

During the daytime there was a high turnover of vehicles associated with shoppers, the evening there was a high turnover of people using the carpark to collect take away food from various outlets.

Old Cross Square

Old Cross Square provides on-street parking for local businesses and residents. The road surface condition is adequate but shows signs of aging in sections with minor cracking and uneven patches that will benefit from the proposed scheme. The Square's layout supports moderate traffic flows, though parking demand can result in congestion during peak hours. Pedestrian access is well-supported with footpaths however, cycling infrastructure remains absent but with plans in place to address this.

This carpark had a high turnover throughout the day associated with the convenience store. It was observed that at 10am there was a yoga class in one of the buildings next to the convince store, the carpark only had 1 available space for the next, hour however no additional double parking was noted during this time. The vehicles associated with the yoga class were quickly replaced with more shoppers and taxis that were waiting for calls.

Public Transport Services

Monaghan Town is primarily served by bus transport, with services connecting the town to nearby urban centres, including Dublin, Cavan, and Enniskillen. Key bus routes and stops relevant to Dublin Street, The Diamond, and Old Cross Square include:

- Bus Éireann Route 32 Dublin to Letterkenny: The service runs circa every 2 hours during peak times and offers the same service on weekends.

| | | | | | | | | | | |
|------------------------------------|------|---------|---------|---------|---------|---------|-------|-------|-------|-------|
| Monaghan (Bus Station) | ARR. | 08:10 | 10:40 | 12:40 | 14:55 | 16:40 | 18:40 | 20:40 | 22:40 | 00:40 |
| | DEP. | 08:25 | 10:55 | 12:55 | 15:10 | 16:55 | 18:55 | 20:55 | 22:55 | 00:55 |
| Monaghan (Bus Station) | | 07:30 P | 07:45 P | 12:00 P | 14:10 P | 18:00 P | | | | |
| Monaghan (Opp Co. Council Offices) | | 07:34 | 07:48 | 12:05 | 14:15 | 18:05 | | | | |

- Bus Éireann Route 162 Monaghan to Dundalk via Castleblayney: This service runs once a day departing Monaghan Bus Station at 07:30 and arriving back at 18:30 on weekdays only.
- Bus Éireann Route 175 Monaghan to Cavan: Timetables vary depending on the day, but there are typically 5 services per day.
- Bus Éireann Route 70 Monaghan to Drogheda via Ardee: This route operates seven times per day on weekdays, with reduced services on weekends.

| | | | | | | | |
|------------------------|---------|---------|---------|---------|---------|---------|---------|
| Monaghan (Bus Station) | 06:00 P | 08:00 P | 10:10 P | 12:10 P | 14:10 P | 16:10 P | 18:15 P |
|------------------------|---------|---------|---------|---------|---------|---------|---------|

Timetables and frequency are subject to change based on the season and local demand however, these routes provide frequent and reliable service within and beyond Monaghan Town, supporting both local commuters and longer-distance travel.

TFI Local Link Routes provide the following services for Monaghan:

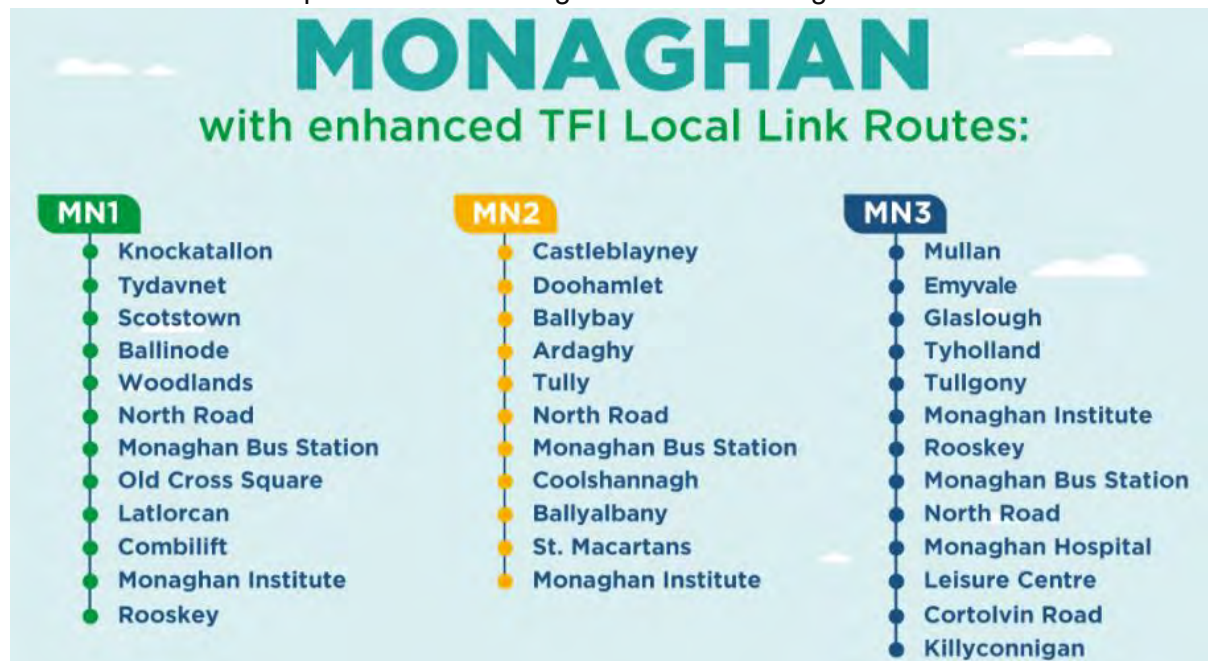


Figure 5 6: TFI Local Link Bus Routes

All 3 routes provide connectivity to Monaghan Bus Station to facilitate onward travel and provide connectivity to regional bus services.

Route MN1 to Tydavnet, with up to six daily return services Monday to Friday, and an additional evening service on Fridays. On Saturdays, the route will operate up to six daily return services, while Sundays will offer five daily return services. The enhanced MN1 route will offer improved connectivity for the communities of Knockatallon, Tydavnet, Scotstown and Ballinode with Monaghan Town also stopping at Woodlands, Dawson Street, North Road, Old

Cross Square, Cathedral, Latlorcan, Combilift, Monaghan Institute and Rooskey.

Route MN2 providing up to five daily return services Monday to Friday from Castleblayney with an additional evening service on Friday, up to six daily return services on Saturday and five daily return services on Sunday. The enhanced MN2 route will improve connectivity to the communities of Ardagh Ballybay and Doohamlet to key areas in Monaghan Town, including Tully, The Glen, Old Cross Square, Coolshannagh, Ballyalbany, St. Macartan's and Monaghan Institute.

Route MN3 operates five daily return services from Monday to Friday, including an evening service on Fridays and Saturdays. Saturday services will offer up to six daily return trips, while Sundays will feature four daily return services. The enhanced MN3 route introduces new stops at the Leisure Centre, Cortolvin Road, and Killyconigan, enhancing connectivity to Dawson Street, North Road, Monaghan Hospital Rooskey, Tullygony and the communities of Tyholland, Glaslough, Emyvale, and Mullan.

Cycling - Active Travel Proposals for Monaghan (CycleConnects)

As part of the CycleConnects initiative led by the National Transport Authority, Monaghan Town, including areas like Dublin Street, The Diamond, and Old Cross Square, will see significant upgrades to cycling infrastructure. The CycleConnects proposals aim to create a safer, more accessible network for cyclists, supporting sustainable travel across Ireland.

Planned Cycle Routes Around Dublin Street and The Diamond (Separate Schemes)

The proposed project is aligning with the CycleConnects proposals which include a comprehensive cycling network across Monaghan Town, integrating both urban and inter-urban routes. For Dublin Street, the plan outlines a connected cycle route that links Monaghan's central areas, including The Diamond and Old Cross Square, to the broader county network. This will provide safer and more convenient routes for cyclists moving through town. Key proposals for Monaghan include:

- **Urban Cycle Network:** Dedicated cycle lanes along major roads, including Dublin Street, to enhance cyclist safety and encourage cycling as an alternative to car travel.
- **Link to Greenways:** Improved connections between urban cycle routes and existing greenways (off-road paths). While not directly passing through Dublin Street, the Monaghan Greenway will provide accessible leisure cycling options near the town.
- **Pedestrian and Cyclist Enhancements:** Shared spaces with enhanced pedestrian crossings, particularly around The Diamond and Old Cross Square, to improve safety for both pedestrians and cyclists in these busy areas.

Iso – Distance Mapping

Iso-distance maps are a specialised type of spatial representation used to visualise areas that share equal distance from a specific point of interest. Unlike traditional maps that focus on geographic distance, iso-distance maps prioritize the accessibility of locations based on the distance required to reach them, considering factors such as cycleways, footpaths, transportation modes and road networks.

These maps consist of contours or bands that indicate zones of equal distance radiating from a central point. Each contour represents the number of kilometres travelled. This allows users to see the spatial relationship between a location and its surroundings in terms of accessibility rather than raw distance.

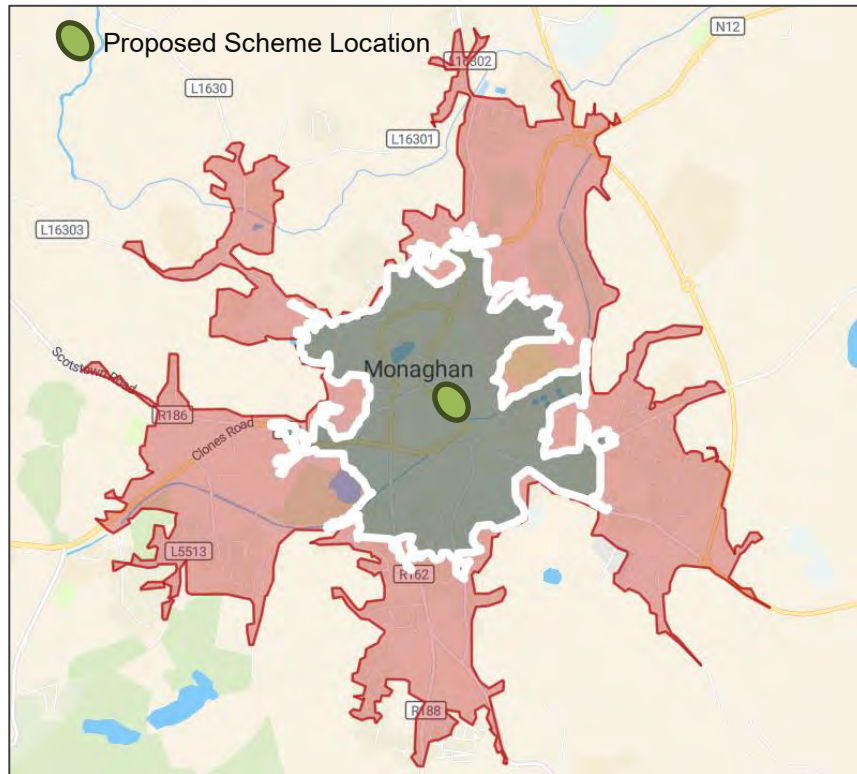


Figure 7: Walking Iso Distances 1km & 2km Combined.

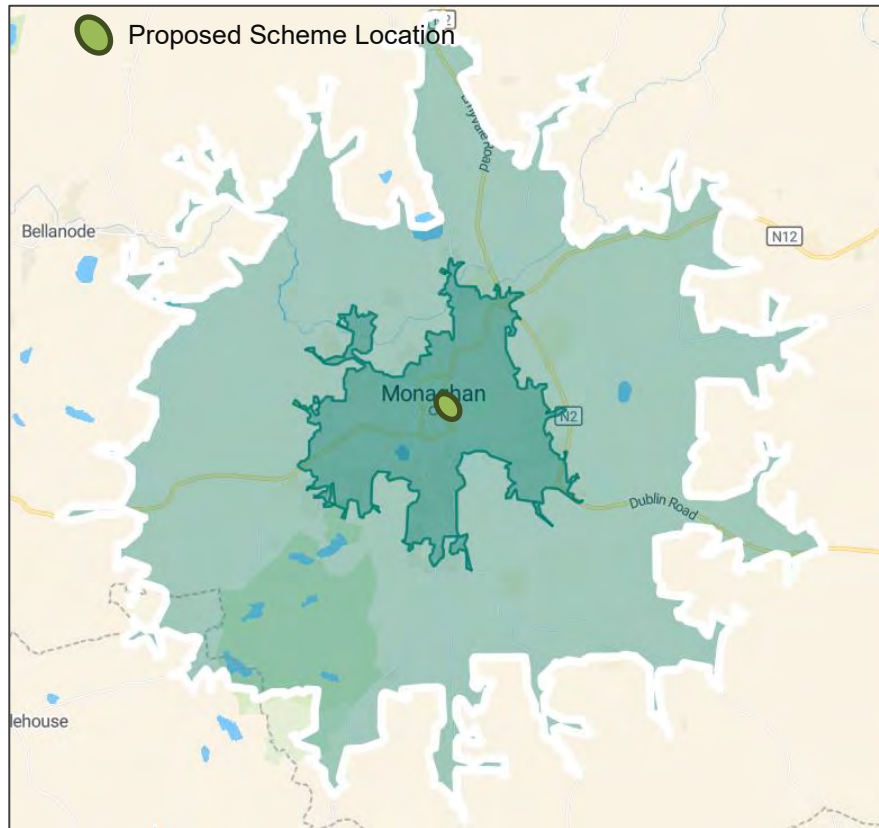


Figure 8: Cycling Iso Distances 2km & 5km Combined.

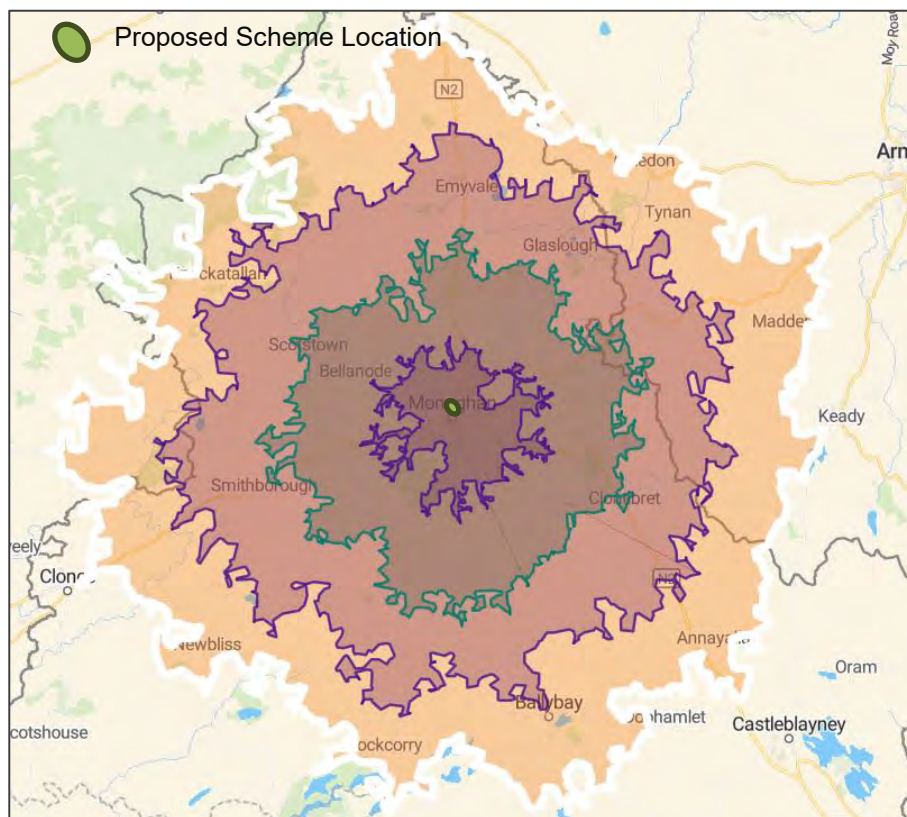


Figure 9: Driving Combined 5km, 10km, 15km & 20km Iso Distances.

5 Proposed Development

Please refer to project description within main planning application package, in terms of traffic impact the following elements are relevant.

The proposed scheme includes the development of a Russell Row link road to the northeast of Dublin Street, which will feature a 48-space car park and public open space. As part of the plan, enhancements to Dublin Street will reduce the current allocation of 25 car parking spaces to 17.

The Diamond Car Park will also undergo enhancements, with the number of parking spaces reduced from 66 to 43, alongside the introduction of a one-way access link road connecting to Russell Row.

Similarly, Old Cross Square will see its parking spaces reduced from 34 to 26, with a proposed two-way access road linking Dublin Street to Russell Row.

The reallocation of parking includes an additional 9 spaces overall within the subject area with total existing parking of 125 spaces within the subject area increasing to 134.

| | Existing | Proposed |
|-------------------|------------|------------|
| Dublin Street | 25 | 17 |
| Old Cross Square | 34 | 26 |
| NEW – Russell Row | 0 | 48 |
| The Diamond | 66 | 43 |
| Totals | 125 | 134 |

Table 2: Parking Numbers

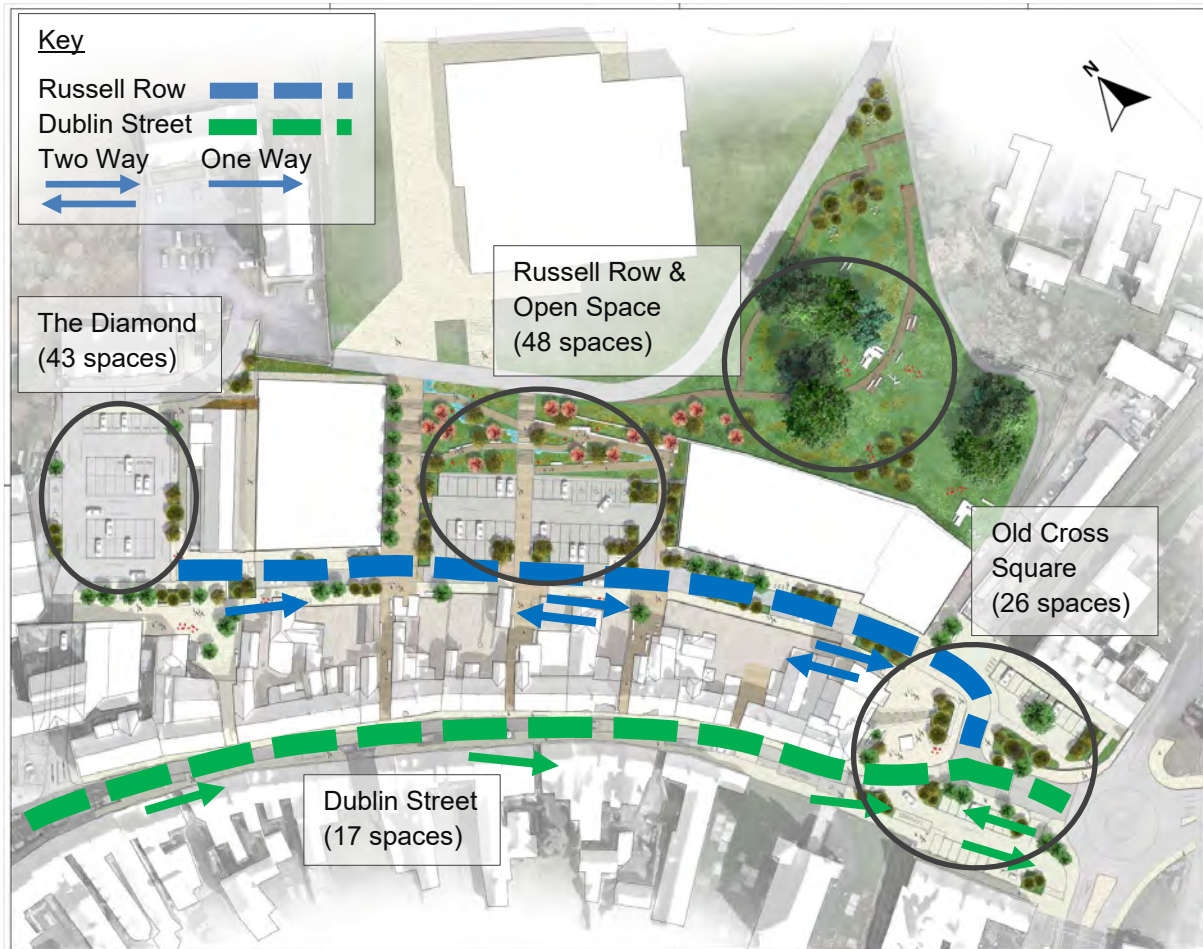


Figure 10: Parking Elements of The Proposed Scheme

6 Trip Generation & Distribution

Assessment Years and Growth Rates

In line with TII Project Appraisal Guidelines for National Roads Unit 5.3 – Travel Demand Projections (October 2016), design years of 2035 and 2040 have been used in this assessment to represent a 5-year and 10-year design horizon for studying any identified impacts of the development on the existing surrounding roads network.

- 2022 - Base Year (Survey Year).
- 2030 - Opening Year (With / Without Development).
- 2035 - Opening Year + 5 Year Forecast (With / Without Development).
- 2040 - Opening Year + 10 Year Forecast (With / Without Development).

Central growth rates were applied to the base network traffic flows to allow for a reflective analysis of the future year scenarios. This will account for general traffic growth within the area, which will increase the amount of traffic on the base network.

National Roads Authority Growth Rates were obtained from the Project Appraisal Guidelines – Unit 5.3 ‘Traffic Forecasting’ <http://www.nra.ie/policy-publications/>.

| | From Year | To Year | Growth Rate | Factor % | Notes |
|----|-----------|---------|-------------|----------|--------------|
| G1 | 2022 | 2030 | 1.09579 | 9.58 | Opening Year |
| G2 | 2022 | 2035 | 1.12178 | 12.18 | + 5 Years |
| G3 | 2022 | 2040 | 1.14839 | 14.84 | + 10 Years |

Table 3: Growth Rates

The baseline traffic growth factors predicted by TII do not consider any national targets as per the 2023 Climate Action Plan to reduce vehicular kilometres on our roads by 20% However, for a robust assessment no reduction to the above TII forecast traffic growth factors has been applied.

Traffic Generation

Traffic generation has been generated using the surveys of the existing carparking within The Diamond car park. The numbers of vehicles parked were then factored down to generate a daily expected parking profile for the proposed 48 space Russel Row carpark.

It is expected 1 vehicle will be generated in the AM peak and 6 vehicles in the PM peak on a typical day. Details of the proposed traffic generation are contained in Appendix A.

Traffic Distribution

Given the extremely low levels of traffic generated by the proposed development i.e. 9 additional parking spaces the traffic distribution to the existing road network has been assumed 50% / 50% split from the North and South respectively. However, in terms of impact on the receiving environment all vehicles could arrive from a single direction is insignificant as traffic generation is so low.

7 Network Assessment

Figure 10 illustrates the network junctions which were considered as part of this study with the referencing carried out throughout the document, flow diagrams, modelling etc.

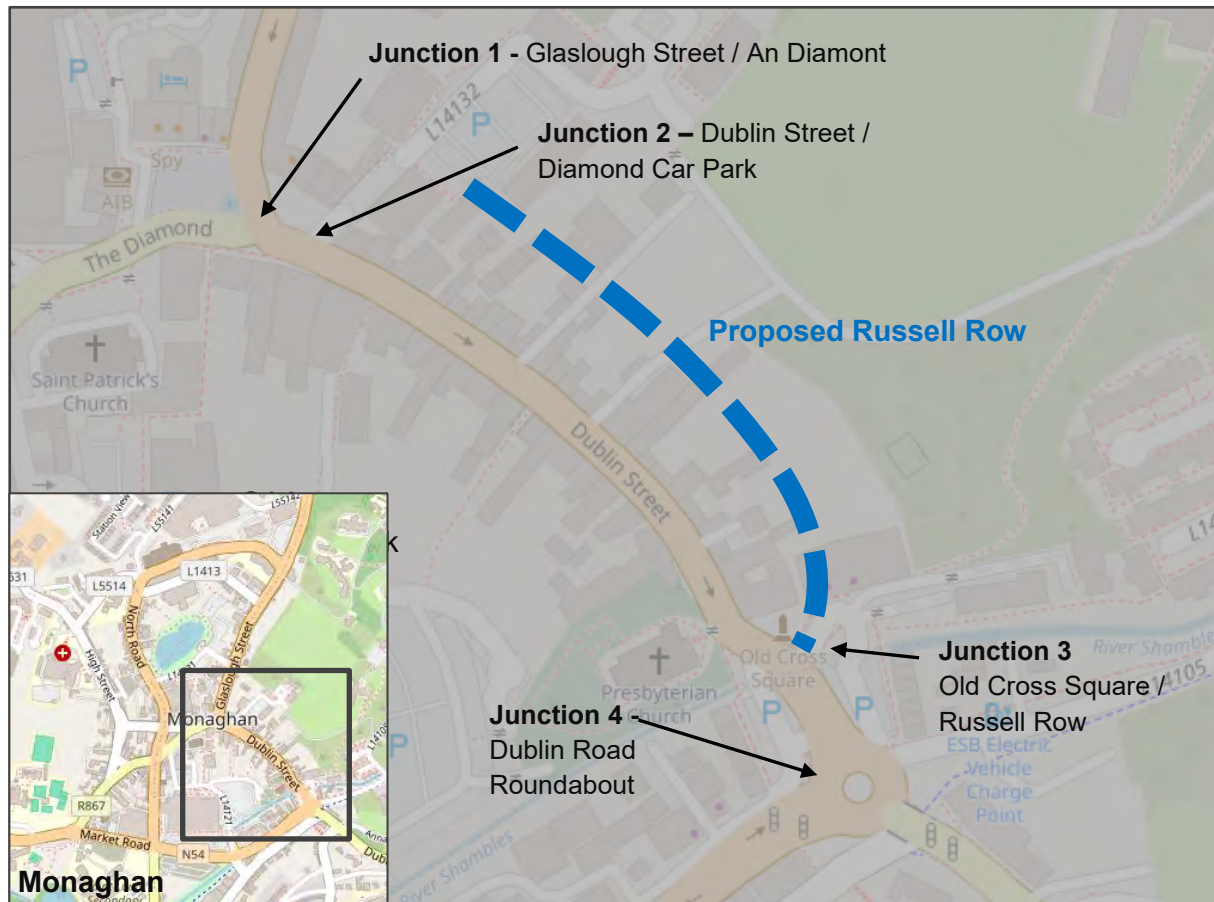


Figure 11: Network Junctions References

Impact on Surrounding Road Network

An impact is considered significant if the development-generated traffic exceeds 10% on normal networks or 5% on congested networks. Regardless of percentage impacts given the existing traffic on the existing junction at Old Cross Square the PM impact on arm B of junction 3 indicates a 40% increase. However, the percentage increase seems high due to the current traffic levels being so low i.e. existing traffic on arm B of junction 3 = 11 vehicles at opening year rising to 18 post construction and operational phase.

Please refer to Table 4 which is extracted from the flow diagrams contained in Appendix A. Junction 3 (Old Cross Square / Russell Row) was the only junction modelled as part of this proposed application. The impact on other junctions was negligible.

| | | JUNCTIONS IMPACT | | | | | | | | | | | | | |
|--|-------------------------|------------------|------|------|------------|------|------|------------|------|-------|------------|------|------|------|------|
| | | JUNCTION 1 | | | JUNCTION 2 | | | JUNCTION 3 | | | JUNCTION 4 | | | | |
| | | A | B | C | A | B | C | A | B | C | A | B | C | D | |
| J02 = Committed Development - Civil Offices, ALDI, Dublin Street South | Junction Arm Reference | | | | | | | | | | | | | | |
| | FD_001 = 2022 Base Year | AM | 606 | 580 | 394 | 395 | 28 | 375 | 375 | 14 | 381 | 399 | 27 | 1264 | 972 |
| | | PM | 694 | 666 | 538 | 576 | 126 | 506 | 506 | 11 | 511 | 548 | 30 | 1256 | 898 |
| | | AM | 8 | 8 | 16 | 16 | 0 | 16 | 16 | 0 | 16 | 16 | 72 | 43 | 31 |
| | | PM | 1 | 1 | 2 | 2 | 0 | 2 | 2 | 0 | 2 | 2 | 62 | 134 | 110 |
| | | AM | 664 | 636 | 432 | 433 | 31 | 411 | 411 | 14 | 417 | 437 | 22 | 1377 | 1065 |
| FD_003 = 2030 Opening Year Factored from 2022 | | PM | 760 | 730 | 590 | 631 | 138 | 554 | 554 | 11 | 559 | 600 | 28 | 1372 | 984 |
| | | AM | 3 | 3 | 5 | 1 | 1 | 0 | 0 | 1 | 1 | 16 | 0 | 6 | 10 |
| FD_004 = Development Flows (Car Park) | | PM | 3 | 3 | 5 | 2 | 2 | 0 | 0 | 7 | 7 | 17 | 0 | 10 | 7 |
| | | AM | 675 | 646 | 453 | 450 | 32 | 427 | 427 | 15 | 434 | 469 | 94 | 1426 | 1106 |
| Combined Opening Year Flows - 2030 + Committed + Development | | PM | 764 | 733 | 597 | 635 | 140 | 556 | 556 | 18 | 569 | 619 | 90 | 1516 | 1101 |
| | | AM | 0.4% | 0.4% | 1.1% | 0.2% | 3.2% | 0.0% | 0.0% | 7.7% | 0.3% | 3.4% | 0.0% | 0.4% | 0.9% |
| % Impact of Dev Flows on Opening Year Base - 2030 | | PM | 0.3% | 0.3% | 0.8% | 0.3% | 1.4% | 0.0% | 0.0% | 40.4% | 1.3% | 2.7% | 0.0% | 0.7% | 0.6% |

Table 4: Network Percentage Impact

Traffic Modelling

Although it appears obvious the impact of such a low volume of generated traffic will have in terms of modelling the percentage impact did exceed 10% and therefore Junction 3 was modelled using PICADY software with the results contained in Figure

| | AM | | | | | | | | | PM | | | | | | | | |
|-------------|---|-------------|-----------------|-----------|------|-----|--------------------|---------------|---------------------------|--------|-------------|-----------------|-----------|------|---------------|--------------------|--------------|---------------------------|
| | Set ID | Queue (PCU) | 95% Queue (PCU) | Delay (s) | RFC | LOS | Junction Delay (s) | Junction LOS | Network Residual Capacity | Set ID | Queue (PCU) | 95% Queue (PCU) | Delay (s) | RFC | LOS | Junction Delay (s) | Junction LOS | Network Residual Capacity |
| | Base Year 2022 | | | | | | | | | | | | | | | | | |
| Stream B-AC | D1 | 0.0 | 0.5 | 7.13 | 0.01 | A | 0.11 | A | 392 % | D10 | 0.0 | ~1 | 0.00 | 0.00 | A | 0.00 | A | 900 % |
| Stream C-B | | 0.0 | ~1 | 0.00 | 0.00 | A | | [Stream B-AC] | 0.0 | | ~1 | 0.00 | 0.00 | A | □ | | | |
| | Opening Year 2030 | | | | | | | | | | | | | | | | | |
| Stream B-AC | D2 | 0.0 | 0.5 | 7.28 | 0.01 | A | 0.11 | A | 349 % | D11 | 0.0 | ~1 | 0.00 | 0.00 | A | 0.00 | A | 900 % |
| Stream C-B | | 0.0 | ~1 | 0.00 | 0.00 | A | | [Stream B-AC] | 0.0 | | ~1 | 0.00 | 0.00 | A | □ | | | |
| | Development Traffic | | | | | | | | | | | | | | | | | |
| Stream B-AC | D3 | 0.0 | ~1 | 0.00 | 0.00 | A | 0.00 | F | 900 % | D12 | 0.0 | ~1 | 0.00 | 0.00 | A | 0.00 | F | 900 % |
| Stream C-B | | 0.0 | ~1 | 0.00 | 0.00 | A | | □ | 0.0 | | ~1 | 0.00 | 0.00 | A | □ | | | |
| | Opening Year 2030 + Dev Flows | | | | | | | | | | | | | | | | | |
| Stream B-AC | D4 | 0.0 | 0.5 | 7.28 | 0.01 | A | 0.21 | A | 348 % | D13 | 0.0 | 0.5 | 7.92 | 0.02 | A | 0.22 | A | 231 % |
| Stream C-B | | 0.0 | 0.5 | 7.33 | 0.01 | A | | [Stream B-AC] | 0.0 | | 0.5 | 7.98 | 0.02 | A | [Stream B-AC] | | | |
| | + 5 years - Assessment year 2035 + Dev Flows | | | | | | | | | | | | | | | | | |
| Stream B-AC | D5 | 0.0 | 0.5 | 7.32 | 0.02 | A | 0.21 | A | 337 % | D14 | 0.0 | 0.5 | 7.38 | 0.02 | A | 0.31 | A | 322 % |
| Stream C-B | | 0.0 | 0.5 | 7.37 | 0.01 | A | | [Stream B-AC] | 0.0 | | 0.5 | 7.40 | 0.02 | A | [Stream B-AC] | | | |
| | + 10 years - Assessment year 2040 + Dev Flows | | | | | | | | | | | | | | | | | |
| Stream B-AC | D6 | 0.0 | 0.5 | 7.36 | 0.02 | A | 0.21 | A | 327 % | D15 | 0.0 | 0.5 | 8.05 | 0.02 | A | 0.22 | A | 216 % |
| Stream C-B | | 0.0 | 0.5 | 7.41 | 0.01 | A | | [Stream B-AC] | 0.0 | | 0.5 | 8.10 | 0.02 | A | [Stream B-AC] | | | |

Table 5: Modelling Results for Junction 3

The results of the modelling demonstrate that the proposed development has no impact. Detailed modelling outputs are contained in Appendix B. As can be seen within the modelling results the additional traffic will have marginal impact on the junction in terms of capacity. There remains significant capacity at the junction.

Mitigation Strategy

The new proposed junction of Russell Row and Dublin Street will be designed to an appropriate standard to facilitate all users. Given the negligible increase in traffic the mitigation is the junction design itself.

8 Cumulative Impacts / Committed Development

Future Development Plots 1 & 2 on Russel Row

To ensure a robust assessment as a form of sensitivity the traffic generation from Plot 1, 2A and 2B as outlined in Figure 8 have also been taken into consideration.

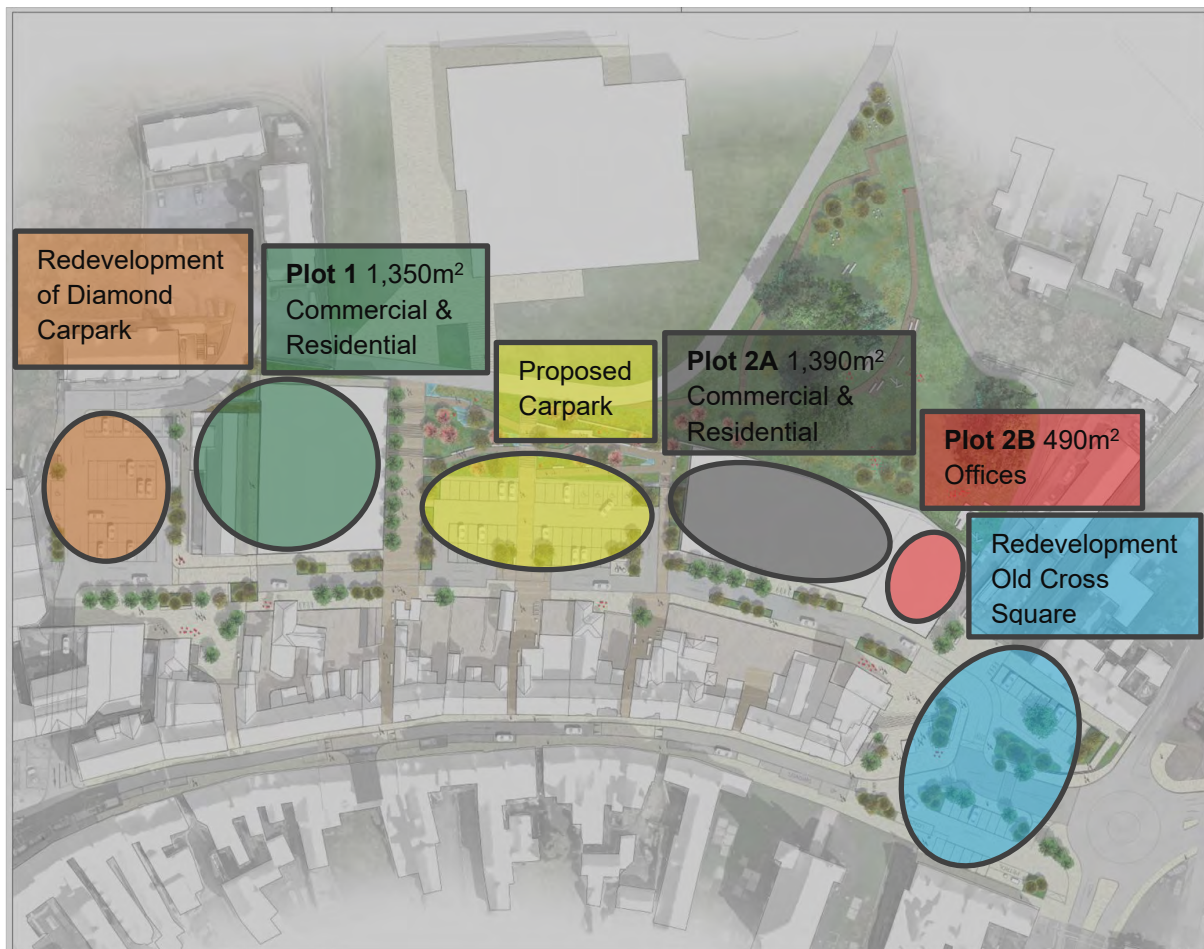


Figure 1213: 14Dublin Street North Regeneration Masterplan

Traffic generation for the above plots were calculated as follows:

| Dublin Street North | | | | | AM | | | PM | | |
|--|----------------------|-------|------------|--------------------------|---------|-----------|-------|---------|-----------|-------|
| Location | Land Use | Total | TRICS Unit | Units (no.) / Area (sqm) | ARRIVAL | DEPARTURE | TOTAL | ARRIVAL | DEPARTURE | TOTAL |
| 1 | Residential | 1665 | Per Unit | No. Units 20 | 2 | 6 | 8 | 7 | 4 | 11 |
| | Retail - Local Shops | 311 | | 311 | 3 | 2 | 5 | 3 | 4 | 7 |
| 2A | Residential | 2475 | Per Unit | No. Units 31 | 4 | 9 | 13 | 11 | 6 | 18 |
| | Retail - Local Shops | 273 | | 273 | 2 | 2 | 4 | 3 | 3 | 6 |
| 2B | Retail - Local Shops | 490 | | 490 | 4 | 3 | 7 | 5 | 6 | 12 |
| Total | | | | | 15 | 23 | 38 | 30 | 24 | 54 |
| Retail trips discounted by 70% to account for local walk in and dual purpose trips | | | | | | | | | | |

Table 6: Traffic Generation for Additional Plots

The now approved Civic Centre has been taken into consideration as committed development.

| Civic Centre | | | | | AM | | | PM | | |
|--|---------------|-------|-------------|--------------------------|---------|-----------|-------|---------|-----------|-------|
| Location | Land Use | Total | TRICS Unit | Units (no.) / Area (sqm) | ARRIVAL | DEPARTURE | TOTAL | ARRIVAL | DEPARTURE | TOTAL |
| 1 | Civic Offices | 5601 | per 100 sqm | 5601 | 64 | 7 | 71 | 4 | 57 | 61 |
| Retail trips discounted by 70% to account for local walk in and dual purpose trips | | | | | | | | | | |

Table 7: Traffic Generation for Civic Centre

The above traffic generation was added to the flow diagrams to give an overall percentage impact of the potential three development plots and of the approved Civic Centre. Please refer to Appendix A for flow diagrams.

| Junction Arm Reference | | JUNCTIONS IMPACT | | | | | | | | | | | | | |
|--|--|------------------|------|------|------------|------|-------|------------|------|------|------------|------|------|------|------|
| | | JUNCTION 1 | | | JUNCTION 2 | | | JUNCTION 3 | | | JUNCTION 4 | | | | |
| | | A | B | C | A | B | C | A | B | C | A | B | C | D | |
| FD_005 = Development Plots | | AM | 4 | 4 | 7 | 7 | 7 | 0 | 0 | 23 | 23 | 23 | 0 | 19 | 4 |
| | | PM | 6 | 6 | 11 | 11 | 11 | 0 | 0 | 35 | 35 | 35 | 0 | 28 | 7 |
| Combined Opening Year Flows - 2030 + Committed + Development | | AM | 675 | 646 | 453 | 450 | 32 | 427 | 427 | 15 | 434 | 469 | 94 | 1417 | 1097 |
| | | PM | 764 | 733 | 597 | 635 | 140 | 556 | 556 | 18 | 569 | 619 | 90 | 1424 | 1009 |
| % Impact of Dev Flows on Opening Year Base - 2030 | | AM | 0.6% | 0.6% | 1.7% | 1.7% | 23.7% | 0.0% | 0.0% | 150% | 5.2% | 4.8% | 0.4% | 1.3% | 0.3% |
| | | PM | 0.7% | 0.8% | 1.9% | 1.8% | 8.1% | 0.0% | 0.0% | 191% | 6.2% | 5.7% | 0.1% | 2.0% | 0.7% |

Table 8: Percentage Impact of Potential Additional Plots & Approved Civic Centre

As demonstrated in Table 8 junctions 2, 3 and 4 have arms that are above 5% however it should be noted that these individual plots will be subject to their own Transport Assessments at time of respective planning applications.

The modelling software was rerun to include the committed development and the potential additional development plots.

| AM | | | | | |
|--|--------|-------------|-----------|------|-----|
| | Set ID | Queue (PCU) | Delay (s) | RFC | LOS |
| 2022 Base | | | | | |
| A - Macartan Road | D1 | 2.8 | 26.02 | 0.74 | D |
| B - Old Cross Square (N) | | 2.6 | 25.02 | 0.72 | D |
| C - Slí Ógie Uí Dhufaigh | | 0.0 | 16.02 | 0.04 | C |
| D - Old Cross Square (S) | | 8.8 | 50.05 | 0.91 | F |
| 2030 - Opening Year | | | | | |
| A - Macartan Road | D2 | 3.7 | 31.62 | 0.80 | D |
| B - Old Cross Square (N) | | 4.1 | 36.27 | 0.81 | E |
| C - Slí Ógie Uí Dhufaigh | | 0.1 | 17.12 | 0.05 | C |
| D - Old Cross Square (S) | | 21.0 | 102.59 | 1.01 | F |
| 2035 - Ass Year + 5 | | | | | |
| A - Macartan Road | D3 | 4.1 | 34.35 | 0.81 | D |
| B - Old Cross Square (N) | | 4.7 | 40.96 | 0.84 | E |
| C - Slí Ógie Uí Dhufaigh | | 0.1 | 17.43 | 0.05 | C |
| D - Old Cross Square (S) | | 26.8 | 124.28 | 1.03 | F |
| 2040 - Ass Year + 10 | | | | | |
| A - Macartan Road | D4 | 4.5 | 37.54 | 0.83 | E |
| B - Old Cross Square (N) | | 5.5 | 46.89 | 0.86 | E |
| C - Slí Ógie Uí Dhufaigh | | 0.1 | 17.75 | 0.05 | C |
| D - Old Cross Square (S) | | 33.8 | 149.57 | 1.06 | F |
| Committed Development | | | | | |
| A - Macartan Road | D5 | 0.1 | 7.36 | 0.06 | A |
| B - Old Cross Square (N) | | 0.0 | 5.70 | 0.03 | A |
| C - Slí Ógie Uí Dhufaigh | | 0.0 | 9.73 | 0.02 | A |
| D - Old Cross Square (S) | | 0.0 | 5.28 | 0.05 | A |
| Development Flows | | | | | |
| A - Macartan Road | D6 | 0.0 | 6.96 | 0.01 | A |
| B - Old Cross Square (N) | | 0.0 | 5.84 | 0.01 | A |
| C - Slí Ógie Uí Dhufaigh | | 0.0 | 0.00 | 0.00 | A |
| D - Old Cross Square (S) | | 0.0 | 0.00 | 0.00 | A |
| Development Plots | | | | | |
| A - Macartan Road | D7 | 0.0 | 0.00 | 0.00 | A |
| B - Old Cross Square (N) | | 0.0 | 5.81 | 0.02 | A |
| C - Slí Ógie Uí Dhufaigh | | 0.0 | 0.00 | 0.00 | A |
| D - Old Cross Square (S) | | 0.0 | 5.23 | 0.01 | A |
| Combined Opening Year 2030 (Base+Committed Dev) | | | | | |
| A - Macartan Road | D8 | 5.2 | 42.81 | 0.85 | E |
| B - Old Cross Square (N) | | 5.7 | 49.78 | 0.87 | E |
| C - Slí Ógie Uí Dhufaigh | | 0.1 | 17.71 | 0.08 | C |
| D - Old Cross Square (S) | | 32.6 | 145.21 | 1.05 | F |
| Combined Opening Year 2030 + Development Floes | | | | | |
| A - Macartan Road | D9 | 5.7 | 46.24 | 0.86 | E |
| B - Old Cross Square (N) | | 6.3 | 54.06 | 0.88 | F |
| C - Slí Ógie Uí Dhufaigh | | 0.1 | 17.81 | 0.08 | C |
| D - Old Cross Square (S) | | 33.8 | 149.62 | 1.06 | F |
| Combined Opening Year 2030 + Dev Flows + Dev Plots | | | | | |
| A - Macartan Road | D10 | 5.8 | 47.44 | 0.87 | E |
| B - Old Cross Square (N) | | 8.0 | 65.59 | 0.92 | F |
| C - Slí Ógie Uí Dhufaigh | | 0.1 | 18.04 | 0.09 | C |
| D - Old Cross Square (S) | | 36.9 | 160.89 | 1.07 | F |

| PM | | | | | |
|--|--------|-------------|-----------|------|-----|
| | Set ID | Queue (PCU) | Delay (s) | RFC | LOS |
| 2022 Base | | | | | |
| A - Macartan Road | D1 | 3.0 | 21.05 | 0.76 | C |
| B - Old Cross Square (N) | | 6.4 | 46.07 | 0.88 | E |
| C - Slí Ógie Uí Dhufaigh | | 0.2 | 26.02 | 0.15 | D |
| D - Old Cross Square (S) | | 10.0 | 89.07 | 0.95 | F |
| 2030 - Opening Year | | | | | |
| A - Macartan Road | D2 | 3.1 | 21.18 | 0.76 | C |
| B - Old Cross Square (N) | | 7.9 | 55.42 | 0.91 | F |
| C - Slí Ógie Uí Dhufaigh | | 0.2 | 26.59 | 0.15 | D |
| D - Old Cross Square (S) | | 30.6 | 211.00 | 1.09 | F |
| 2035 - Ass Year + 5 | | | | | |
| A - Macartan Road | D3 | 3.8 | 24.75 | 0.80 | C |
| B - Old Cross Square (N) | | 14.8 | 94.71 | 0.99 | F |
| C - Slí Ógie Uí Dhufaigh | | 0.2 | 28.85 | 0.17 | D |
| D - Old Cross Square (S) | | 44.7 | 332.89 | 1.15 | F |
| 2040 - Ass Year + 10 | | | | | |
| A - Macartan Road | D4 | 4.7 | 29.70 | 0.83 | D |
| B - Old Cross Square (N) | | 26.2 | 149.88 | 1.05 | F |
| C - Slí Ógie Uí Dhufaigh | | 0.2 | 30.32 | 0.19 | D |
| D - Old Cross Square (S) | | 58.7 | 457.48 | 1.20 | F |
| Committed Development | | | | | |
| A - Macartan Road | D5 | 0.0 | 0.00 | 0.00 | A |
| B - Old Cross Square (N) | | 0.0 | 0.00 | 0.00 | A |
| C - Slí Ógie Uí Dhufaigh | | 0.2 | 13.86 | 0.19 | B |
| D - Old Cross Square (S) | | 0.0 | 0.00 | 0.00 | A |
| Development Flows | | | | | |
| A - Macartan Road | D6 | 0.0 | 0.00 | 0.00 | A |
| B - Old Cross Square (N) | | 0.0 | 4.76 | 0.02 | A |
| C - Slí Ógie Uí Dhufaigh | | 0.0 | 0.00 | 0.00 | A |
| D - Old Cross Square (S) | | 0.0 | 0.00 | 0.00 | A |
| Development Plots | | | | | |
| A - Macartan Road | D7 | 0.0 | 0.00 | 0.00 | A |
| B - Old Cross Square (N) | | 0.0 | 4.81 | 0.03 | A |
| C - Slí Ógie Uí Dhufaigh | | 0.0 | 0.00 | 0.00 | A |
| D - Old Cross Square (S) | | 0.0 | 8.39 | 0.02 | A |
| Combined Opening Year 2030 (Base+Committed Dev) | | | | | |
| A - Macartan Road | D8 | 3.1 | 21.39 | 0.77 | C |
| B - Old Cross Square (N) | | 8.2 | 57.52 | 0.92 | F |
| C - Slí Ógie Uí Dhufaigh | | 1.1 | 48.90 | 0.54 | E |
| D - Old Cross Square (S) | | 32.6 | 226.32 | 1.10 | F |
| Combined Opening Year 2030 + Development Flows | | | | | |
| A - Macartan Road | D9 | 3.2 | 21.55 | 0.77 | C |
| B - Old Cross Square (N) | | 10.0 | 67.86 | 0.94 | F |
| C - Slí Ógie Uí Dhufaigh | | 1.1 | 50.08 | 0.55 | F |
| D - Old Cross Square (S) | | 34.7 | 245.78 | 1.11 | F |
| Combined Opening Year 2030 + Dev Flows + Dev Plots | | | | | |
| A - Macartan Road | D10 | 3.3 | 22.08 | 0.77 | C |
| B - Old Cross Square (N) | | 14.9 | 93.47 | 0.99 | F |
| C - Slí Ógie Uí Dhufaigh | | 1.2 | 52.02 | 0.56 | F |
| D - Old Cross Square (S) | | 38.3 | 278.42 | 1.12 | F |

Table 9: Modelling Outputs Committed Development

As demonstrated in Table 9 the development plots have no material change on the 2030 factored modelling+ however, Junction 4 requires redevelopment without the proposed scheme. There is sufficient residual capacity at Junction 3.

South Dublin Street & Backlands - New Aldi Store Development

Two planned development schemes have been incorporated into this traffic assessment, as outlined below:

South Dublin Street & Backlands Regeneration Project (ABP Ref. JA18.314501):

- This project focuses on a significant urban renewal initiative in Monaghan town centre, involving the demolition of existing buildings, the creation of a new street and civic space (Charles Gavan Duffy Place), and enhancements to the public realm along South Dublin Street. Planned improvements include updated paving, lighting, drainage, and other related infrastructure. Although the project does not introduce additional traffic to the network, it is predicted there will be a net reduction in traffic at the Old Cross Square Roundabout, with an estimated decrease of 30 vehicles during the AM peak and 67 vehicles in the PM peak hour.

New Aldi Store Development (Planning Reference 17453 / 22240, ABP Ref. PL18.301542):

- This proposal includes a new Aldi store west of the Old Cross Square junction.

Table 10 illustrates and comments on the wider cumulative impact of both committed development and future schemes. Traffic modelling has been undertaken in relation to this application in relation to the additional 9 parking spaces and for the development plots.

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| Phase | Development (s) | Development (s) | Opening Year | Assessment | Traffic Impact |
|-------|---|--|----------------|---|---|
| 1 | Proposed Development i.e. addition of 9no car parking spaces | Dublin St North | 2030 (Approx.) | Quantitative Assessment – Traffic modelling | Virtually no traffic impacts as the scheme only adds 10no car parking spaces. Junction 3 modelling demonstrates no issues relating to capacity at this junction. Refer to Section 7 Network Assessment of this study for results. |
| 2 | Cumulative 1 Committed Development | Dublin St North + Civic Offices + Aldi | 2030 (Approx.) | Quantitative Assessment – Traffic Modelling | As above. Noted that Civic Offices and Aldi will increase ‘saturation’ at the roundabout, but both schemes are treated as committed developments and their traffic impacts have been assessed at planning stage in their own right. Furthermore, the traffic generation has been included within opening year traffic volumes for this scheme as respective schemes will be operational at time of opening this subject planning application. |
| 3 | Cumulative 2 Committed Development + Applications submitted but not yet determined. | Dublin St North + Civic Offices + Aldi + Dublin St South | 2030 (Approx.) | Qualitative Assessment. DSS has negative traffic generation so we can say no impact on roundabout | No additional impact to above as the Dublin Street South proposal has a reduction of generated traffic on Dublin Street. However, traffic generated by the Dublin Street South scheme has been included within the opening year 2030 base flows as its assumed that scheme will be in place in advance of this application proposal. |

| Phase | Development (s) | Development (s) | Opening Year | Assessment | Traffic Impact |
|-------|--|---|------------------------------|--|---|
| 4a | Cumulative 3 As above + DSN Development Plots | Dublin St North + Civic Offices + Dublin St South + DSN Development Plots | Not known at this time | Quantitative Assessment – Traffic Modelling. | Dublin Street North Developments will be subject to their own traffic assessments as part of the planning stage. Furthermore, the generated traffic numbers are very low and will not have a significant impact on the surrounding road network. |
| 4b | Cumulative 4 As above + DSS Plots + Roosky Masterplan lands | Dublin St North + Civic Offices + Dublin St South + DSN Development Plots + (Roosky Lands + DSS Development Plots) | Not known at this time | Qualitative Assessment | The wider Roosky Masterplan lands are not expected to have a significant impact on the Dublin Street North development. When the Roosky Masterplan is implemented modifications to the Dublin Street Roundabout would be required to cater for the additional future demand. |

Table 1011: Wider Cumulative Impact of Committed Development

Considered Assessment of Dublin Street Roundabout

The current roundabout configuration is expected to remain suitable through the 2030 opening year and potentially until the 2035 future design year, provided the phasing schedule outlined in this report for the masterplan lands is followed. Beyond this period, the analysis of junction modelling results indicates that adjustments to the existing junction layout would be necessary to accommodate increased future demand.

While this study acknowledges the wider Roosky Masterplan will have an impact on the Dublin Street Roundabout, consideration of modifications should be considered as part of future planning applications.

9 Construction Phase

Impact Projection Methodology

The project will involve the use of heavy construction vehicles and machinery. Traffic management arrangements will be in place including a Traffic Management Plan to consider both onsite and offsite traffic related control measures. The Traffic Management plan will clearly outline the proposals for minimising the impact of his site traffic on the public, the project stakeholders and local property owners.

Monaghan County Council will ensure that any traffic management systems in place on the site access roads are included in the traffic management and safety plan particularly in relation to traffic movements at the entrance to the site. The plan will also comply with Cavan County Council and An Garda Síochána requirements. Temporary Road Signage will be placed as per current guidelines.

All works impacting on public roads surrounding the site should be conducted in compliance with all relevant statutory procedures.

The outline construction programme is set out below:

| ID | Task Mode | Task Name | Duration | Start | Finish | Predecessors | Resource Names |
|----|-----------|---|-----------------|---------------------|--------------------------|--------------|----------------------------|
| 1 | | | | | | | |
| 2 | | DSN CONSTRUCTION PROGRAMME | 690 days | Mon 06/01/25 | Fri 27/08/27 | | |
| 3 | | Site Clearance, Demolitions, Reduced Levels - Phase 1 | 60 days | Mon 06/01/25 | Fri 28/03/25 | | |
| 4 | | Scrub, vegetation, loose materials | 2 wks | Mon 06/01/25 | Fri 17/01/25 | | General Construct |
| 5 | | Above ground - Buildings Demolition, incl crushing & export (incl Haul Rd - OSC to Russell Row) | 4 wks | Mon 20/01/25 | Fri 14/02/25 4 | | McA to Quantify Plant |
| 6 | | Below ground - foundations, incl crushing, concrete / rock breaking & export | 2 wks | Mon 17/02/25 | Fri 28/02/25 5 | | McA to Quantify Plant |
| 7 | | Russell Row, Development Plots, Events Space, Tiered Garden - reduce levels | 4 wks | Mon 03/03/25 | Fri 28/03/25 6 | | McA to Quantify Plant |
| 8 | | Works Construction - Phase 1 | 340 days | Mon 31/03/25 | Fri 17/07/26 | | |
| 9 | | Diamond Car Park, Russell Row, Development Plots, Events Space, Tiered Garden - construction works to subbase levels, incl utilities, drainage, kerbing & | 42 wks | Mon 31/03/25 | Fri 16/01/26 7 | | General Construction Plant |
| 10 | | Reduced levels dig Russell Row>OSC & OSC, incl export of material off site | 6 wks | Mon 19/01/26 | Fri 27/02/26 9 | | McA to Quantify Plant |
| 11 | | Russell Row>OSC & OSC - construction works to subbase levels, incl utilities, drainage, kerbing & boundary walls / | 20 wks | Mon 02/03/26 | Fri 17/07/26 10 | | General Construction Plant |
| 12 | | Works Construction - Phase 2 | 200 days | Mon 02/03/26 | Fri 04/12/26 | | |
| 13 | | Diamond Car Park, Russell Row, Development Plots, Events Space, Tiered Garden - Surfacing, Landscaping, Paving, | 30 wks | Mon 02/03/26 | Fri 25/09/26 10 | | General Construction Plant |
| 14 | | Russell Row>OSC & OSC - Surfacing, Landscaping, Paving, Street Furniture | 20 wks | Mon 20/07/26 | Fri 04/12/26 11 | | General Construction |
| 15 | | Works Construction - Phase 3 | 120 days | Mon 07/12/26 | Fri 21/05/27 | | |
| 16 | | Dublin St - incl utilities, drainage, kerbing | 17 wks | Mon 07/12/26 | Fri 02/04/27 14 | | General Construct |
| 17 | | Dublin St - Surfacing, Landscaping, Paving, Street Furniture | 17 wks | Mon 25/01/27 | Fri 21/05/27 16FS-10 wks | | General Construction |
| 18 | | Works Construction - Phase 4 | 50 days | Mon 24/05/27 | Fri 30/07/27 | | |
| 19 | | Community Garden | 10 wks | Mon 24/05/27 | Fri 30/07/27 17 | | General Construct |
| 20 | | Works Construction - Phase 5 | 20 days | Mon 02/08/27 | Fri 27/08/27 | | |
| 21 | | Final Landscaping, Finishes, Snagging, Clean | 4 wks | Mon 02/08/27 | Fri 27/08/27 19 | | General Construct |
| 22 | | Completion | 0 days | Fri 27/08/27 | Fri 27/08/27 21 | | |

Table 1112: Outline Construction Programme

Table 12 sets out the expected construction vehicle traffic generated by construction on an average day. The number of HGV movement has been informed by the CMP and construction period from the scheme programme. The average LGV and staff trips have been assumed. No discounts of vehicles have been applied to ensure a robust assessment.

| Construction Period | | Average HGV's | | Average Other Vehicles | | Total Daily Constr. Traffic Trips | |
|---------------------|-------|---------------|-----|------------------------|-------|-----------------------------------|---------|
| Months | Weeks | week | Day | LGV | Staff | One-way | Two-way |
| 20 | 80 | 165 | 30 | 20 | 12 | 62 | 124 |

Table 12: Two Way Movements Construction Phase

Construction Hours

The hours of construction activity will be limited to avoid unsociable hours. Construction works shall be restricted to between 08:00hrs and 18:00hrs on weekdays and between 08:00hrs and 13:00hrs on Saturdays. There will be no works carried out on Sundays or Bank Holidays.

Under certain, limited, circumstances Works outside these hours may be required, e.g., large deliveries, removal of plant or materials off-site, or works which require specific weather conditions. In these circumstances, the required works and working hours will be agreed in advance with the Local Authority and will be subject to a specific Traffic Management Plan and RAMS.

Emergency works for safety and/or environmental protection may also be required to extend outside of normal hours in the event of an incident at the site.

The Construction & Environmental Management Plan (CEMP), which accompanies the application, along with the Construction Traffic Management Plan (CTMP) to be prepared by the appointed contractor prior to the commencement of construction, and the Resource and Waste Management Plan (RWMP), will include a range of control measures and management initiatives aimed at minimizing the impact of construction activities on the local road network.

The impact during the construction phase is expected to be short-term (limited to the duration of construction). It is anticipated that heavy goods vehicle (HGV) movements will not exceed 3no. vehicles per hour throughout the day during the busiest period of construction. Additionally, peak construction traffic arrivals and departures will occur outside of peak traffic hours, thereby avoiding any further delays on the road network during those times. The spread of HGV movements is expected to be evenly distributed throughout the day, reducing the likelihood of significant impact during peak periods. The highest volume of HGV traffic is anticipated during the site clearance, demolitions, and earthworks phase, which is anticipated to last approximately 4 months.

All construction traffic to enter via the proposed entrance to Russell Row at Old Cross Square. This will require the Contractor to carry out the required demolition works to create this access in the earliest phase of his construction programme. Security will be in place at all entry points, with sufficient off-road queuing areas to prevent construction vehicles from backing up onto the existing road network.

Construction traffic will generally consist of the following:

- Private vehicles owned and driven by site staff and management.
- Construction vehicles such as excavation equipment, dump trucks, and material delivery trucks, amounting to approximately 3 HGV movements per hour.
- On-site employees are expected to arrive before 08:00, avoiding the morning peak hour traffic, and depart after 18:00.

Based on similar projects, a development of this scale would require a maximum of 20 construction workers on-site at any given time. With an estimated 30% of staff driving individually, 60% carpooling (average of 2.5 people per vehicle), and 10% being dropped off, this equates to approximately 124 two-way trips at the beginning and end of the workday.

Where feasible, contractor staff will commute via shared vehicles, public transportation, or other alternative modes. If public transport is not a practical option for staff, the contractor may arrange off-site parking at a suitable location. Construction vehicles will not be allowed to park on public roads unless designated or authorized to do so.

Local Constraints Requiring Mitigation During Construction

Dublin Street and Old Cross Square will remain open as much as possible during construction, with priority given to opening the permanent realigned route. However, due to the constrained nature of the area, short-term diversions may be necessary to ensure safe separation between the public and construction activities. A CEMP will be provided which will include measures to ensure safety of all road users.

Pedestrian Routes: Informal pedestrian routes crossing the site will be maintained wherever possible, although short-term closures or diversions may be necessary to ensure safety.

Construction Mitigation

Working hours will be limited to avoid unsociable hours. Construction works shall be restricted to between 08:00hrs and 18:00hrs on weekdays and between 08:00hrs and 13:00hrs on Saturdays. There will be no works carried out on Sundays or Bank Holidays.

10 Road Safety

A Stage 2 Road Safety Audit has been carried out for the scheme and is provided within the planning package within the EIA. Unfortunately, due to RSA reviewing their road traffic collision (RTC) data sharing policies and procedures record-level RTC data is currently unavailable.

11 Environmental Impact

There was a full environmental impact undertaken for this proposed development.

Local Severance

Local severance refers to the physical and psychological barriers created by transportation infrastructure, which disrupt communities, restrict access to amenities, and contribute to social exclusion. There will be no local severance associated with this planning application.

12 Access for People with Disabilities

The integration of accessibility measures for people with disabilities is a critical aspect of transportation infrastructure development in Ireland. This chapter outlines the guidelines set forth by the Transport Infrastructure Ireland (TII) regarding the assessment and enhancement of accessibility within the transportation network for individuals with disabilities.

Legal Framework and Policy Context

The TII guidelines on access for people with disabilities align with national legislation, including the Disability Act 2005 and the National Disability Inclusion Strategy. These laws mandate the provision of accessible transportation infrastructure to ensure equal opportunities for all citizens, regardless of their physical abilities.

Physical Accessibility: The design includes provision of dropped kerbs, tactile paving, no greater than 5% gradient within the site footways, accessible parking spaces and level access buildings thus ensuring barrier-free access for individuals with mobility impairments.

Wayfinding and Navigation: To ensure the ease of navigation along internal pedestrian routes tactile guidance has been incorporated.

Compliance with Standards: Verifying compliance with relevant accessibility standards and guidelines, such as the European Standard EN 301549 and the Irish National Disability Authority (NDA) guidelines, to ensure that transportation infrastructure meets minimum accessibility requirements.

13 Conclusion

Traffic Impact

In conclusion the proposed development in traffic terms will have a minimal impact on the surrounding road network as it involves a redirection of existing traffic and a modest additional 9 car parking spaces within the subject area.

The proposed development will provide significant benefit enabling access to future development lands which will all be assessed within their own right.

Non-Motorised Modes of Travel

There are multiple approaches to the proposed development which is well served by public transport.

The project is aligning with the CycleConnects initiative led by the National Transport Authority, Monaghan Town, including areas like Dublin Street, The Diamond, and Old Cross Square, will see significant upgrades to cycling infrastructure. The CycleConnects proposals aim to create a safer, more accessible network for cyclists, supporting sustainable travel across Ireland.

Overall Impact of the Proposed Development

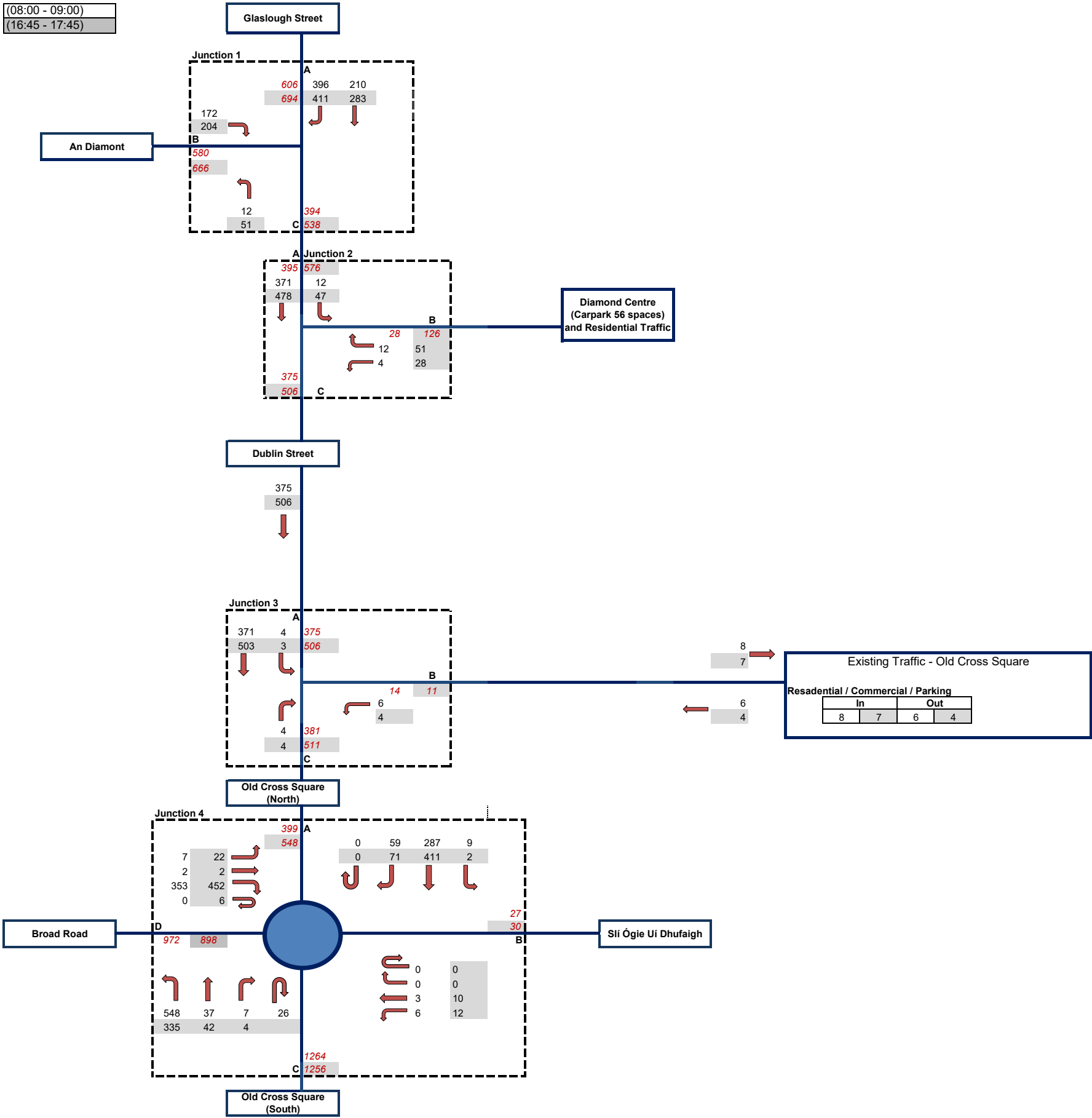
Given the result of this study, it is considered the traffic impact of the proposed is negligible to slight on the receiving environment.

Appendix A – Flow Diagrams

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FD_001 = 2022 Base Year

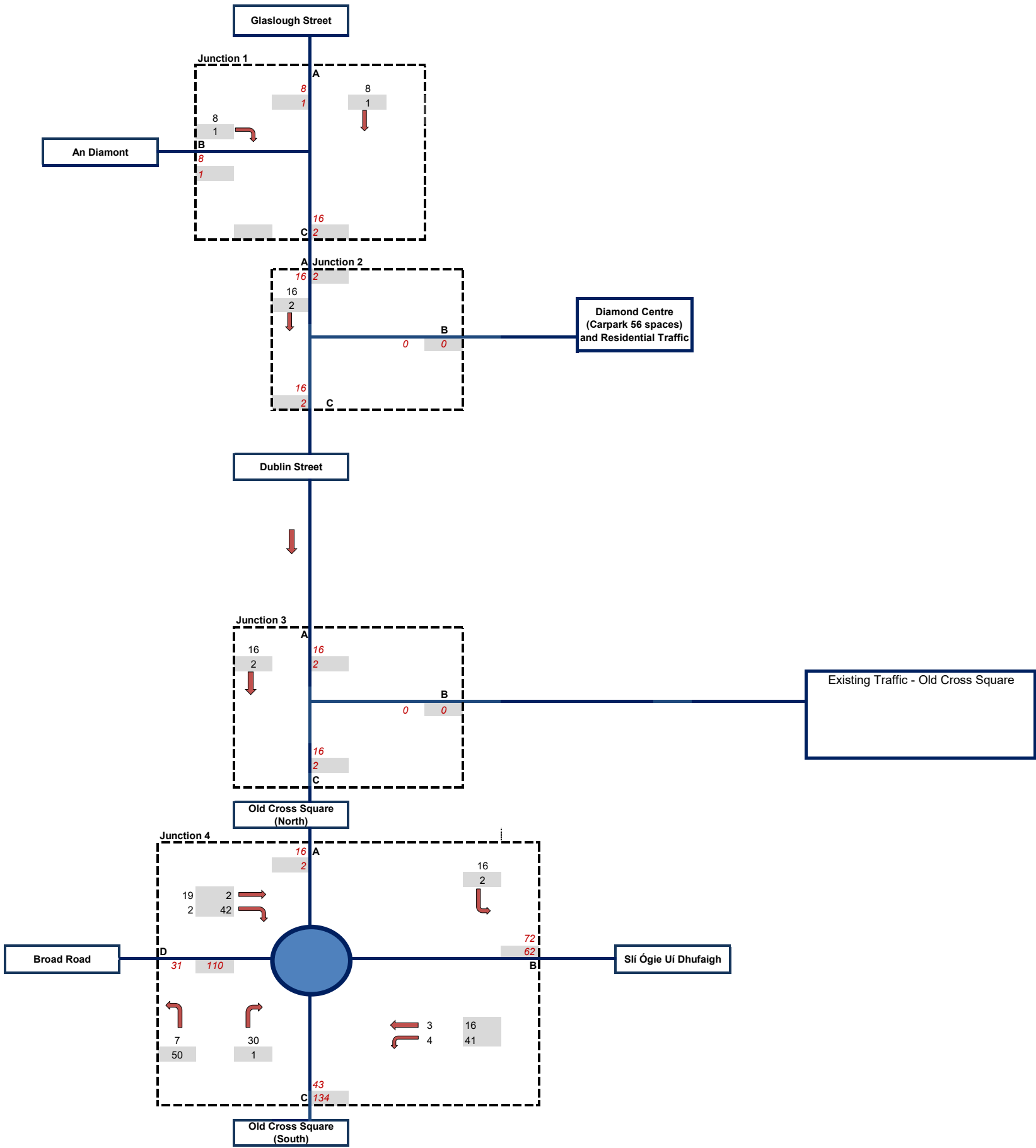
| |
|-----------------|
| (08:00 - 09:00) |
| (16:45 - 17:45) |



| Junction Arm Reference | | JUNCTIONS IMPACT | | | | | | | | | | | | |
|-------------------------|----|------------------|-----|-----|------------|-----|-----|------------|----|-----|------------|----|------|-----|
| | | JUNCTION 1 | | | JUNCTION 2 | | | JUNCTION 3 | | | JUNCTION 4 | | | |
| | | A | B | C | A | B | C | A | B | C | A | B | C | D |
| FD_001 = 2022 Base Year | AM | 606 | 580 | 394 | 395 | 28 | 375 | 375 | 14 | 381 | 399 | 27 | 1264 | 972 |
| | PM | 694 | 666 | 538 | 576 | 126 | 506 | 506 | 11 | 511 | 548 | 30 | 1256 | 898 |

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FD_002 = Committed Development - Civil Offices, ALDI, Dublin Street South



Junction Arm Reference

| | JUNCTIONS IMPACT | | | | | | | | | | | |
|----|------------------|---|----|------------|---|----|------------|---|----|------------|----|-----|
| | JUNCTION 1 | | | JUNCTION 2 | | | JUNCTION 3 | | | JUNCTION 4 | | |
| AM | A | B | C | A | B | C | A | B | C | A | B | C |
| PM | D | | | | | | D | | | | | |
| | 8 | 8 | 16 | 16 | 0 | 16 | 16 | 0 | 16 | 16 | 72 | 43 |
| | 1 | 1 | 2 | 2 | 0 | 2 | 2 | 0 | 2 | 2 | 62 | 134 |

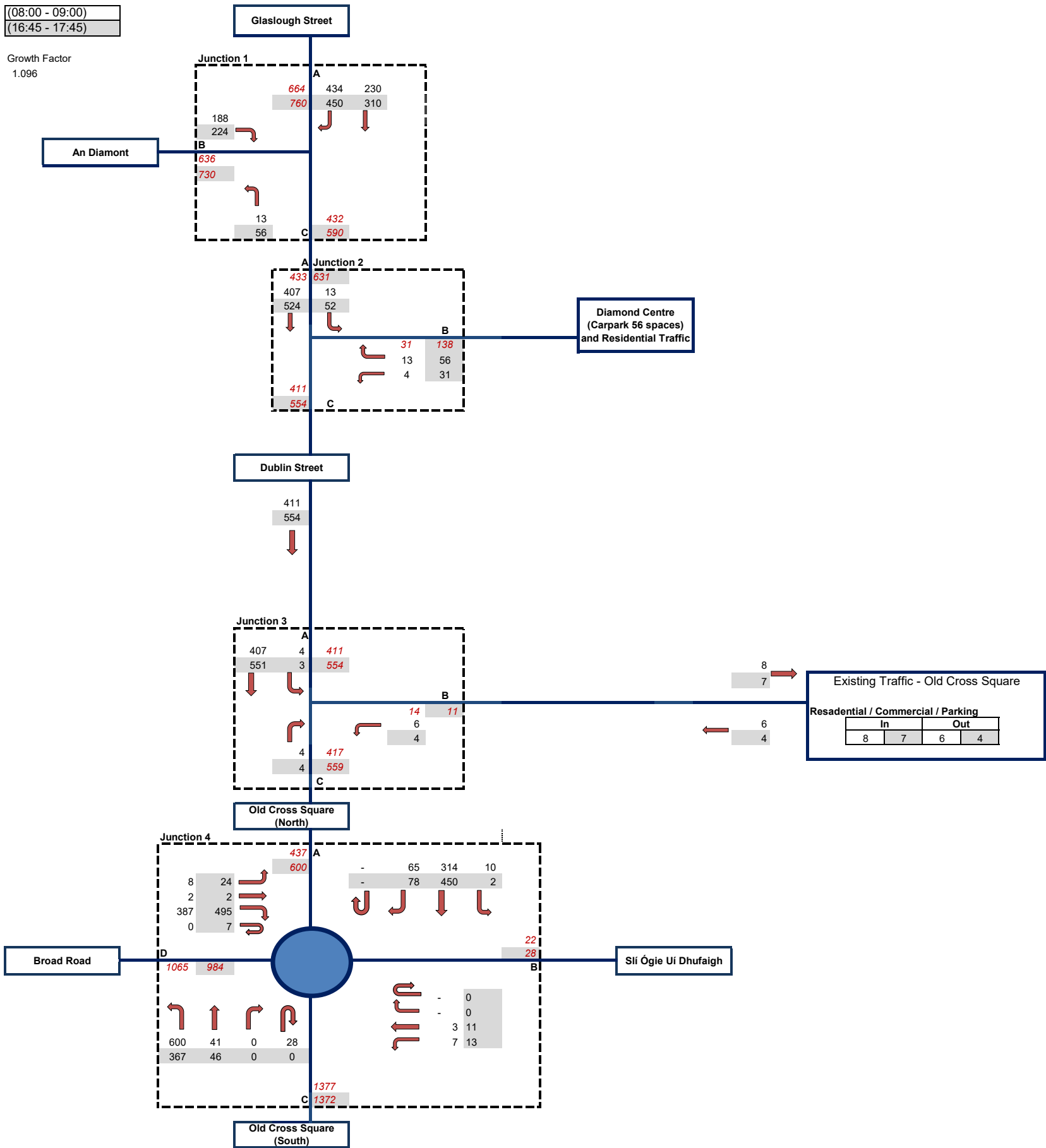
FD_002 = Committed Development - Civil Offices, ALDI, Dublin Street South

HoyDorman

FD_003 = 2030 Opening Year Factored from 2022

| |
|-----------------|
| (08:00 - 09:00) |
| (16:45 - 17:45) |

Growth Factor
1.096

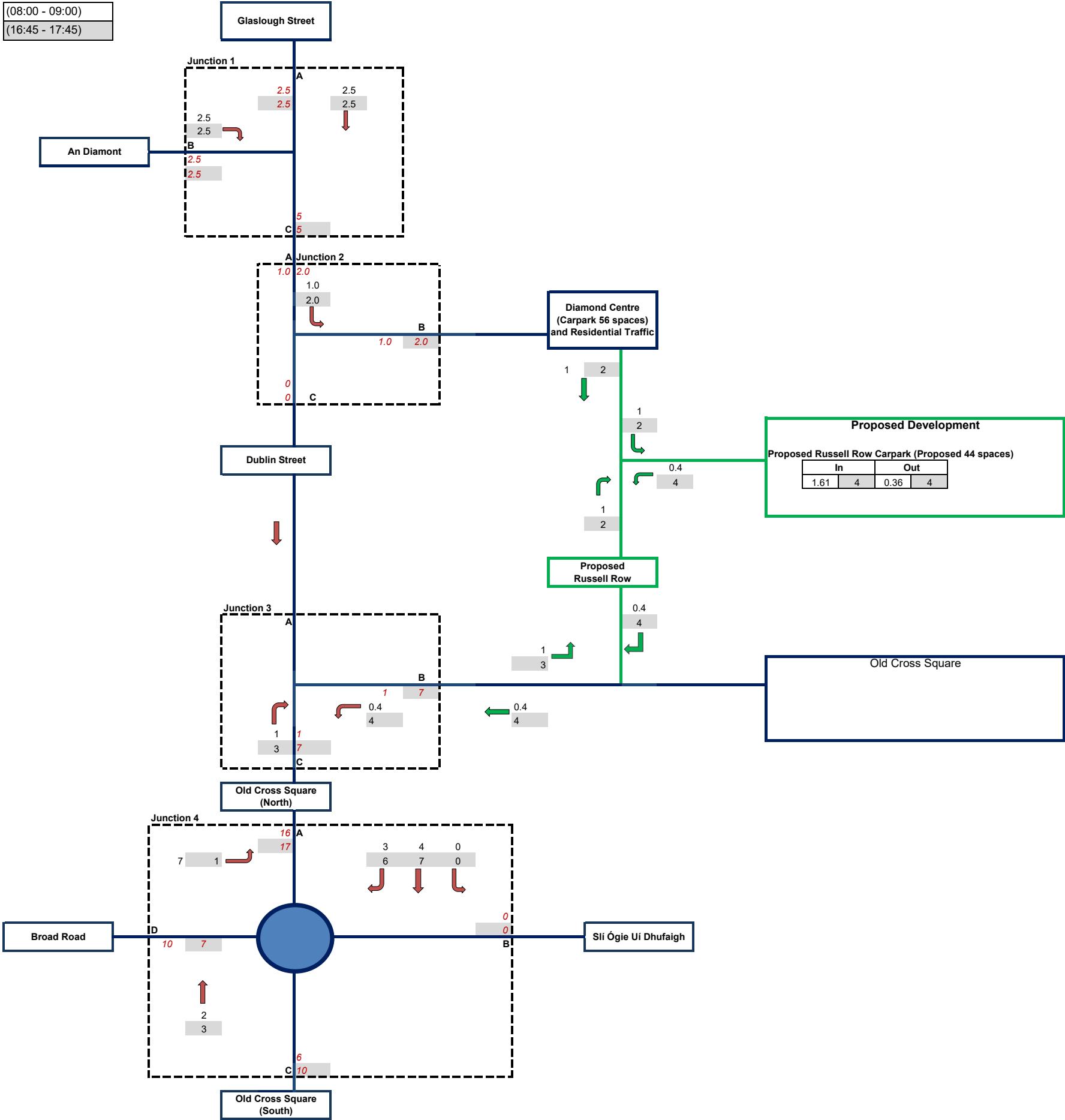


| Junction Arm Reference | | JUNCTIONS IMPACT | | | | | | | | | | | | |
|---|----|------------------|-----|-----|------------|-----|-----|------------|----|-----|------------|----|------|------|
| | | JUNCTION 1 | | | JUNCTION 2 | | | JUNCTION 3 | | | JUNCTION 4 | | | |
| | | A | B | C | A | B | C | A | B | C | A | B | C | D |
| FD_003 = 2030 Opening Year Factored from 2022 | AM | 664 | 636 | 432 | 433 | 31 | 411 | 411 | 14 | 417 | 437 | 22 | 1377 | 1065 |
| | PM | 760 | 730 | 590 | 631 | 138 | 554 | 554 | 11 | 559 | 600 | 28 | 1372 | 984 |

HoyDorman

FD_004 = Development Flows (Car Park)

| |
|-----------------|
| (08:00 - 09:00) |
| (16:45 - 17:45) |



| JUNCTIONS IMPACT | | | | | | | | | | | | |
|------------------|------|------|------------|------|------|------------|-------|------|------------|------|------|------|
| JUNCTION 1 | | | JUNCTION 2 | | | JUNCTION 3 | | | JUNCTION 4 | | | |
| A | B | C | A | B | C | A | B | C | A | B | C | D |
| 606 | 580 | 394 | 395 | 28 | 375 | 375 | 14 | 381 | 399 | 27 | 1264 | 972 |
| 694 | 666 | 538 | 576 | 126 | 506 | 506 | 11 | 511 | 548 | 30 | 1256 | 898 |
| 8 | 8 | 16 | 16 | 0 | 16 | 16 | 0 | 16 | 16 | 72 | 43 | 31 |
| 1 | 1 | 2 | 2 | 0 | 2 | 2 | 0 | 2 | 2 | 62 | 134 | 110 |
| 664 | 636 | 432 | 433 | 31 | 411 | 411 | 14 | 417 | 437 | 22 | 1377 | 1065 |
| 760 | 730 | 590 | 631 | 138 | 554 | 554 | 11 | 559 | 600 | 28 | 1372 | 984 |
| 3 | 3 | 5 | 1 | 1 | 0 | 0 | 1 | 1 | 16 | 0 | 6 | 10 |
| 3 | 3 | 5 | 2 | 2 | 0 | 0 | 7 | 7 | 17 | 0 | 10 | 7 |
| 675 | 646 | 453 | 450 | 32 | 427 | 427 | 15 | 434 | 469 | 94 | 1426 | 1106 |
| 764 | 733 | 597 | 635 | 140 | 556 | 556 | 18 | 569 | 619 | 90 | 1516 | 1101 |
| 0.4% | 0.4% | 1.1% | 0.2% | 3.2% | 0.0% | 0.0% | 7.7% | 0.3% | 3.4% | 0.0% | 0.4% | 0.9% |
| 0.3% | 0.3% | 0.8% | 0.3% | 1.4% | 0.0% | 0.0% | 40.4% | 1.3% | 2.7% | 0.0% | 0.7% | 0.6% |

Junction Arm Reference

FD_001 = 2022 Base Year

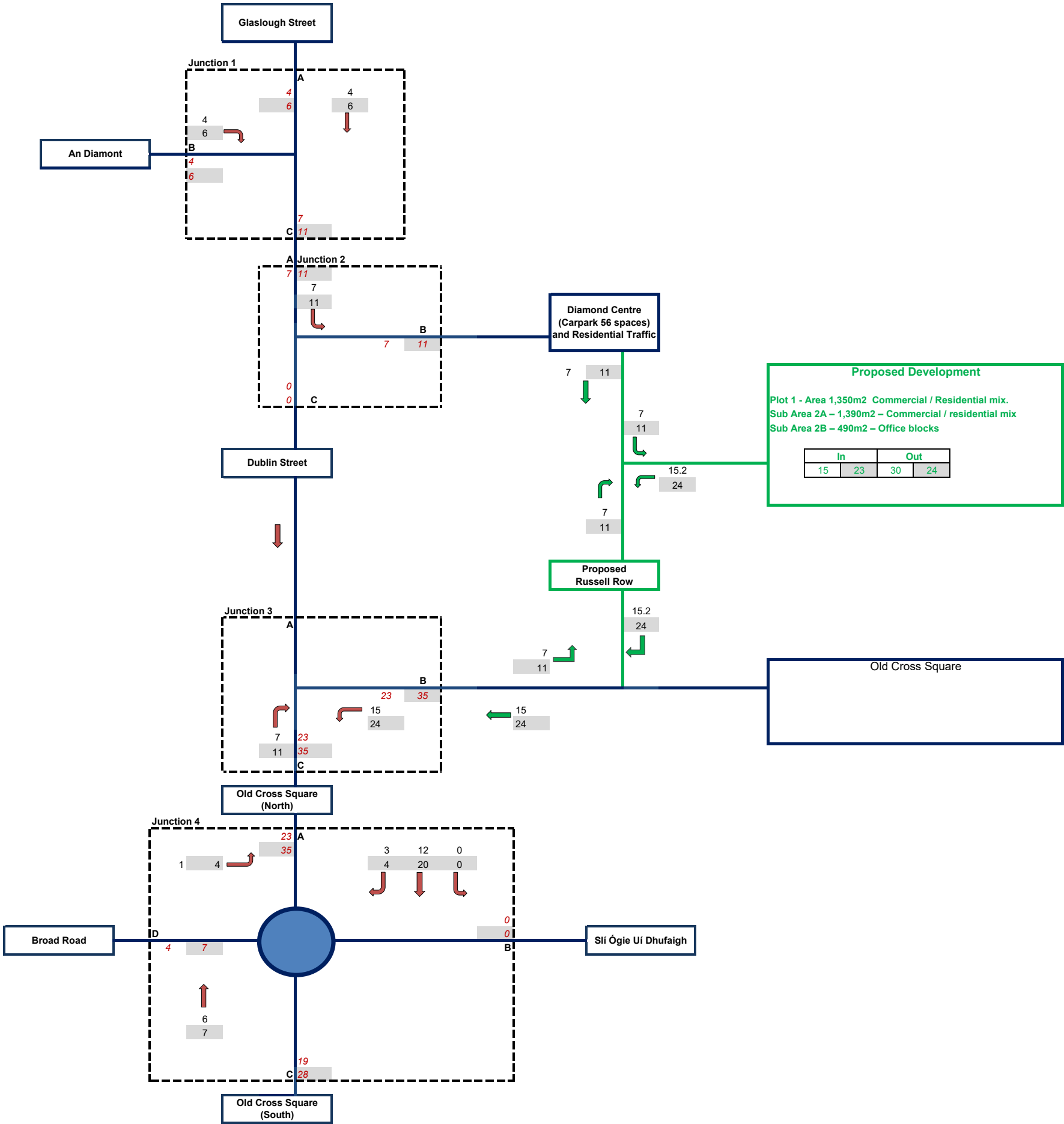
FD_002 = Committed Development - Civil Offices, ALDI, Dublin Street South

FD_003 = 2030 Opening Year Factored from 2022

FD_004 = Development Flows (Car Park)

Combined Opening Year Flows - 2030 + Committed + Development

% Impact of Dev Flows on Opening Year Base - 2030



| JUNCTIONS IMPACT | | | | | | | | | | | | | |
|------------------------|------------|------|------|------------|-------|------|------------|------|------|------------|------|------|------|
| Junction Arm Reference | JUNCTION 1 | | | JUNCTION 2 | | | JUNCTION 3 | | | JUNCTION 4 | | | |
| | A | B | C | A | B | C | A | B | C | A | B | C | D |
| AM | 4 | 4 | 7 | 7 | 7 | 0 | 0 | 23 | 23 | 23 | 0 | 19 | 4 |
| PM | 6 | 6 | 11 | 11 | 11 | 0 | 0 | 35 | 35 | 35 | 0 | 28 | 7 |
| AM | 675 | 646 | 453 | 450 | 32 | 427 | 427 | 15 | 434 | 469 | 94 | 1426 | 1106 |
| PM | 764 | 733 | 597 | 635 | 140 | 556 | 556 | 18 | 569 | 619 | 90 | 1516 | 1101 |
| AM | 0.6% | 0.6% | 1.7% | 1.7% | 23.7% | 0.0% | 0.0% | 150% | 5.2% | 4.8% | 0.4% | 1.3% | 0.3% |
| PM | 0.7% | 0.8% | 1.9% | 1.8% | 8.1% | 0.0% | 0.0% | 191% | 6.2% | 5.7% | 0.1% | 1.8% | 0.7% |

FD_005 = Development Plots

Combined Opening Year Flows - 2030 + Committed + Development

% Impact of Dev Flows on Opening Year Base - 2030

Appendix B – Junctions 10 Modelling

| Junctions 10 | |
|--|--|
| PICADY 10 - Priority Intersection Module | |
| Version: 10.1.1.1905 | |
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| The users of this computer program for the solution of an engineering problem are in no way relieved of their responsibility for the correctness of the solution | |

Filename: 240923_Old_Cross_Square_Junction.j10

Path: C:\Users\MartinHoy\OneDrive - Hoy & Dorman Ltd\2. Hoy Dorman\Civils\2022023_Monaghan_Dublin_Street\2.0 Work\2.2 Traffic\Modelling

Report generation date: 09/04/2025 11:55:26

-
- »Base Year 2022, AM
 - »Opening Year 2030, AM
 - »Development Traffic, AM
 - »Opening Year 2030 + Dev Flows, AM
 - »+ 5 years - Assessment year 2035 + Dev Flows, AM
 - »+ 10 years - Assessment year 2040 + Dev Flows, AM
 - »Base Year 2022, PM
 - »Opening Year 2030, PM
 - »Development Traffic, PM
 - »Opening Year 2030 + Dev Flows, PM
 - »+ 5 years - Assessment year 2035 + Dev Flows, PM
 - »+ 10 years - Assessment year 2040 + Dev Flows, PM

Summary of junction performance

| | AM | | | | | | | | | PM | | | | | | | | |
|-------------|---|-------------|-----------------|-----------|------|-----|--------------------|--------------|---------------------------|--------|-------------|-----------------|-----------|------|-----|--------------------|--------------|---------------------------|
| | Set ID | Queue (PCU) | 95% Queue (PCU) | Delay (s) | RFC | LOS | Junction Delay (s) | Junction LOS | Network Residual Capacity | Set ID | Queue (PCU) | 95% Queue (PCU) | Delay (s) | RFC | LOS | Junction Delay (s) | Junction LOS | Network Residual Capacity |
| | Base Year 2022 | | | | | | | | | | | | | | | | | |
| Stream B-AC | D1 | 0.0 | 0.5 | 6.81 | 0.01 | A | 0.11 | A | 384 % | D10 | 0.0 | ~1 | 0.00 | 0.00 | A | 0.00 | A | 900 |
| Stream C-B | | 0.0 | ~1 | 0.00 | 0.00 | A | | | [Stream B-AC] | | 0.0 | ~1 | 0.00 | 0.00 | A | | | [] |
| | Opening Year 2030 | | | | | | | | | | | | | | | | | |
| Stream B-AC | D2 | 0.0 | 0.5 | 6.95 | 0.01 | A | 0.11 | A | 342 % | D11 | 0.0 | ~1 | 0.00 | 0.00 | A | 0.00 | A | 900 |
| Stream C-B | | 0.0 | ~1 | 0.00 | 0.00 | A | | | [Stream B-AC] | | 0.0 | ~1 | 0.00 | 0.00 | A | | | [] |
| | Development Traffic | | | | | | | | | | | | | | | | | |
| Stream B-AC | D3 | 0.0 | ~1 | 0.00 | 0.00 | A | 0.00 | F | 900 % | D12 | 0.0 | ~1 | 0.00 | 0.00 | A | 0.00 | F | 900 |
| Stream C-B | | 0.0 | ~1 | 0.00 | 0.00 | A | | | [] | | 0.0 | ~1 | 0.00 | 0.00 | A | | | [] |
| | Opening Year 2030 + Dev Flows | | | | | | | | | | | | | | | | | |
| Stream B-AC | D4 | 0.0 | 0.5 | 6.96 | 0.01 | A | 0.21 | A | 338 % | D13 | 0.0 | 0.5 | 7.59 | 0.02 | A | 0.21 | A | 222 |
| Stream C-B | | 0.0 | 0.5 | 7.37 | 0.01 | A | | | [Stream C-B] | | 0.0 | 0.5 | 8.05 | 0.02 | A | | | [Stream C-B] |
| | + 5 years - Assessment year 2035 + Dev Flows | | | | | | | | | | | | | | | | | |
| Stream B-AC | D5 | 0.0 | 0.5 | 7.00 | 0.01 | A | 0.21 | A | 327 % | D14 | 0.0 | 0.5 | 7.05 | 0.02 | A | 0.30 | A | 317 |
| Stream C-B | | 0.0 | 0.5 | 7.42 | 0.01 | A | | | [Stream C-B] | | 0.0 | 0.5 | 7.45 | 0.02 | A | | | [Stream B-AC] |
| | + 10 years - Assessment year 2040 + Dev Flows | | | | | | | | | | | | | | | | | |
| Stream B-AC | D6 | 0.0 | 0.5 | 7.04 | 0.02 | A | 0.21 | A | 318 % | D15 | 0.0 | 0.5 | 7.72 | 0.02 | A | 0.21 | A | 208 |
| Stream C-B | | 0.0 | 0.5 | 7.46 | 0.01 | A | | | [Stream C-B] | | 0.0 | 0.5 | 8.19 | 0.02 | A | | | [Stream C-B] |

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle. Junction LOS and Junction Delay are demand-weighted averages. Network Residual Capacity indicates the amount by which network flow could be increased before a user-definable threshold (see Analysis Options) is met.

File summary

File Description

| | |
|-------------|-------------------|
| Title | |
| Location | |
| Site number | |
| Date | 02/05/2023 |
| Version | |
| Status | (new file) |
| Identifier | |
| Client | |
| Jobnumber | |
| Enumerator | AzureAD\MartinHoy |
| Description | |

Units

| Distance units | Speed units | Traffic units input | Traffic units results | Flow units | Average delay units | Total delay units | Rate of delay units |
|----------------|-------------|---------------------|-----------------------|------------|---------------------|-------------------|---------------------|
| m | kph | PCU | PCU | perHour | s | -Min | perMin |

Analysis Options

| Vehicle length (m) | Calculate Queue Percentiles | Calculate detailed queueing delay | Show lane queues in feet / metres | Show all PICADY stream intercepts | Calculate residual capacity | Residual capacity criteria type | RFC Threshold | Average Delay threshold (s) | Queue threshold (PCU) | Use simulation for HCM roundabouts | Use iterations for HCM roundabouts |
|--------------------|-----------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------|---------------------------------|---------------|-----------------------------|-----------------------|------------------------------------|------------------------------------|
| 5.75 | ✓ | | | | ✓ | Delay | 0.85 | 36.00 | 20.00 | | |

Demand Set Summary

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically | Relationship type | Relationship |
|-----|---|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|-------------------|--------------|
| D1 | Base Year 2022 | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ | | |
| D2 | Opening Year 2030 | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ | Simple | D1*G1 |
| D3 | Development Traffic | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ | | |
| D4 | Opening Year 2030 + Dev Flows | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ | Simple | D2+D3 |
| D5 | + 5 years - Assessment year 2035 + Dev Flows | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ | Simple | (D1*G2)+D3 |
| D6 | + 10 years - Assessment year 2040 + Dev Flows | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ | Simple | (D1*G3)+D3 |
| D10 | Base Year 2022 | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ | | |
| D11 | Opening Year 2030 | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ | Simple | D10*G1 |
| D12 | Development Traffic | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ | | |
| D13 | Opening Year 2030 + Dev Flows | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ | Simple | D11+D12 |
| D14 | + 5 years - Assessment year 2035 + Dev Flows | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ | Simple | (D1*G2)+D12 |
| D15 | + 10 years - Assessment year 2040 + Dev Flows | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ | Simple | (D10*G3)+D12 |

Growth Factors

| ID | Description | Use TEMPRO | Growth Factor |
|----|--|------------|---------------|
| G1 | 2022 - 2030 - Opening Year | | 1.0958 |
| G2 | 2022 - 2035 +5years from opening year of 2030 | | 1.1218 |
| G3 | 2022 - 2040 +10years from opening year of 2030 | | 1.1484 |

Growth factors are only active if a Demand Set references them in a Relationship.

Analysis Set Details

| ID | Include in report | Network flow scaling factor (%) | Network capacity scaling factor (%) |
|----|-------------------|---------------------------------|-------------------------------------|
| A1 | ✓ | 100.000 | 100.000 |

Base Year 2022, AM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.11 | A |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 384 | Stream B-AC | 0.11 | A |

Arms

Arms

| Arm | Name | Description | Arm type |
|-----|----------|-------------|----------|
| A | untitled | | Major |
| B | untitled | | Minor |
| C | untitled | | Major |

Major Arm Geometry

| Arm | Width of carriageway (m) | Has kerbed central reserve | Has right-turn storage | Visibility for right turn (m) | Blocks? | Blocking queue (PCU) |
|-----|--------------------------|----------------------------|------------------------|-------------------------------|---------|----------------------|
| C | 5.30 | | | 50.0 | | - |

Geometries for Arm C are measured opposite Arm B. Geometries for Arm A (if relevant) are measured opposite Arm D.

Minor Arm Geometry

| Arm | Minor arm type | Lane width (m) | Visibility to left (m) | Visibility to right (m) |
|-----|----------------|----------------|------------------------|-------------------------|
| B | One lane | 3.00 | 40 | 25 |

Slope / Intercept / Capacity

Priority Intersection Slopes and Intercepts

| Stream | Intercept (PCU/hr) | Slope for A-B | Slope for A-C | Slope for C-A | Slope for C-B |
|--------|--------------------|---------------|---------------|---------------|---------------|
| B-A | 503 | 0.094 | 0.239 | 0.150 | 0.341 |
| B-C | 640 | 0.101 | 0.255 | - | - |
| C-B | 603 | 0.241 | 0.241 | - | - |

The slopes and intercepts shown above include custom intercept adjustments only.

Streams may be combined, in which case capacity will be adjusted.

Values are shown for the first time segment only; they may differ for subsequent time segments.

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically |
|----|----------------|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|
| D1 | Base Year 2022 | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 375 | 100.000 |
| B | | ONE HOUR | ✓ | 6 | 100.000 |
| C | | ONE HOUR | ✓ | 4 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|------|----|---|---|-----|
| From | | A | B | C |
| | A | 0 | 4 | 371 |
| | B | 0 | 0 | 6 |
| | C | 0 | 4 | 0 |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| | To | | | |
|------|----|---|---|---|
| From | | A | B | C |
| | A | 0 | 0 | 0 |
| | B | 0 | 0 | 0 |
| | C | 0 | 0 | 0 |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-A | 0.01 | 6.81 | 0.0 | 0.5 | A | 6 | 8 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.00 | 0.00 | 0.0 | ~1 | A | 0 | 0 |
| A-B | | | | | | 4 | 6 |
| A-C | | | | | | 340 | 511 |

Main Results for each time segment

08:00 - 08:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 568 | 0.008 | 4 | 0.0 | 0.0 | 6.387 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 535 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 3 | 0.75 | | | 3 | | | | |
| A-C | 279 | 70 | | | 279 | | | | |

08:15 - 08:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 554 | 0.010 | 5 | 0.0 | 0.0 | 6.559 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 522 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 4 | 0.90 | | | 4 | | | | |
| A-C | 334 | 83 | | | 334 | | | | |

08:30 - 08:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 7 | 2 | 535 | 0.012 | 7 | 0.0 | 0.0 | 6.813 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 504 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 4 | 1 | | | 4 | | | | |
| A-C | 408 | 102 | | | 408 | | | | |

08:45 - 09:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 7 | 2 | 535 | 0.012 | 7 | 0.0 | 0.0 | 6.813 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 504 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 4 | 1 | | | 4 | | | | |
| A-C | 408 | 102 | | | 408 | | | | |

09:00 - 09:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 554 | 0.010 | 5 | 0.0 | 0.0 | 6.559 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 522 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 4 | 0.90 | | | 4 | | | | |
| A-C | 334 | 83 | | | 334 | | | | |

09:15 - 09:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 568 | 0.008 | 5 | 0.0 | 0.0 | 6.387 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 535 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 3 | 0.75 | | | 3 | | | | |
| A-C | 279 | 70 | | | 279 | | | | |

Queue Variation Results for each time segment

08:00 - 08:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

08:15 - 08:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

08:30 - 08:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

08:45 - 09:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

09:00 - 09:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

09:15 - 09:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

Opening Year 2030, AM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.11 | A |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 342 | Stream B-AC | 0.11 | A |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically | Relationship type | Relationship |
|----|-------------------|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|-------------------|--------------|
| D2 | Opening Year 2030 | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ | Simple | D1*G1 |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 411 | 100.000 |
| B | | ONE HOUR | ✓ | 7 | 100.000 |
| C | | ONE HOUR | ✓ | 4 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|------|----|---|---|-----|
| | A | B | C | |
| From | A | 0 | 4 | 407 |
| | B | 0 | 0 | 7 |
| | C | 0 | 4 | 0 |
| | | | | |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| From | To | | | |
|------|----|---|---|--|
| | A | B | C | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.01 | 6.95 | 0.0 | 0.5 | A | 6 | 9 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.00 | 0.00 | 0.0 | ~1 | A | 0 | 0 |
| A-B | | | | | | 4 | 6 |
| A-C | | | | | | 373 | 560 |

Main Results for each time segment

08:00 - 08:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 561 | 0.009 | 5 | 0.0 | 0.0 | 6.471 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 528 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 3 | 0.82 | | | 3 | | | | |
| A-C | 306 | 77 | | | 306 | | | | |

08:15 - 08:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 1 | 546 | 0.011 | 6 | 0.0 | 0.0 | 6.665 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 514 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 4 | 0.99 | | | 4 | | | | |
| A-C | 365 | 91 | | | 365 | | | | |

08:30 - 08:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 7 | 2 | 525 | 0.014 | 7 | 0.0 | 0.0 | 6.953 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 494 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 5 | 1 | | | 5 | | | | |
| A-C | 448 | 112 | | | 448 | | | | |

08:45 - 09:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 7 | 2 | 525 | 0.014 | 7 | 0.0 | 0.0 | 6.953 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 494 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 5 | 1 | | | 5 | | | | |
| A-C | 448 | 112 | | | 448 | | | | |

09:00 - 09:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 1 | 546 | 0.011 | 6 | 0.0 | 0.0 | 6.665 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 514 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 4 | 0.99 | | | 4 | | | | |
| A-C | 365 | 91 | | | 365 | | | | |

09:15 - 09:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 561 | 0.009 | 5 | 0.0 | 0.0 | 6.471 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 528 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 3 | 0.82 | | | 3 | | | | |
| A-C | 306 | 77 | | | 306 | | | | |

Queue Variation Results for each time segment

08:00 - 08:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

08:15 - 08:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

08:30 - 08:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

08:45 - 09:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

09:00 - 09:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

09:15 - 09:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

Development Traffic, AM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.00 | F |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 900 | | 0.00 | F |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically |
|----|---------------------|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|
| D3 | Development Traffic | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 0 | 100.000 |
| B | | ONE HOUR | ✓ | 0.20 | 100.000 |
| C | | ONE HOUR | ✓ | 1 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|--|----|---|---|------|
| | | A | B | C |
| | A | 0 | 0 | 0 |
| | B | 0 | 0 | 0.20 |
| | C | 0 | 1 | 0 |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| | To | | | |
|--|----|---|---|---|
| | | A | B | C |
| | A | 0 | 0 | 0 |
| | B | 0 | 0 | 0 |
| | C | 0 | 0 | 0 |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.00 | 0.00 | 0.0 | ~1 | A | 0 | 0 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.00 | 0.00 | 0.0 | ~1 | A | 0 | 0 |
| A-B | | | | | | 0 | 0 |
| A-C | | | | | | 0 | 0 |

Main Results for each time segment

08:00 - 08:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

08:15 - 08:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

08:30 - 08:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

08:45 - 09:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

09:00 - 09:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

09:15 - 09:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

Queue Variation Results for each time segment

08:00 - 08:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

08:15 - 08:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

08:30 - 08:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

08:45 - 09:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

09:00 - 09:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

09:15 - 09:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

Opening Year 2030 + Dev Flows, AM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.21 | A |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 338 | Stream C-B | 0.21 | A |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically | Relationship type | Relationship |
|----|-------------------------------|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|-------------------|--------------|
| D4 | Opening Year 2030 + Dev Flows | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ | Simple | D2+D3 |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 411 | 100.000 |
| B | | ONE HOUR | ✓ | 7 | 100.000 |
| C | | ONE HOUR | ✓ | 5 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|------|----|---|---|-----|
| From | | A | B | C |
| | A | 0 | 4 | 407 |
| | B | 0 | 0 | 7 |
| | C | 0 | 5 | 0 |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| From | To | | | |
|------|----|---|---|--|
| | A | B | C | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.01 | 6.96 | 0.0 | 0.5 | A | 6 | 9 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.01 | 7.37 | 0.0 | 0.5 | A | 5 | 7 |
| A-B | | | | | | 4 | 6 |
| A-C | | | | | | 373 | 560 |

Main Results for each time segment

08:00 - 08:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 561 | 0.009 | 5 | 0.0 | 0.0 | 6.473 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 4 | 1 | 528 | 0.008 | 4 | 0.0 | 0.0 | 6.864 | A |
| A-B | 3 | 0.82 | | | 3 | | | | |
| A-C | 306 | 77 | | | 306 | | | | |

08:15 - 08:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 2 | 546 | 0.011 | 6 | 0.0 | 0.0 | 6.667 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 5 | 1 | 514 | 0.009 | 5 | 0.0 | 0.0 | 7.069 | A |
| A-B | 4 | 0.99 | | | 4 | | | | |
| A-C | 365 | 91 | | | 365 | | | | |

08:30 - 08:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 7 | 2 | 525 | 0.014 | 7 | 0.0 | 0.0 | 6.956 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 1 | 494 | 0.012 | 6 | 0.0 | 0.0 | 7.374 | A |
| A-B | 5 | 1 | | | 5 | | | | |
| A-C | 448 | 112 | | | 448 | | | | |

08:45 - 09:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 7 | 2 | 525 | 0.014 | 7 | 0.0 | 0.0 | 6.956 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 1 | 494 | 0.012 | 6 | 0.0 | 0.0 | 7.374 | A |
| A-B | 5 | 1 | | | 5 | | | | |
| A-C | 448 | 112 | | | 448 | | | | |

09:00 - 09:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 2 | 546 | 0.011 | 6 | 0.0 | 0.0 | 6.668 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 5 | 1 | 514 | 0.009 | 5 | 0.0 | 0.0 | 7.072 | A |
| A-B | 4 | 0.99 | | | 4 | | | | |
| A-C | 365 | 91 | | | 365 | | | | |

09:15 - 09:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 561 | 0.009 | 5 | 0.0 | 0.0 | 6.475 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 4 | 1 | 528 | 0.008 | 4 | 0.0 | 0.0 | 6.867 | A |
| A-B | 3 | 0.82 | | | 3 | | | | |
| A-C | 306 | 77 | | | 306 | | | | |

Queue Variation Results for each time segment

08:00 - 08:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

08:15 - 08:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |
| C-B | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |

08:30 - 08:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

08:45 - 09:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

09:00 - 09:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

09:15 - 09:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

+ 5 years - Assessment year 2035 + Dev Flows, AM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.21 | A |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 327 | Stream C-B | 0.21 | A |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically | Relationship type | Relationship |
|----|--|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|-------------------|--------------|
| D5 | + 5 years - Assessment year 2035 + Dev Flows | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ | Simple | (D1*G2)+D3 |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 421 | 100.000 |
| B | | ONE HOUR | ✓ | 7 | 100.000 |
| C | | ONE HOUR | ✓ | 5 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|------|----|---|---|-----|
| From | | A | B | C |
| | A | 0 | 4 | 416 |
| | B | 0 | 0 | 7 |
| | C | 0 | 5 | 0 |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| From | To | | | |
|------|----|---|---|--|
| | A | B | C | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.01 | 7.00 | 0.0 | 0.5 | A | 6 | 10 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.01 | 7.42 | 0.0 | 0.5 | A | 5 | 8 |
| A-B | | | | | | 4 | 6 |
| A-C | | | | | | 382 | 573 |

Main Results for each time segment

08:00 - 08:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 559 | 0.009 | 5 | 0.0 | 0.0 | 6.496 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 4 | 1 | 527 | 0.008 | 4 | 0.0 | 0.0 | 6.888 | A |
| A-B | 3 | 0.84 | | | 3 | | | | |
| A-C | 313 | 78 | | | 313 | | | | |

08:15 - 08:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 2 | 544 | 0.011 | 6 | 0.0 | 0.0 | 6.697 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 5 | 1 | 512 | 0.010 | 5 | 0.0 | 0.0 | 7.100 | A |
| A-B | 4 | 1 | | | 4 | | | | |
| A-C | 374 | 94 | | | 374 | | | | |

08:30 - 08:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 8 | 2 | 522 | 0.015 | 8 | 0.0 | 0.0 | 6.995 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 2 | 491 | 0.012 | 6 | 0.0 | 0.0 | 7.415 | A |
| A-B | 5 | 1 | | | 5 | | | | |
| A-C | 458 | 115 | | | 458 | | | | |

08:45 - 09:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 8 | 2 | 522 | 0.015 | 8 | 0.0 | 0.0 | 6.995 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 2 | 491 | 0.012 | 6 | 0.0 | 0.0 | 7.415 | A |
| A-B | 5 | 1 | | | 5 | | | | |
| A-C | 458 | 115 | | | 458 | | | | |

09:00 - 09:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 2 | 544 | 0.011 | 6 | 0.0 | 0.0 | 6.699 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 5 | 1 | 512 | 0.010 | 5 | 0.0 | 0.0 | 7.103 | A |
| A-B | 4 | 1 | | | 4 | | | | |
| A-C | 374 | 94 | | | 374 | | | | |

09:15 - 09:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 559 | 0.009 | 5 | 0.0 | 0.0 | 6.496 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 4 | 1 | 527 | 0.008 | 4 | 0.0 | 0.0 | 6.891 | A |
| A-B | 3 | 0.84 | | | 3 | | | | |
| A-C | 313 | 78 | | | 313 | | | | |

Queue Variation Results for each time segment

08:00 - 08:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

08:15 - 08:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |
| C-B | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |

08:30 - 08:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

08:45 - 09:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

09:00 - 09:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

09:15 - 09:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

+ 10 years - Assessment year 2040 + Dev Flows, AM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.21 | A |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 318 | Stream C-B | 0.21 | A |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically | Relationship type | Relationship |
|----|---|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|-------------------|--------------|
| D6 | + 10 years - Assessment year 2040 + Dev Flows | AM | ONE HOUR | 08:00 | 09:30 | 15 | ✓ | Simple | (D1*G3)+D3 |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 431 | 100.000 |
| B | | ONE HOUR | ✓ | 7 | 100.000 |
| C | | ONE HOUR | ✓ | 6 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|------|----|---|---|-----|
| From | | A | B | C |
| | A | 0 | 5 | 426 |
| | B | 0 | 0 | 7 |
| | C | 0 | 6 | 0 |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| From | To | | |
|------|----|---|---|
| | A | B | C |
| | 0 | 0 | 0 |
| | 0 | 0 | 0 |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.02 | 7.04 | 0.0 | 0.5 | A | 7 | 10 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.01 | 7.46 | 0.0 | 0.5 | A | 5 | 8 |
| A-B | | | | | | 4 | 6 |
| A-C | | | | | | 391 | 586 |

Main Results for each time segment

08:00 - 08:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 557 | 0.010 | 5 | 0.0 | 0.0 | 6.520 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 4 | 1 | 525 | 0.008 | 4 | 0.0 | 0.0 | 6.913 | A |
| A-B | 3 | 0.86 | | | 3 | | | | |
| A-C | 321 | 80 | | | 321 | | | | |

08:15 - 08:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 2 | 541 | 0.012 | 6 | 0.0 | 0.0 | 6.727 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 5 | 1 | 510 | 0.010 | 5 | 0.0 | 0.0 | 7.132 | A |
| A-B | 4 | 1 | | | 4 | | | | |
| A-C | 383 | 96 | | | 383 | | | | |

08:30 - 08:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 8 | 2 | 519 | 0.015 | 8 | 0.0 | 0.0 | 7.036 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 2 | 489 | 0.013 | 6 | 0.0 | 0.0 | 7.458 | A |
| A-B | 5 | 1 | | | 5 | | | | |
| A-C | 469 | 117 | | | 469 | | | | |

08:45 - 09:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 8 | 2 | 519 | 0.015 | 8 | 0.0 | 0.0 | 7.036 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 2 | 489 | 0.013 | 6 | 0.0 | 0.0 | 7.458 | A |
| A-B | 5 | 1 | | | 5 | | | | |
| A-C | 469 | 117 | | | 469 | | | | |

09:00 - 09:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 2 | 541 | 0.012 | 6 | 0.0 | 0.0 | 6.730 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 5 | 1 | 510 | 0.010 | 5 | 0.0 | 0.0 | 7.135 | A |
| A-B | 4 | 1 | | | 4 | | | | |
| A-C | 383 | 96 | | | 383 | | | | |

09:15 - 09:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 5 | 1 | 557 | 0.010 | 5 | 0.0 | 0.0 | 6.522 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 4 | 1 | 525 | 0.008 | 4 | 0.0 | 0.0 | 6.916 | A |
| A-B | 3 | 0.86 | | | 3 | | | | |
| A-C | 321 | 80 | | | 321 | | | | |

Queue Variation Results for each time segment

08:00 - 08:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

08:15 - 08:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |
| C-B | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |

08:30 - 08:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

08:45 - 09:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

09:00 - 09:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

09:15 - 09:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

Base Year 2022, PM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.00 | A |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 900 | | 0.00 | A |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically |
|-----|----------------|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|
| D10 | Base Year 2022 | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 509 | 100.000 |
| B | | ONE HOUR | ✓ | 4 | 100.000 |
| C | | ONE HOUR | ✓ | 4 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|------|----|---|---|-----|
| From | | A | B | C |
| | A | 0 | 3 | 506 |
| | B | 0 | 0 | 4 |
| | C | 0 | 4 | 0 |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| From | To | | | |
|------|----|---|---|--|
| | A | B | C | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.00 | 0.00 | 0.0 | ~1 | A | 0 | 0 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.00 | 0.00 | 0.0 | ~1 | A | 0 | 0 |
| A-B | | | | | | 3 | 4 |
| A-C | | | | | | 464 | 696 |

Main Results for each time segment

16:45 - 17:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 468 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 511 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 2 | 0.56 | | | 2 | | | | |
| A-C | 381 | 95 | | | 381 | | | | |

17:00 - 17:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 450 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 493 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 3 | 0.67 | | | 3 | | | | |
| A-C | 455 | 114 | | | 455 | | | | |

17:15 - 17:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 424 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 468 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 3 | 0.83 | | | 3 | | | | |
| A-C | 557 | 139 | | | 557 | | | | |

17:30 - 17:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 424 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 468 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 3 | 0.83 | | | 3 | | | | |
| A-C | 557 | 139 | | | 557 | | | | |

17:45 - 18:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 450 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 493 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 3 | 0.67 | | | 3 | | | | |
| A-C | 455 | 114 | | | 455 | | | | |

18:00 - 18:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 468 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 511 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 2 | 0.56 | | | 2 | | | | |
| A-C | 381 | 95 | | | 381 | | | | |

Queue Variation Results for each time segment

16:45 - 17:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:00 - 17:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:15 - 17:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:30 - 17:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:45 - 18:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

18:00 - 18:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

Opening Year 2030, PM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.00 | A |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 900 | | 0.00 | A |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically | Relationship type | Relationship |
|-----|-------------------|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|-------------------|--------------|
| D11 | Opening Year 2030 | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ | Simple | D10*G1 |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 558 | 100.000 |
| B | | ONE HOUR | ✓ | 4 | 100.000 |
| C | | ONE HOUR | ✓ | 4 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|--|----|---|---|-----|
| | | A | B | C |
| | A | 0 | 3 | 554 |
| | B | 0 | 0 | 4 |
| | C | 0 | 4 | 0 |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| From | To | | | |
|------|----|---|---|--|
| | A | B | C | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.00 | 0.00 | 0.0 | ~1 | A | 0 | 0 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.00 | 0.00 | 0.0 | ~1 | A | 0 | 0 |
| A-B | | | | | | 3 | 5 |
| A-C | | | | | | 509 | 763 |

Main Results for each time segment

16:45 - 17:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 459 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 502 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 2 | 0.62 | | | 2 | | | | |
| A-C | 417 | 104 | | | 417 | | | | |

17:00 - 17:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 439 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 482 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 3 | 0.74 | | | 3 | | | | |
| A-C | 498 | 125 | | | 498 | | | | |

17:15 - 17:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 411 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 455 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 4 | 0.90 | | | 4 | | | | |
| A-C | 610 | 153 | | | 610 | | | | |

17:30 - 17:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 411 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 455 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 4 | 0.90 | | | 4 | | | | |
| A-C | 610 | 153 | | | 610 | | | | |

17:45 - 18:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 439 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 482 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 3 | 0.74 | | | 3 | | | | |
| A-C | 498 | 125 | | | 498 | | | | |

18:00 - 18:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 459 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 502 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 2 | 0.62 | | | 2 | | | | |
| A-C | 417 | 104 | | | 417 | | | | |

Queue Variation Results for each time segment

16:45 - 17:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:00 - 17:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:15 - 17:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:30 - 17:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:45 - 18:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

18:00 - 18:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

Development Traffic, PM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.00 | F |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 900 | | 0.00 | F |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically |
|-----|---------------------|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|
| D12 | Development Traffic | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 0 | 100.000 |
| B | | ONE HOUR | ✓ | 4 | 100.000 |
| C | | ONE HOUR | ✓ | 3 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|--|----|---|---|---|
| | | A | B | C |
| | A | 0 | 0 | 0 |
| | B | 0 | 0 | 4 |
| | C | 0 | 3 | 0 |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| From | To | | | |
|------|----|---|---|--|
| | A | B | C | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.00 | 0.00 | 0.0 | ~1 | A | 0 | 0 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.00 | 0.00 | 0.0 | ~1 | A | 0 | 0 |
| A-B | | | | | | 0 | 0 |
| A-C | | | | | | 0 | 0 |

Main Results for each time segment

16:45 - 17:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

17:00 - 17:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

17:15 - 17:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

17:30 - 17:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

17:45 - 18:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

18:00 - 18:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 0 | 0 | 563 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 0 | 0 | 603 | 0.000 | 0 | 0.0 | 0.0 | 0.000 | A |
| A-B | 0 | 0 | | | 0 | | | | |
| A-C | 0 | 0 | | | 0 | | | | |

Queue Variation Results for each time segment

16:45 - 17:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:00 - 17:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:15 - 17:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:30 - 17:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

17:45 - 18:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

18:00 - 18:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |
| C-B | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | N/A | N/A |

Opening Year 2030 + Dev Flows, PM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.21 | A |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 222 | Stream C-B | 0.21 | A |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically | Relationship type | Relationship |
|-----|-------------------------------|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|-------------------|--------------|
| D13 | Opening Year 2030 + Dev Flows | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ | Simple | D11+D12 |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 558 | 100.000 |
| B | | ONE HOUR | ✓ | 8 | 100.000 |
| C | | ONE HOUR | ✓ | 7 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | |
|------|----|---|-----|
| | A | B | C |
| | 0 | 3 | 554 |
| | 0 | 0 | 8 |
| From | 0 | 7 | 0 |
| | | | |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| From | To | | | |
|------|----|---|---|--|
| | A | B | C | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |
| | 0 | 0 | 0 | |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.02 | 7.59 | 0.0 | 0.5 | A | 8 | 12 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.02 | 8.05 | 0.0 | 0.5 | A | 7 | 10 |
| A-B | | | | | | 3 | 5 |
| A-C | | | | | | 509 | 763 |

Main Results for each time segment

16:45 - 17:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 2 | 533 | 0.012 | 6 | 0.0 | 0.0 | 6.836 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 1 | 502 | 0.011 | 6 | 0.0 | 0.0 | 7.253 | A |
| A-B | 2 | 0.62 | | | 2 | | | | |
| A-C | 417 | 104 | | | 417 | | | | |

17:00 - 17:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 8 | 2 | 512 | 0.015 | 8 | 0.0 | 0.0 | 7.134 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 7 | 2 | 482 | 0.014 | 7 | 0.0 | 0.0 | 7.568 | A |
| A-B | 3 | 0.74 | | | 3 | | | | |
| A-C | 498 | 125 | | | 498 | | | | |

17:15 - 17:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 9 | 2 | 483 | 0.019 | 9 | 0.0 | 0.0 | 7.591 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 8 | 2 | 455 | 0.018 | 8 | 0.0 | 0.0 | 8.054 | A |
| A-B | 4 | 0.90 | | | 4 | | | | |
| A-C | 610 | 153 | | | 610 | | | | |

17:30 - 17:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 9 | 2 | 483 | 0.019 | 9 | 0.0 | 0.0 | 7.591 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 8 | 2 | 455 | 0.018 | 8 | 0.0 | 0.0 | 8.054 | A |
| A-B | 4 | 0.90 | | | 4 | | | | |
| A-C | 610 | 153 | | | 610 | | | | |

17:45 - 18:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 8 | 2 | 512 | 0.015 | 8 | 0.0 | 0.0 | 7.137 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 7 | 2 | 482 | 0.014 | 7 | 0.0 | 0.0 | 7.569 | A |
| A-B | 3 | 0.74 | | | 3 | | | | |
| A-C | 498 | 125 | | | 498 | | | | |

18:00 - 18:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 2 | 533 | 0.012 | 6 | 0.0 | 0.0 | 6.839 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 1 | 502 | 0.011 | 6 | 0.0 | 0.0 | 7.256 | A |
| A-B | 2 | 0.62 | | | 2 | | | | |
| A-C | 417 | 104 | | | 417 | | | | |

Queue Variation Results for each time segment

16:45 - 17:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

17:00 - 17:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |
| C-B | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |

17:15 - 17:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |

17:30 - 17:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |

17:45 - 18:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

18:00 - 18:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

+ 5 years - Assessment year 2035 + Dev Flows, PM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.30 | A |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 317 | Stream B-AC | 0.30 | A |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically | Relationship type | Relationship |
|-----|--|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|-------------------|--------------|
| D14 | + 5 years - Assessment year 2035 + Dev Flows | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ | Simple | (D1*G2)+D12 |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 421 | 100.000 |
| B | | ONE HOUR | ✓ | 11 | 100.000 |
| C | | ONE HOUR | ✓ | 7 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|------|----|---|---|-----|
| | A | B | C | |
| From | A | 0 | 4 | 416 |
| | B | 0 | 0 | 11 |
| | C | 0 | 7 | 0 |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| | To | | | |
|--|------|---|---|---|
| | | A | B | C |
| | From | A | 0 | 0 |
| | | B | 0 | 0 |
| | | C | 0 | 0 |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.02 | 7.05 | 0.0 | 0.5 | A | 10 | 15 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.02 | 7.45 | 0.0 | 0.5 | A | 7 | 10 |
| A-B | | | | | | 4 | 6 |
| A-C | | | | | | 382 | 573 |

Main Results for each time segment

16:45 - 17:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 8 | 2 | 559 | 0.014 | 8 | 0.0 | 0.0 | 6.530 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 1 | 527 | 0.011 | 6 | 0.0 | 0.0 | 6.908 | A |
| A-B | 3 | 0.84 | | | 3 | | | | |
| A-C | 313 | 78 | | | 313 | | | | |

17:00 - 17:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 10 | 2 | 544 | 0.018 | 10 | 0.0 | 0.0 | 6.739 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 7 | 2 | 512 | 0.013 | 7 | 0.0 | 0.0 | 7.125 | A |
| A-B | 4 | 1 | | | 4 | | | | |
| A-C | 374 | 94 | | | 374 | | | | |

17:15 - 17:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 12 | 3 | 522 | 0.023 | 12 | 0.0 | 0.0 | 7.053 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 8 | 2 | 491 | 0.017 | 8 | 0.0 | 0.0 | 7.449 | A |
| A-B | 5 | 1 | | | 5 | | | | |
| A-C | 458 | 115 | | | 458 | | | | |

17:30 - 17:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 12 | 3 | 522 | 0.023 | 12 | 0.0 | 0.0 | 7.053 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 8 | 2 | 491 | 0.017 | 8 | 0.0 | 0.0 | 7.449 | A |
| A-B | 5 | 1 | | | 5 | | | | |
| A-C | 458 | 115 | | | 458 | | | | |

17:45 - 18:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 10 | 2 | 544 | 0.018 | 10 | 0.0 | 0.0 | 6.743 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 7 | 2 | 512 | 0.013 | 7 | 0.0 | 0.0 | 7.128 | A |
| A-B | 4 | 1 | | | 4 | | | | |
| A-C | 374 | 94 | | | 374 | | | | |

18:00 - 18:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 8 | 2 | 559 | 0.014 | 8 | 0.0 | 0.0 | 6.532 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 1 | 527 | 0.011 | 6 | 0.0 | 0.0 | 6.908 | A |
| A-B | 3 | 0.84 | | | 3 | | | | |
| A-C | 313 | 78 | | | 313 | | | | |

Queue Variation Results for each time segment

16:45 - 17:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

17:00 - 17:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.02 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |
| C-B | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |

17:15 - 17:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |

17:30 - 17:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |

17:45 - 18:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

18:00 - 18:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

+ 10 years - Assessment year 2040 + Dev Flows, PM

Data Errors and Warnings

| Severity | Area | Item | Description |
|----------|-------------------------|--|--|
| Warning | Major arm width | Arm C - Major arm geometry | For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m. |
| Warning | Demand Set Relationship | D4 - Opening Year 2030 + Dev Flows, AM | Demand Set relationships are chained. This may slow down the file. |
| Warning | Vehicle Mix | | HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning. |
| Warning | Queue variations | Analysis Options | Queue percentiles may be unreliable if the mean queue in any time segment is very low or very high. |

Junction Network

Junctions

| Junction | Name | Junction type | Arm A Direction | Arm B Direction | Arm C Direction | Use circulating lanes | Junction Delay (s) | Junction LOS |
|----------|------------------|---------------|-----------------|-----------------|-----------------|-----------------------|--------------------|--------------|
| 1 | Sc1-Full Two Way | T-Junction | Two-way | Two-way | Two-way | | 0.21 | A |

Junction Network

| Driving side | Lighting | Network residual capacity (%) | First arm reaching threshold | Network delay (s) | Network LOS |
|--------------|----------------|-------------------------------|------------------------------|-------------------|-------------|
| Left | Normal/unknown | 208 | Stream C-B | 0.21 | A |

Traffic Demand

Demand Set Details

| ID | Scenario name | Time Period name | Traffic profile type | Start time (HH:mm) | Finish time (HH:mm) | Time segment length (min) | Run automatically | Relationship type | Relationship |
|-----|---|------------------|----------------------|--------------------|---------------------|---------------------------|-------------------|-------------------|------------------|
| D15 | + 10 years - Assessment year 2040 + Dev Flows | PM | ONE HOUR | 16:45 | 18:15 | 15 | ✓ | Simple | (D10+G3) +D12 |

Demand overview (Traffic)

| Arm | Linked arm | Profile type | Use O-D data | Average Demand (PCU/hr) | Scaling Factor (%) |
|-----|------------|--------------|--------------|-------------------------|--------------------|
| A | | ONE HOUR | ✓ | 585 | 100.000 |
| B | | ONE HOUR | ✓ | 9 | 100.000 |
| C | | ONE HOUR | ✓ | 8 | 100.000 |

Origin-Destination Data

Demand (PCU/hr)

| | To | | | |
|--|--------|---|---|-----|
| | | A | B | C |
| | From A | 0 | 3 | 581 |
| | From B | 0 | 0 | 9 |
| | From C | 0 | 8 | 0 |

Vehicle Mix

| HV data entry mode | PCU Factor for a HV (PCU) |
|--------------------|---------------------------|
| HV Percentages | 2.00 |

Heavy Vehicle %

| | To | | | |
|--|------|---|---|---|
| | | A | B | C |
| | From | A | 0 | 0 |
| | | B | 0 | 0 |
| | | C | 0 | 0 |

Results

Results Summary for whole modelled period

| Stream | Max RFC | Max Delay (s) | Max Queue (PCU) | Max 95th percentile Queue (PCU) | Max LOS | Average Demand (PCU/hr) | Total Junction Arrivals (PCU) |
|--------|---------|---------------|-----------------|---------------------------------|---------|-------------------------|-------------------------------|
| B-AC | 0.02 | 7.72 | 0.0 | 0.5 | A | 8 | 12 |
| C-A | | | | | | 0 | 0 |
| C-B | 0.02 | 8.19 | 0.0 | 0.5 | A | 7 | 10 |
| A-B | | | | | | 3 | 5 |
| A-C | | | | | | 533 | 800 |

Main Results for each time segment

16:45 - 17:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 2 | 528 | 0.012 | 6 | 0.0 | 0.0 | 6.906 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 1 | 497 | 0.012 | 6 | 0.0 | 0.0 | 7.327 | A |
| A-B | 3 | 0.65 | | | 3 | | | | |
| A-C | 437 | 109 | | | 437 | | | | |

17:00 - 17:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 8 | 2 | 506 | 0.015 | 8 | 0.0 | 0.0 | 7.224 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 7 | 2 | 476 | 0.014 | 7 | 0.0 | 0.0 | 7.665 | A |
| A-B | 3 | 0.77 | | | 3 | | | | |
| A-C | 522 | 131 | | | 522 | | | | |

17:15 - 17:30

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 9 | 2 | 476 | 0.020 | 9 | 0.0 | 0.0 | 7.717 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 8 | 2 | 448 | 0.019 | 8 | 0.0 | 0.0 | 8.188 | A |
| A-B | 4 | 0.95 | | | 4 | | | | |
| A-C | 640 | 160 | | | 640 | | | | |

17:30 - 17:45

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 9 | 2 | 476 | 0.020 | 9 | 0.0 | 0.0 | 7.717 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 8 | 2 | 448 | 0.019 | 8 | 0.0 | 0.0 | 8.188 | A |
| A-B | 4 | 0.95 | | | 4 | | | | |
| A-C | 640 | 160 | | | 640 | | | | |

17:45 - 18:00

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 8 | 2 | 506 | 0.015 | 8 | 0.0 | 0.0 | 7.228 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 7 | 2 | 476 | 0.014 | 7 | 0.0 | 0.0 | 7.668 | A |
| A-B | 3 | 0.77 | | | 3 | | | | |
| A-C | 522 | 131 | | | 522 | | | | |

18:00 - 18:15

| Stream | Total Demand (PCU/hr) | Junction Arrivals (PCU) | Capacity (PCU/hr) | RFC | Throughput (PCU/hr) | Start queue (PCU) | End queue (PCU) | Delay (s) | Unsignalised level of service |
|--------|-----------------------|-------------------------|-------------------|-------|---------------------|-------------------|-----------------|-----------|-------------------------------|
| B-AC | 6 | 2 | 528 | 0.012 | 6 | 0.0 | 0.0 | 6.909 | A |
| C-A | 0 | 0 | | | 0 | | | | |
| C-B | 6 | 1 | 497 | 0.012 | 6 | 0.0 | 0.0 | 7.330 | A |
| A-B | 3 | 0.65 | | | 3 | | | | |
| A-C | 437 | 109 | | | 437 | | | | |

Queue Variation Results for each time segment

16:45 - 17:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

17:00 - 17:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.02 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |
| C-B | 0.01 | 0.01 | 0.25 | 0.45 | 0.48 | | | N/A | N/A |

17:15 - 17:30

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |

17:30 - 17:45

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |

17:45 - 18:00

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.02 | 0.00 | 0.00 | 0.02 | 0.02 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |

18:00 - 18:15

| Stream | Mean (PCU) | Q05 (PCU) | Q50 (PCU) | Q90 (PCU) | Q95 (PCU) | Percentile message | Marker message | Probability of reaching or exceeding marker | Probability of exactly reaching marker |
|--------|------------|-----------|-----------|-----------|-----------|--------------------|----------------|---|--|
| B-AC | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |
| C-B | 0.01 | 0.00 | 0.00 | 0.01 | 0.01 | | | N/A | N/A |





G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**31B Dublin Street North
Monaghan**



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Appendix A Asbestos Register

Appendix B Site Plans

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Appendix E Photographs (Non-Asbestos Items)

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1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 31B Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Shop unit |
| Outbuildings Included: | No additional buildings included |
| Scope of Management Survey: | Internal and external areas of building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition of the buildings (asbestos demolition survey to be carried out at a later date) |
| Site Plans Provided: | No plans available |
| Previous Survey Reports: | Unknown |
| Property Status: | Partially occupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

No inaccessible areas were recorded on the register during this survey – please see notes below for additional information

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 31B Dublin Street North, Monaghan on the 23 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 31B Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685333
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 23 Aug 2024
Report Date: 24 Sep 2024
Next Reinspection Due: No reinspection due

Surveyor(s):



Pete Falvey



Glyn Chadwick

Approving Officer:



Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (not hard / permanent floor materials) - detailed below register where unable to access

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

Safes and client specific equipment / machinery

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
31B Dublin Street North, Monaghan

Job No J685333

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|------------------------|-----------|-------------------------|----------------------------|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|--------------------|--------------------|--------------------------|---------------------|
| TWO SHOP UNITS | | | | | | | | | | | | | | | | | |
| 001 | Unit 1 - Front of shop | | | No suspect materials found | | | | | | | | | | | - | | |
| 002 | Unit 1 - Rear of shop | | | No suspect materials found | | | | | | | | | | | - | | |
| 003 | Unit 1 - W.C | | | No suspect materials found | | | | | | | | | | | - | | |
| 004 | Unit 2 | | | No suspect materials found | | | | | | | | | | | - | | |
| 005 | Unit 2 - Office | | | No suspect materials found | | | | | | | | | | | - | | |
| 006 | Unit 2 - W.C | | | No suspect materials found | | | | | | | | | | | - | | |
| 101 | Unit 1 | | | No suspect materials found | | | | | | | | | | | - | | |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **31B Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise

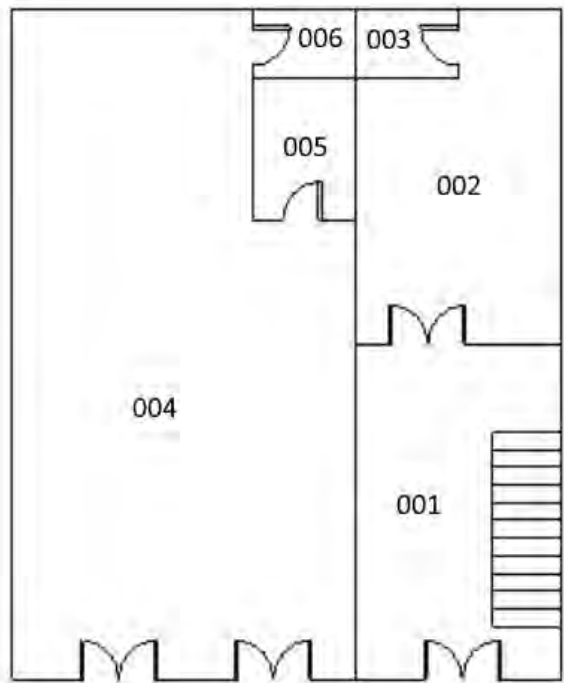
Appendix B

Site Plans

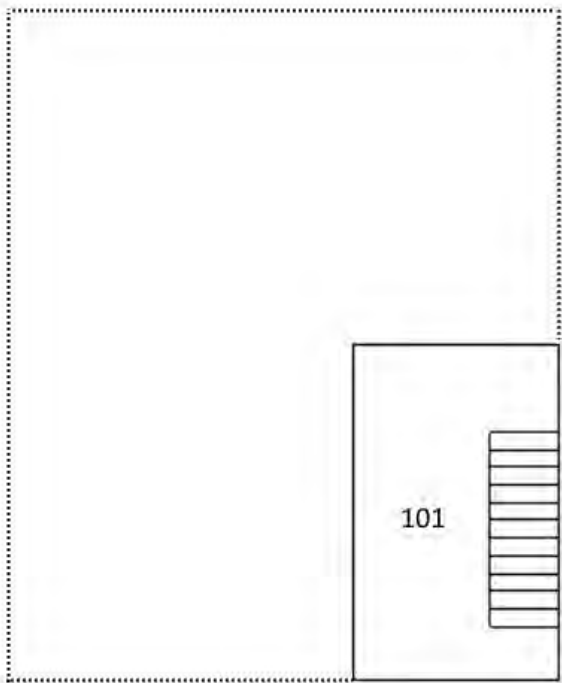


■ Location of Building

External: No ACMs identified



Ground Floor



First Floor

KEY:

- Room contains identified or presumed ACM(s) (see register)
- Room contains inaccessible area(s) (see register)
- Room number only = No ACMs identified within room (see general notes below register)



This is not true north

| | | |
|---|-----------------------------------|--|
| G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA | 31B Dublin Street North, Monaghan | Survey Date: 23 Aug 2024 Surveyors: Pete Falvey |
|---|-----------------------------------|--|

Appendix C

Bulk Sample Analysis Reports

No bulk sample report required.

Appendix D

Photographs

(Asbestos and Inaccessible Items)

31B Dublin Street North, Monaghan



Appendix E

Photographs

(Non-Asbestos Items)

31B Dublin Street North, Monaghan



Appendix F

QR Codes

UPRN: N/A
Site Address: 31B Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 31BDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.

This report has been updated and reissued.

ASBESTOS MANAGEMENT SURVEY REPORT

32B Dublin Street North
Monaghan



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

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G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929



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 - i Inaccessible Areas
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2. Introduction
 - i Aims and Objectives
3. Site and Survey Information
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 - i Presumption or Identification of ACMs
4. Survey Results
 - i Material Assessment
 - i Priority Assessment
5. Recommended Actions
 - i Client Portal
 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

This report has been updated and reissued. G&L Amendment - Overall site location plan changed at clients request.
Report amended by: Anita Toman on 09 Apr 2025. This replaces the original report issued on 25 Sep 2024

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 32B Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|--------------------------------------|---|
| Description of Property: | Stores |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition of the building |
| Site Plans Provided: | No plans available |
| Client Plan Ref: / Spec. Ref: | As per tender ref: E2442 |
| Previous Survey Reports: | Unknown |
| Property Status: | Partially occupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

001 Boiler Room - No access to hatch above boiler - sealed shut

101 Store - No access - locked and no key available at time of survey

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 32B Dublin Street North, Monaghan on the 22 Aug 2024 to 9 Sep 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 32B Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685334
Client Order Number: 400261974
Sample Number(s): GU000247
Survey Date(s): 22 Aug 2024 to 9 Sep 2024
Report Date: 9 Apr 2025
Next Reinspection Due: No reinspection due

Surveyor(s):  Pete Falvey

 Glyn Chadwick

Approving Officer:  Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (not hard / permanent floor materials) - detailed below register where unable to access

Behind fixed panels and boxing (risers and service ducts) - **detailed on register where accessed**

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
32B Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|-------------|-----------|-------------------------|---|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| STORES | | | | | | | | | | | | | | | | | |
| 001 | Boiler Room | 1 | | No access to hatch above boiler - sealed shut | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| 002 | Store 1 | | | No suspect materials found | | | | | | | | | | | - | | |
| 003 | Store 2 | | | No suspect materials found | | | | | | | | | | | - | | |
| 101 | Store | 2 | | No access - locked and no key available at time of survey | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| | External | 3 | GU000247 | Bitumen screed to top step on concrete stairs | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |



G&L Consultancy Ltd,
54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

| | |
|-------------|----------------------------------|
| Issue Date | 9 Apr 2025 |
| Survey Date | 22 Aug 2024 to 9 Sep 2024 |
| Surveyors | Pete Falvey, Glyn Chadwick |
| Job No | J685334 |

Asbestos Management Survey (with MA and PA) + Management Plan Register **32B Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

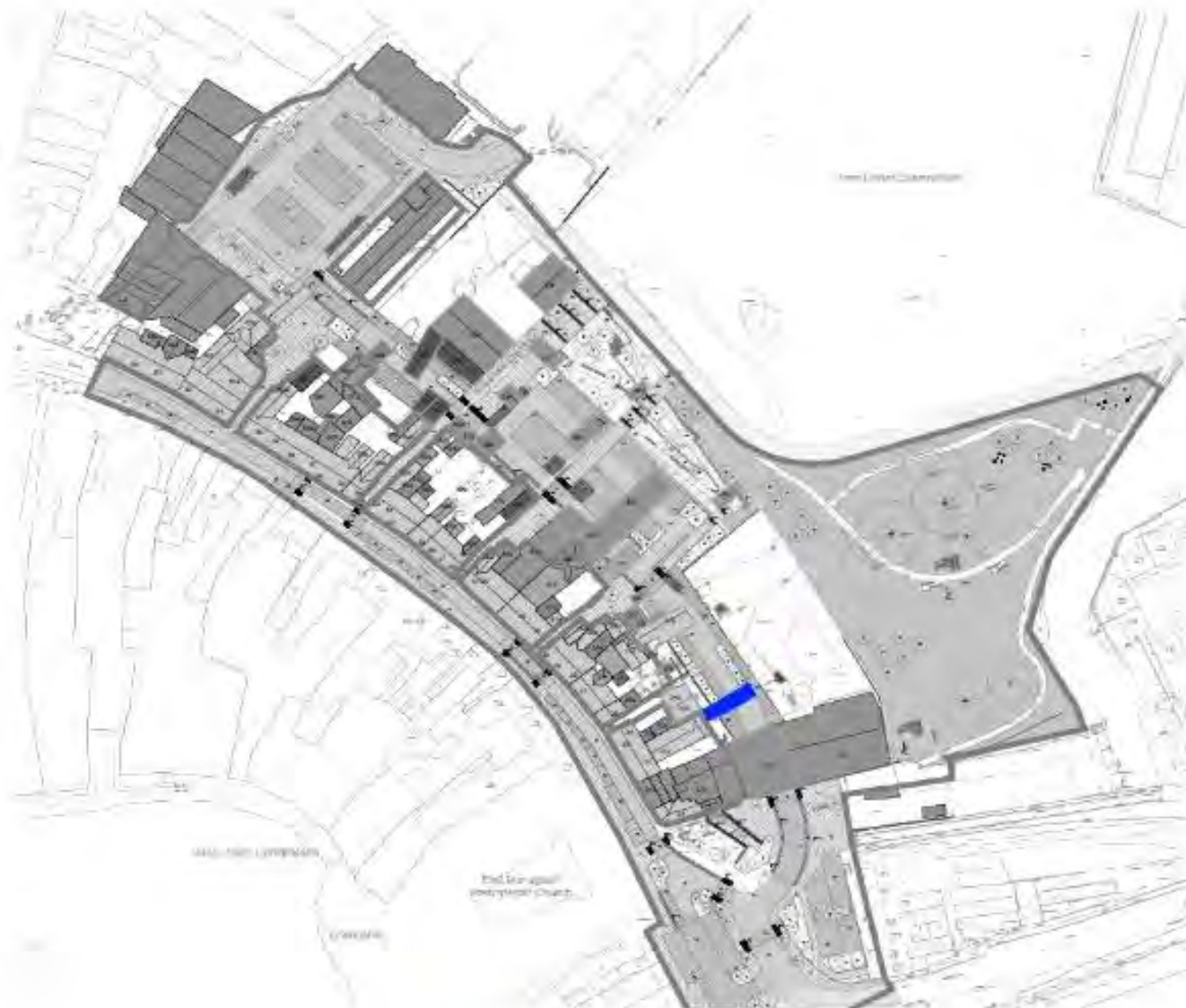
GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

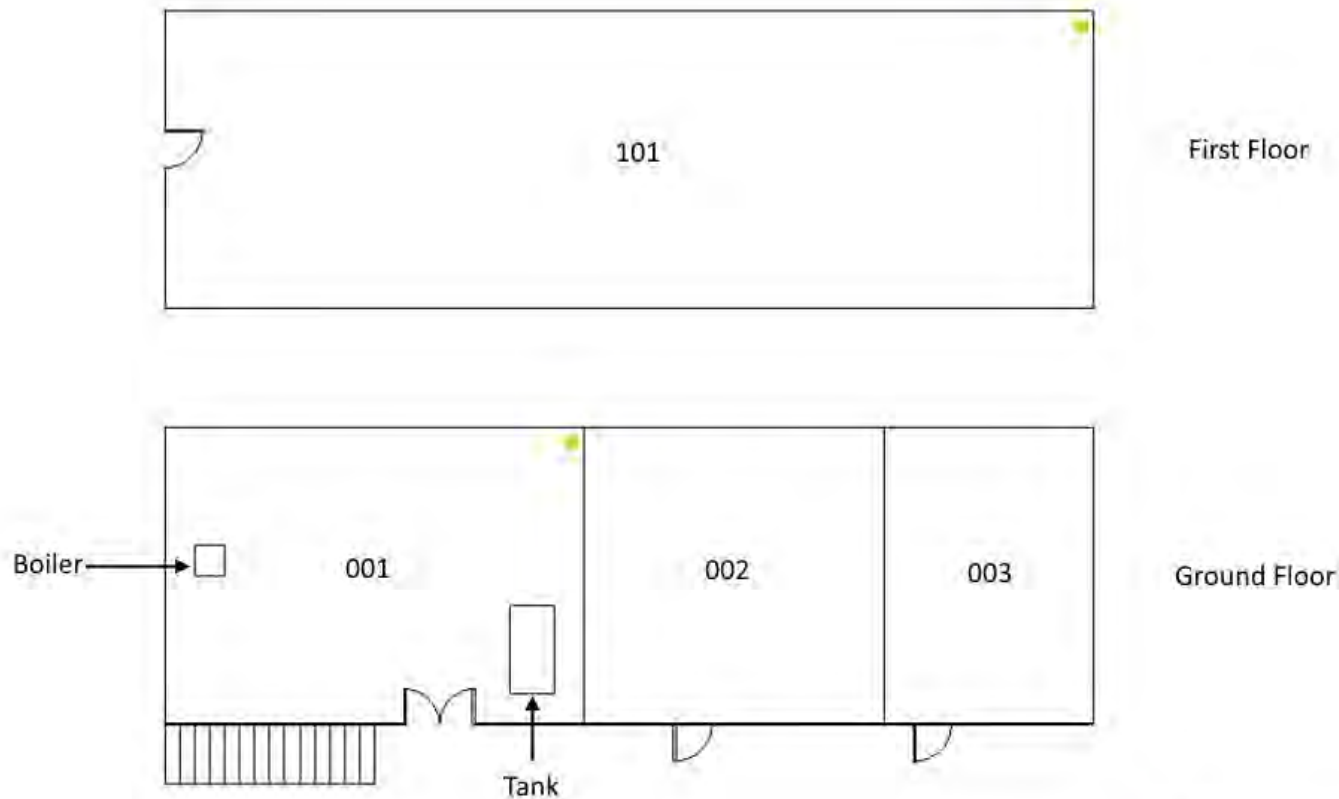
Appendix B

Site Plans



■ Location of Building

External: No ACMs identified



KEY:

Room contains identified or presumed ACM(s) (see register)

Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)



This is not true north

| | | |
|---|-----------------------------------|--|
| G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA | 32B Dublin Street North, Monaghan | Survey Date: 22 Aug 2024 to 9 Sep 2024 Surveyors: Pete Falvey |
|---|-----------------------------------|--|

Appendix C

Bulk Sample Analysis Reports

BULK MATERIAL SAMPLE REPORT

| | | | |
|--------------------------|--|------------------|--|
| Reference No: | J685334 | Client Order No: | 400261974 |
| Date Received: | 12 Sep 2024 | | |
| Client Name and Address: | Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50 | | |
| Site Address: | 32B Dublin Street North, Monaghan | | |
| Sampling Officer: | Pete Falvey, G&L Consultancy Ltd | | |
| Date of Analysis: | 23 Sep 2024 | | |
| Analyst: | Andy Webster | | |
| Approving Officer: | Anita Toman | Signed: |  |
| Issue Date: | 9 Apr 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. 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 |
|----------|----------|---|----------------------|----------------|
| External | GU000247 | Bitumen screed to top step on concrete stairs | No Asbestos Detected | Not Applicable |

This report has been updated and reissued. G&L Amendment - Overall site location plan changed at clients request.
 Report amended by: Anita Toman on 09 Apr 2025. This replaces the original report issued on 25 Sep 2024

G&L Consultancy Ltd

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Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix D

Photographs

(Asbestos and Inaccessible Items)

32B Dublin Street North, Monaghan

STORES



Photo No. 1 - No access to hatch above boiler - sealed shut

001 Boiler Room

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 2 - No access - locked and no key available at time of survey

101 Store

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

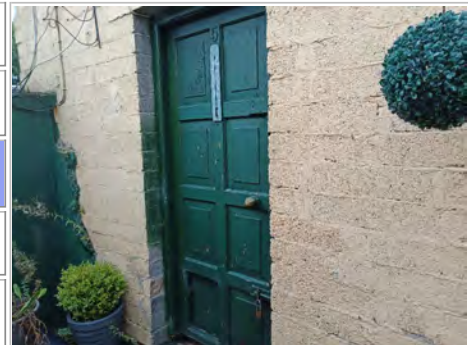
Material Assessment

N/A

Priority Assessment

N/A

N/A

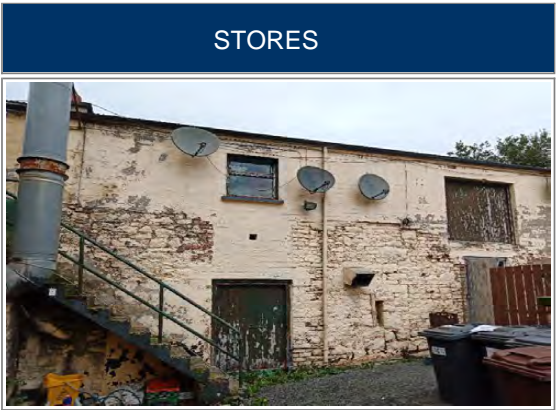


Appendix E

Photographs

(Non-Asbestos Items)

32B Dublin Street North, Monaghan



| Photo No. 3 - Bitumen screed to top step on concrete stairs | | | |
|---|-----|---------------------|-----|
| External | | | |
| Identified | | | |
| No Asbestos Detected | | No Action Required | |
| Material Assessment | N/A | Priority Assessment | N/A |
| N/A | | | |

A close-up photograph of concrete stairs. The top step is covered with a layer of bitumen screed. A metal handrail is visible on the right side of the stairs.

Appendix F

QR Codes

UPRN: N/A

Site Address: 32B Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 32BDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**32C Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

Registered Office: Unit 5A, Castle Road, Chelston Business Park, Wellington, Somerset, TA21 9JQ

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2. Introduction
 - i Aims and Objectives
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 - i Presumption or Identification of ACMs
4. Survey Results
 - i Material Assessment
 - i Priority Assessment
5. Recommended Actions
 - i Client Portal
 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 32C Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Stores |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Internal and external areas of building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

001 Store 1 - No access due to stored items

101 Store 2 - No access advised by owner wooden floors are unsafe to walk on

201 Store 3 - No access - no safe route to access ladder wooden floors unsafe

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 32C Dublin Street North, Monaghan on the 22 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 32C Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685335
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 22 Aug 2024
Report Date: 24 Sep 2024
Next Reinspection Due: No reinspection due



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (not hard / permanent floor materials) - detailed below register where unable to access

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
32C Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|---|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| STORES | | | | | | | | | | | | | | | | | |
| 001 | Store 1 | 1 | | No access due to stored items | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| 101 | Store 2 | 2 | | No access advised by owner wooden floors are unsafe to walk on | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| 201 | Store 3 | 3 | | No access - no safe route to access ladder wooden floors unsafe | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | Aug 2025 |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **32C Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

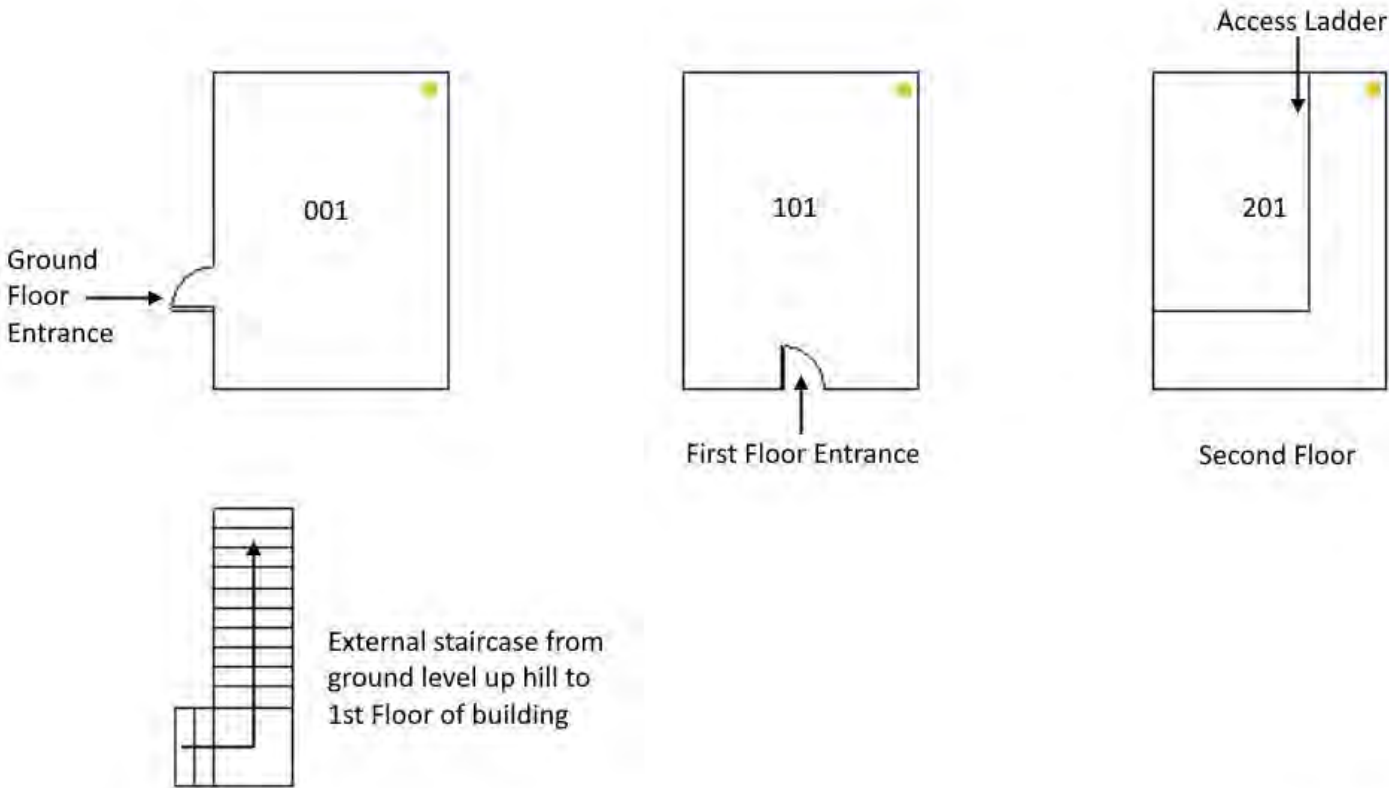
Appendix B

Site Plans



■ Location of Building

External: No ACMs identified



KEY:

- Room contains identified or presumed ACM(s) (see register)
- Room contains inaccessible area(s) (see register)
- Room number only = No ACMs identified within room (see general notes below register)

| | | |
|---|-----------------------------------|--|
| G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA | 32C Dublin Street North, Monaghan | Survey Date: 22 Aug 2024 Surveyors: Pete Falvey |
|---|-----------------------------------|--|

Appendix C

Bulk Sample Analysis Reports

No bulk sample report required.

Appendix D

Photographs

(Asbestos and Inaccessible Items)

32C Dublin Street North, Monaghan



Photo No. 1 - No access due to stored items

001 Store 1

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 2 - No access advised by owner wooden floors are unsafe to walk on

101 Store 2

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 3 - No access - no safe route to access ladder wooden floors unsafe

201 Store 3

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Appendix E

Photographs

(Non-Asbestos Items)

32C Dublin Street North, Monaghan



Appendix F

QR Codes

UPRN: N/A
Site Address: 32C Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 32CDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**33C Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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 - i Presumption or Identification of ACMs
4. Survey Results
 - i Material Assessment
 - i Priority Assessment
5. Recommended Actions
 - i Client Portal
 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 33C Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Garage and stores |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition of the building |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Partially occupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

No inaccessible areas were recorded on the register during this survey – please see notes below for additional information

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 33C Dublin Street North, Monaghan on the 23 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 33C Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685336
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 23 Aug 2024
Report Date: 24 Sep 2024
Next Reinspection Due: No reinspection due

Surveyor(s):  Pete Falvey

 Glyn Chadwick

Approving Officer:  Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (not hard / permanent floor materials) - detailed below register where unable to access

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
33C Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|----------------------------|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|--------------------|--------------------|--------------------------|---------------------|
| GARAGE AND STORES | | | | | | | | | | | | | | | | | |
| 001 | Garage | | | No suspect materials found | | | | | | | | | | | - | | |
| 002 | W.C. | | | No suspect materials found | | | | | | | | | | | - | | |
| 003 | Store 1 | | | No suspect materials found | | | | | | | | | | | - | | |
| 004 | Store 2 | | | No suspect materials found | | | | | | | | | | | - | | |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **33C Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

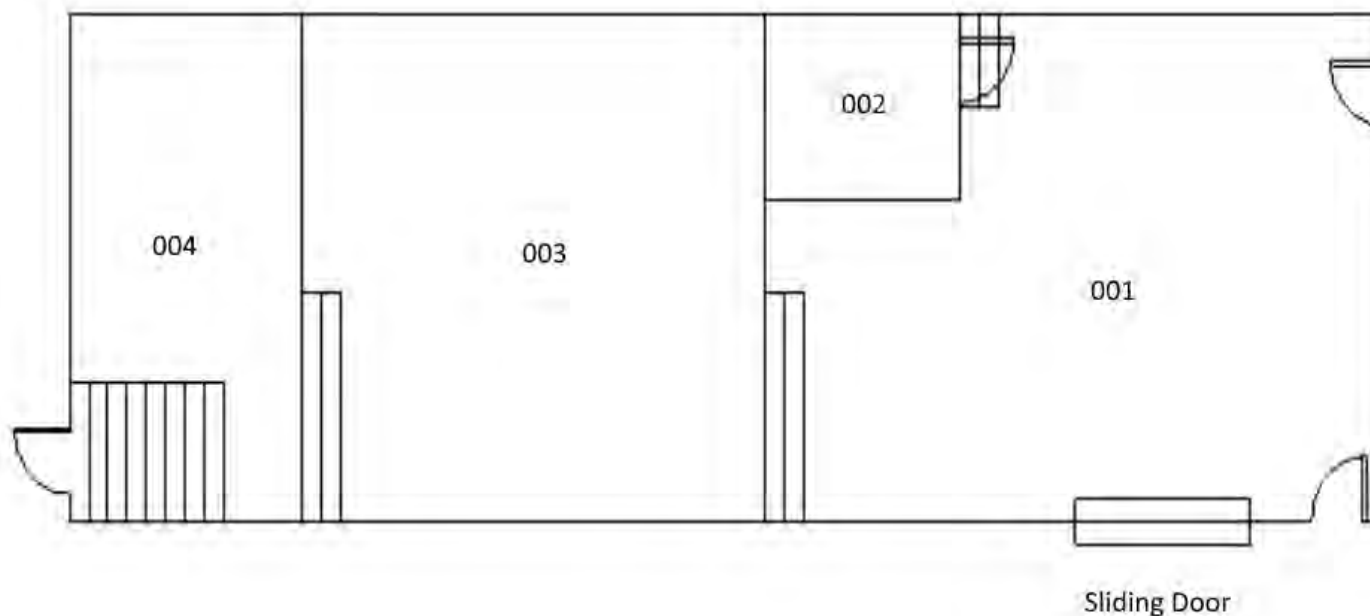
Appendix B

Site Plans



■ Location of Building

External: No ACMs identified



G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

33C Dublin Street North, Monaghan

Survey Date: 23 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports

No bulk sample report required.

Appendix D

Photographs

(Asbestos and Inaccessible Items)

33C Dublin Street North, Monaghan



Appendix E

Photographs

(Non-Asbestos Items)

33C Dublin Street North, Monaghan



Appendix F

QR Codes

UPRN: N/A
Site Address: 33C Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 33CDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**34A Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929



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 - i Inaccessible Areas
 - i Register Notes
2. Introduction
 - i Aims and Objectives
3. Site and Survey Information
 - i Scope of Survey
 - i Presumption or Identification of ACMs
4. Survey Results
 - i Material Assessment
 - i Priority Assessment
5. Recommended Actions
 - i Client Portal
 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 34A Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Garage |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition of the building |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Partially occupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

No inaccessible areas were recorded on the register during this survey – please see notes below for additional information

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 34A Dublin Street North, Monaghan on the 23 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 34A Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685337
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 23 Aug 2024
Report Date: 24 Sep 2024
Next Reinspection Due: No reinspection due

Surveyor(s):  Pete Falvey

 Glyn Chadwick

Approving Officer:  Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (not hard/permanent floor materials)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
34A Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|----------------------------|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|--------------------|--------------------|--------------------------|---------------------|
| Garage | | | | | | | | | | | | | | | | | |
| 001 | Garage | | | No suspect materials found | | | | | | | | | | | - | | |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **34A Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

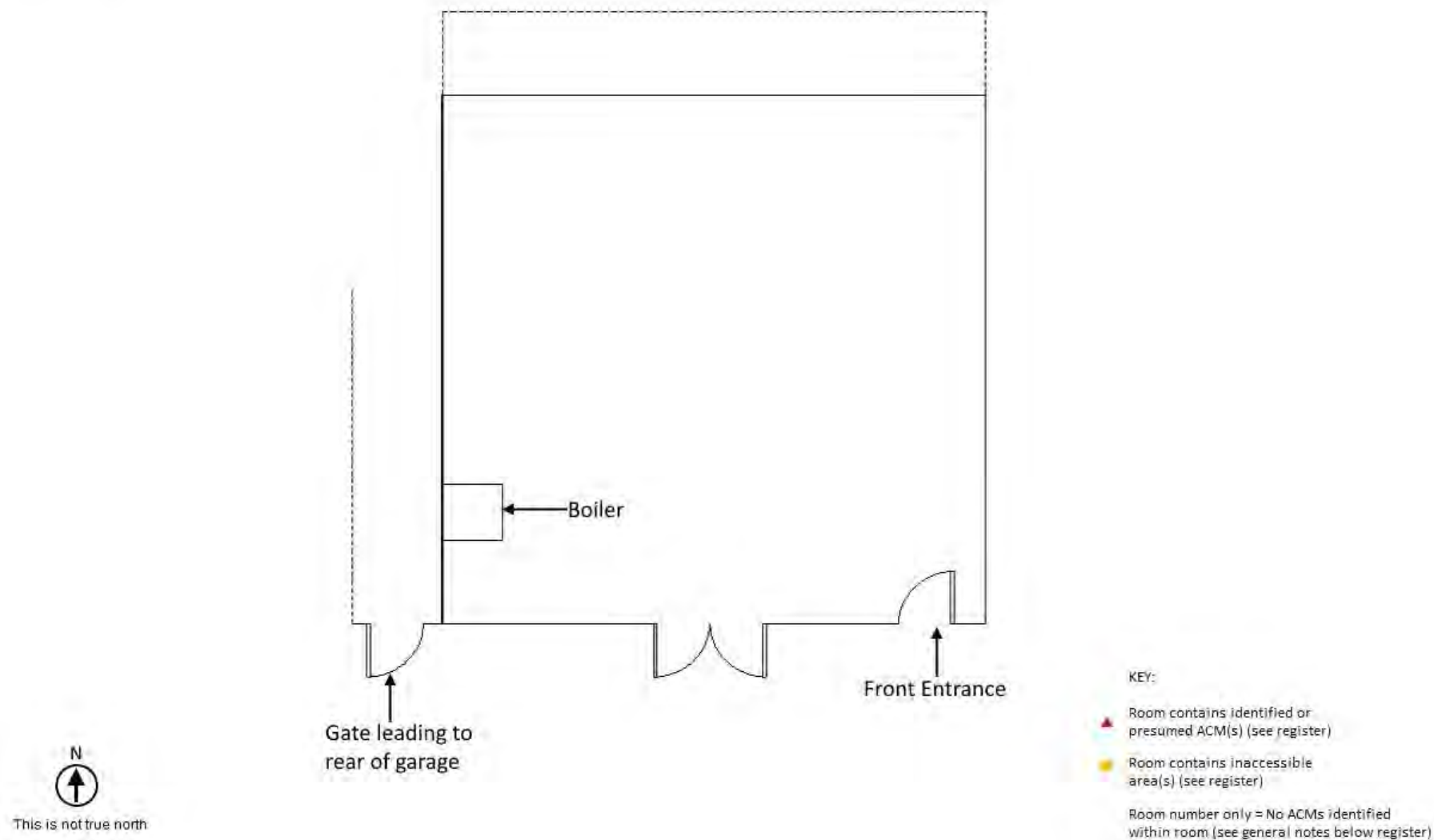
Appendix B

Site Plans



■ Location of Building

External: No ACMs identified



G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

34A Dublin Street North, Monaghan

Survey Date: 23 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports

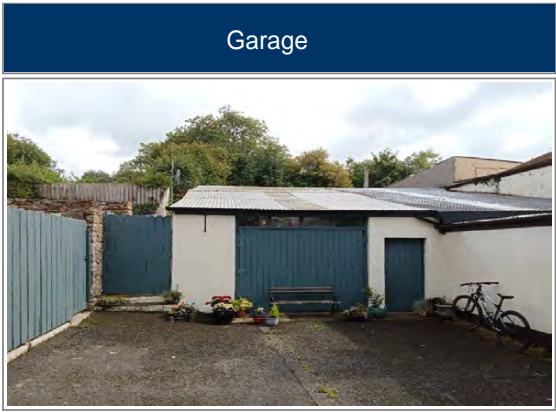
No bulk sample report required.

Appendix D

Photographs

(Asbestos and Inaccessible Items)

34A Dublin Street North, Monaghan

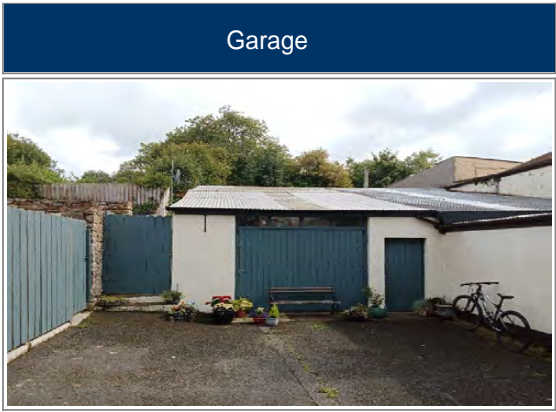


Appendix E

Photographs

(Non-Asbestos Items)

34A Dublin Street North, Monaghan



Appendix F

QR Codes

UPRN: N/A
Site Address: 34A Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 34ADublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.

This report has been updated and reissued.

ASBESTOS MANAGEMENT SURVEY REPORT

35B Dublin Street North
Monaghan



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

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Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929



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3. Site and Survey Information
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4. Survey Results
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 - i Priority Assessment
5. Recommended Actions
 - i Client Portal
 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

This report has been updated and reissued. G&L Amendment - Overall site location plan changed at clients request.
Report amended by: Anita Toman on 09 Apr 2025. This replaces the original report issued on 24 Sep 2024

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 35B Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Shed |
| Outbuildings Included: | No additional buildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition of the building |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Partially occupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

No inaccessible areas were recorded on the register during this survey – please see notes below for additional information

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 35B Dublin Street North, Monaghan on the 20 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 35B Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685338
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 20 Aug 2024
Report Date: 9 Apr 2025
Next Reinspection Due: No reinspection due



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (not hard / permanent floor materials) - detailed below register where unable to access

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
35B Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|----------------------------|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|--------------------|--------------------|--------------------------|---------------------|
| SHED | | | | | | | | | | | | | | | | | |
| 001 | Shed | | | No suspect materials found | | | | | | | | | | | - | | |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **35B Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

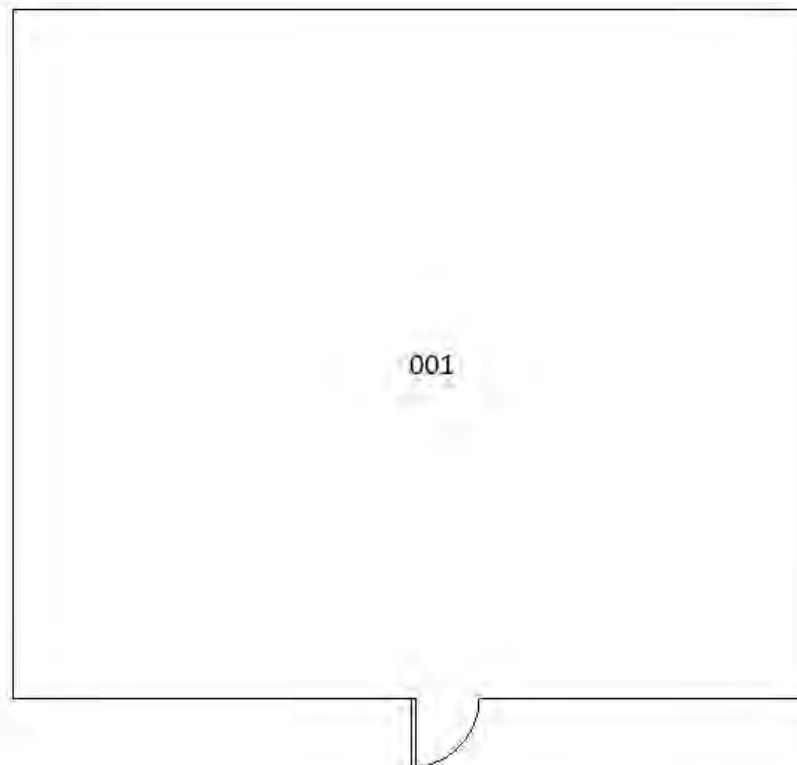
Appendix B

Site Plans




■ Location of Building


External: No ACMs identified



This is not true north

KEY:

 Room contains identified or presumed ACM(s) (see register)

 Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

35B Dublin Street North, Monaghan

Survey Date: 20 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports

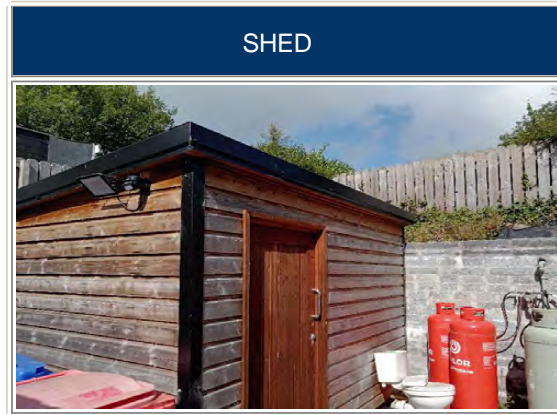
No bulk sample report required.

This report has been updated and reissued. G&L Amendment - Overall site location plan changed at clients request.
Report amended by: Anita Toman on 09 Apr 2025. This replaces the original report issued on 24 Sep 2024

Appendix D

Photographs

(Asbestos and Inaccessible Items)



Appendix E

Photographs

(Non-Asbestos Items)

35B Dublin Street North, Monaghan



Appendix F

QR Codes

UPRN: N/A
Site Address: 35B Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 35BDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**37F Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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 - i Inaccessible Areas
 - i Register Notes
2. Introduction
 - i Aims and Objectives
3. Site and Survey Information
 - i Scope of Survey
 - i Presumption or Identification of ACMs
4. Survey Results
 - i Material Assessment
 - i Priority Assessment
5. Recommended Actions
 - i Client Portal
 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 37F Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|--------------------------------------|---|
| Description of Property: | B&B |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to demolition |
| Site Plans Provided: | No plans provided |
| Client Plan Ref: / Spec. Ref: | As per tender ref: E2442 |
| Previous Survey Reports: | Unknown |
| Property Status: | Occupied |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

2 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

No inaccessible areas were recorded on the register during this survey – please see notes below for additional information

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 37F Dublin Street North, Monaghan on the 20 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 37F Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685339
Client Order Number: 400261974
Sample Number(s): GU000233, GU000234, GU000235
Survey Date(s): 20 Aug 2024
Report Date: 19 Sep 2024
Next Reinspection Due: August 2025



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (not hard / permanent floor materials) - detailed below register where unable to access

Within accessible ceiling voids (above suspended ceilings / access hatches)

Roof spaces

All accessible external areas

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Confined spaces

Behind all suspected ACMs

Work at height involving scaffolding / specialist access equipment

Safes and client specific equipment / machinery

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
37F Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|--------------------|-----------|-------------------------|--|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|-----------------------|--------------------|--------------------------|---------------------|
| B&B | | | | | | | | | | | | | | | | | |
| 001 | Hall/Corridor | | | No suspect materials found | | | | | | | | | | | - | | |
| 002 | Room 4 | | | No suspect materials found | | | | | | | | | | | - | | |
| 003 | Room 4 Shower Room | | | No suspect materials found | | | | | | | | | | | - | | |
| 004 | Room 3 | | | No suspect materials found | | | | | | | | | | | - | | |
| 005 | Room 3 Shower Room | | | No suspect materials found | | | | | | | | | | | - | | |
| 006 | Room 2 | | | No suspect materials found | | | | | | | | | | | - | | |
| 007 | Room 2 Shower Room | | | No suspect materials found | | | | | | | | | | | - | | |
| 008 | Room 1 | | | No suspect materials found | | | | | | | | | | | - | | |
| 009 | Room 1 Shower Room | | | No suspect materials found | | | | | | | | | | | - | | |
| R01 | Roof Void | 1 | GU000233 | Roof tiles on right hand side of access hatch, leant against wall. | 9 no. | Identified | Asbestos Cement (1) | Chrysotile (1) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |



Asbestos Management Survey (with MA and PA) + Management Plan Register
37F Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|---|----------------------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|-----------------------|--------------------|--------------------------|---------------------|
| | External | 2 | GU000234 | Roof tiles | 70-80 m ² | Identified | Asbestos Cement (1) | Chrysotile (1) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | 3 | GU000235 | Tiles mounted east walls beside fire exit | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register
37F Dublin Street North, Monaghan

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

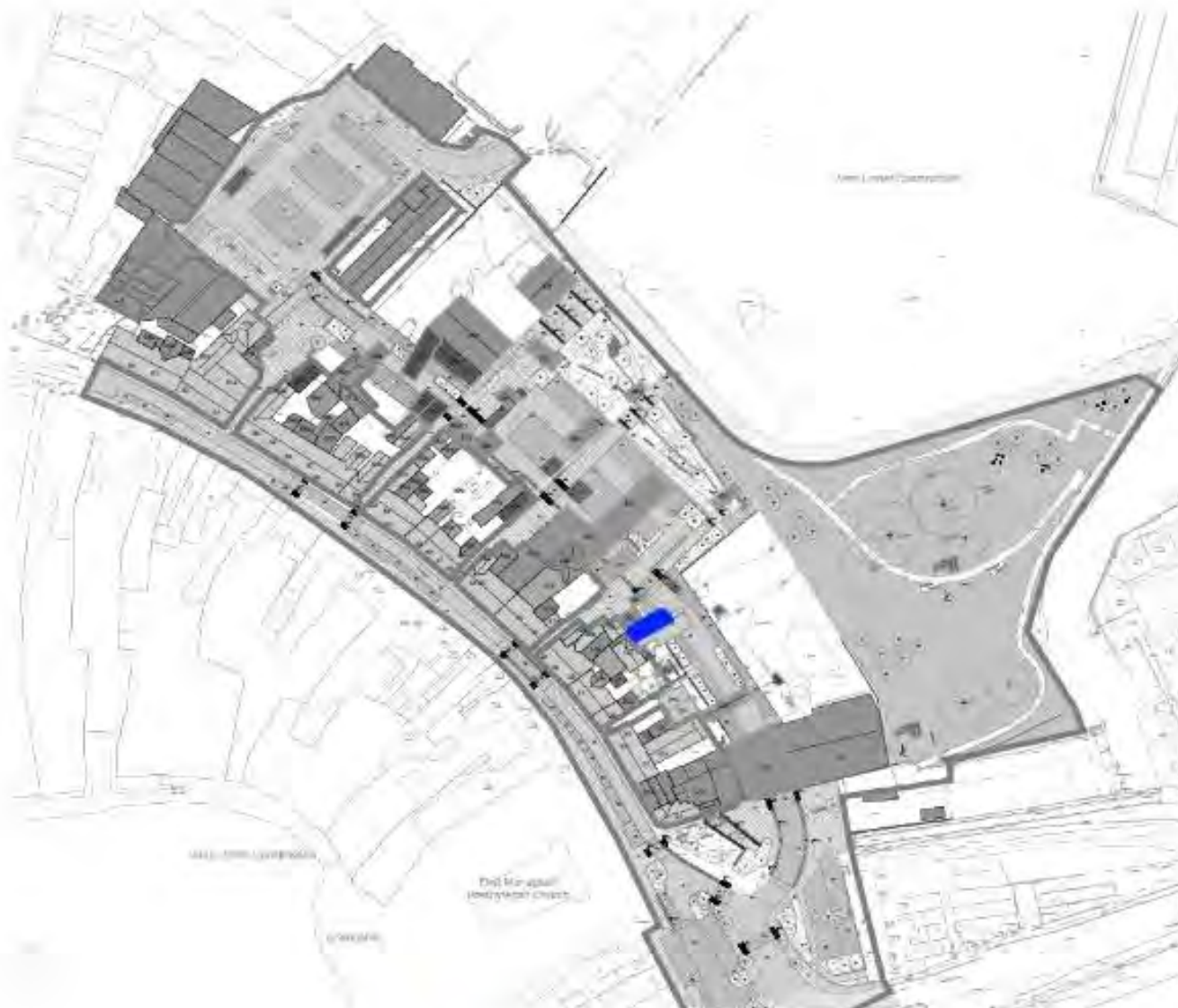
GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

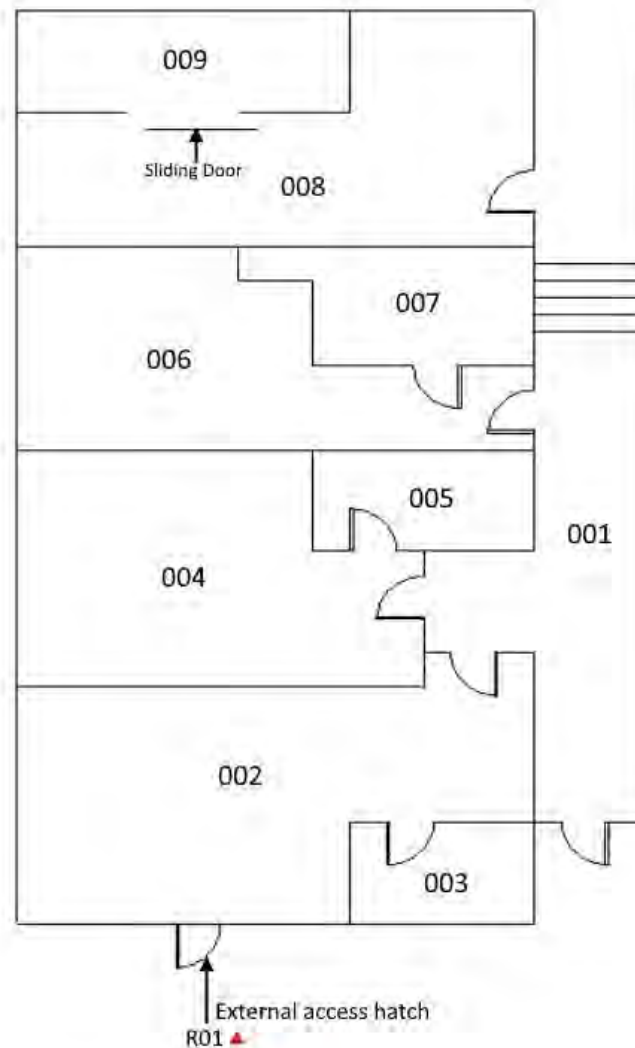
Appendix B

Site Plans



■ Location of Building

External: ▲



KEY:

▲ Room contains identified or presumed ACM(s) (see register)

● Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)



G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

37F Dublin Street North, Monaghan

Survey Date: 20 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685339 Client Order No: 400261974
Date Received: 22 Aug 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 37F Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 29 Aug 2024
Analyst: Colin Webb
Approving Officer: Anita Toman Signed: 
Issue Date: 19 Sep 2024

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. 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 |
|-----------------|----------|--|----------------------|-----------------|
| R01 - Roof Void | GU000233 | Roof tiles on right hand side of access hatch, leant against wall. | Chrysotile | Asbestos Cement |
| External | GU000234 | Roof tiles | Chrysotile | Asbestos Cement |
| External | GU000235 | Tiles mounted east walls beside fire exit | No Asbestos Detected | Not Applicable |

G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 Email: ni@gnl.org.uk Web: www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix D

Photographs

(Asbestos and Inaccessible Items)

37F Dublin Street North, Monaghan

B&B



Photo No. 1 - Roof tiles on right hand side of access hatch, leant against wall.

R01 Roof Void

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Very Low

Priority Assessment

Very Low

-



Photo No. 2 - Roof tiles

External

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Very Low

Priority Assessment

Very Low

N/A



Appendix E

Photographs

(Non-Asbestos Items)

37F Dublin Street North, Monaghan

B&B



Photo No. 3 - Tiles mounted east walls beside fire exit

External

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A



Appendix F

QR Codes

UPRN: N/A
Site Address: 37F Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 37FDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**37G Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

Registered Office: Unit 5A, Castle Road, Chelston Business Park, Wellington, Somerset, TA21 9JQ

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 - i Aims and Objectives
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 - i Presumption or Identification of ACMs
4. Survey Results
 - i Material Assessment
 - i Priority Assessment
5. Recommended Actions
 - i Client Portal
 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 37G Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Shed |
| Outbuildings Included: | No additional buildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition of the building |
| Site Plans Provided: | No plans available |
| Previous Survey Reports: | Unknown |
| Property Status: | Partially occupied |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

No inaccessible areas were recorded on the register during this survey – please see notes below for additional information

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 37G Dublin Street North, Monaghan on the 20 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 37G Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685341
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 20 Aug 2024
Report Date: 24 Sep 2024
Next Reinspection Due: No reinspection due



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (not hard / permanent floor materials) - detailed below register where unable to access

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
37G Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|----------------------------|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|--------------------|--------------------|--------------------------|---------------------|
| SHED | | | | | | | | | | | | | | | | | |
| 001 | Shed | | | No suspect materials found | | | | | | | | | | | - | | |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **37G Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

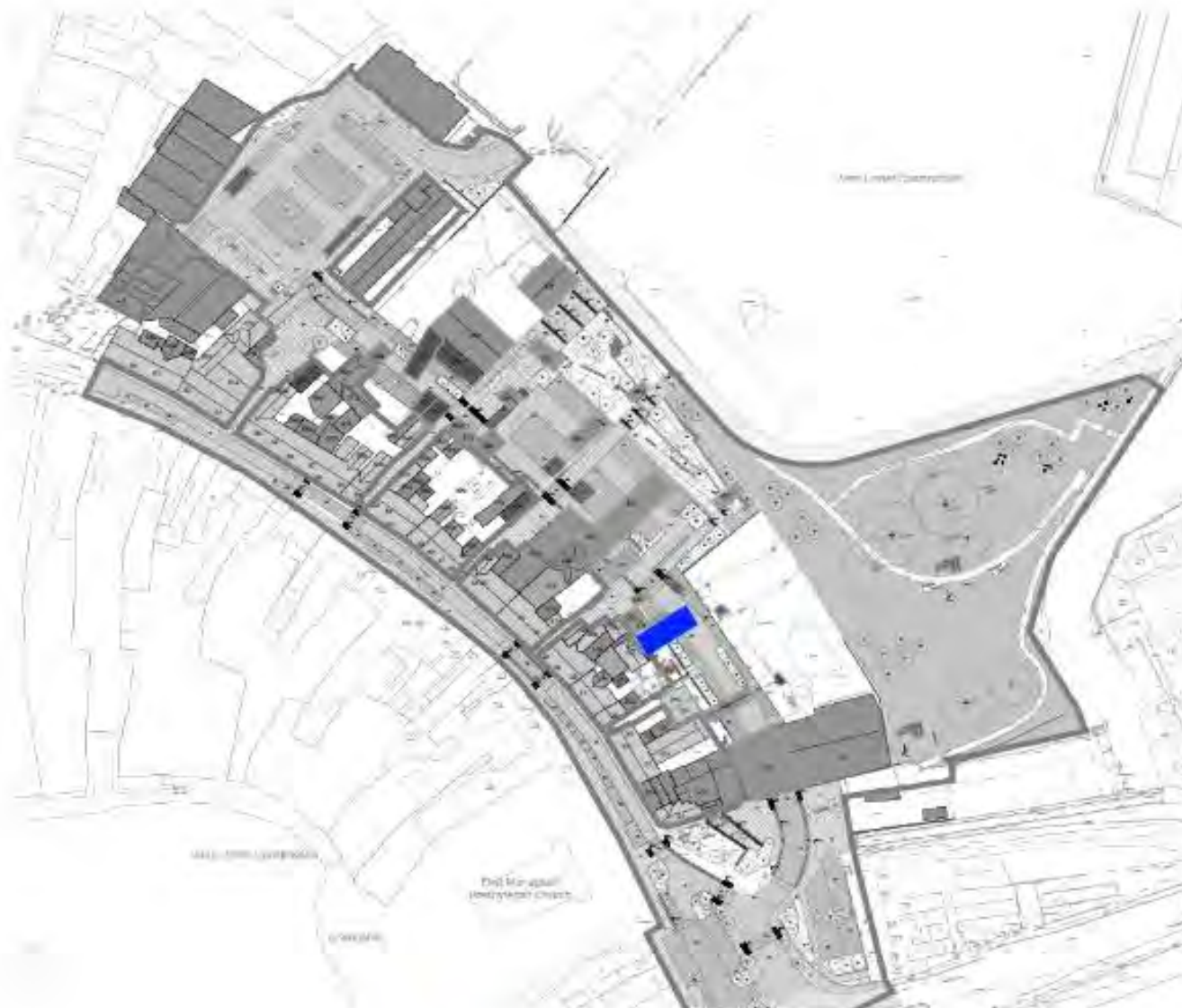
GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

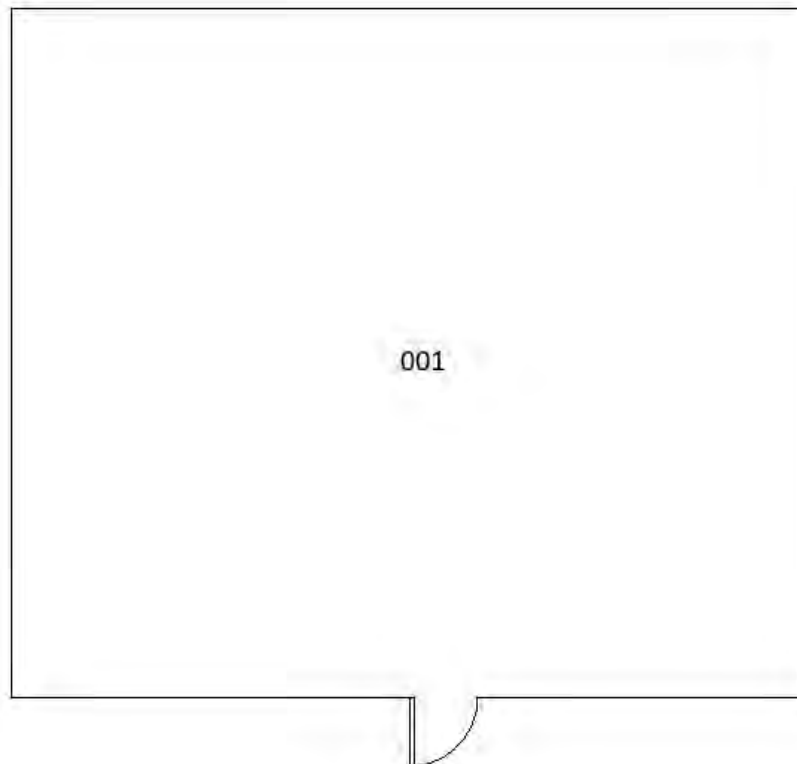
Appendix B

Site Plans




■ Location of Building


External: No ACMs identified



This is not true north

KEY:

 Room contains identified or presumed ACM(s) (see register)

 Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

37G Dublin Street North, Monaghan

Survey Date: 20 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports

No bulk sample report required.

Appendix D

Photographs

(Asbestos and Inaccessible Items)

37G Dublin Street North, Monaghan



Appendix E

Photographs

(Non-Asbestos Items)

37G Dublin Street North, Monaghan



Appendix F

QR Codes

UPRN: N/A
Site Address: 37G Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 37GDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**38C Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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 - i Register Notes
2. Introduction
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3. Site and Survey Information
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 - i Presumption or Identification of ACMs
4. Survey Results
 - i Material Assessment
 - i Priority Assessment
5. Recommended Actions
 - i Client Portal
 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 38C Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|--------------------------------------|---|
| Description of Property: | Shed / store |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition of the building |
| Site Plans Provided: | No plans provided |
| Client Plan Ref: / Spec. Ref: | As per client ref: E2442 |
| Previous Survey Reports: | Unknown |
| Property Status: | Partially occupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

3 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

001 Store - No access to inside of property as locked and owner unknown

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 38C Dublin Street North, Monaghan on the 22 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 38C Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685342
Client Order Number: 400261974
Sample Number(s): GU000239, GU000240, GU000241, GU000242
Survey Date(s): 22 Aug 2024
Report Date: 25 Sep 2024
Next Reinspection Due: August 2025

Surveyor(s):  Pete Falvey

 Glyn Chadwick

Approving Officer:  Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
38C Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|---|----------------------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| SHED / STORE | | | | | | | | | | | | | | | | | |
| 001 | Store | 1 | | No access to inside of property as locked and owner unknown | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| | External | 2 | GU000239 | Roof tiles on ground beside entrance door | 2 no. | Identified | Asbestos Cement (1) | Chrysotile (1) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | 3 | GU000240 | Roof tile debris on ground beside entrance door | <1 m ² | Identified | Asbestos Cement (1) | Chrysotile (1) | Low Damage (1) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | 4 | GU000241 | Tape on cable beside double doors | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| | External | 5 | GU000242 | Corrugated roofing panels | 35-40 m ² | Identified | Asbestos Cement (1) | Chrysotile (1) | Medium Damage (2) | Surface Sealed (1) | Very Low | Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |



Asbestos Management Survey (with MA and PA) + Management Plan Register **38C Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

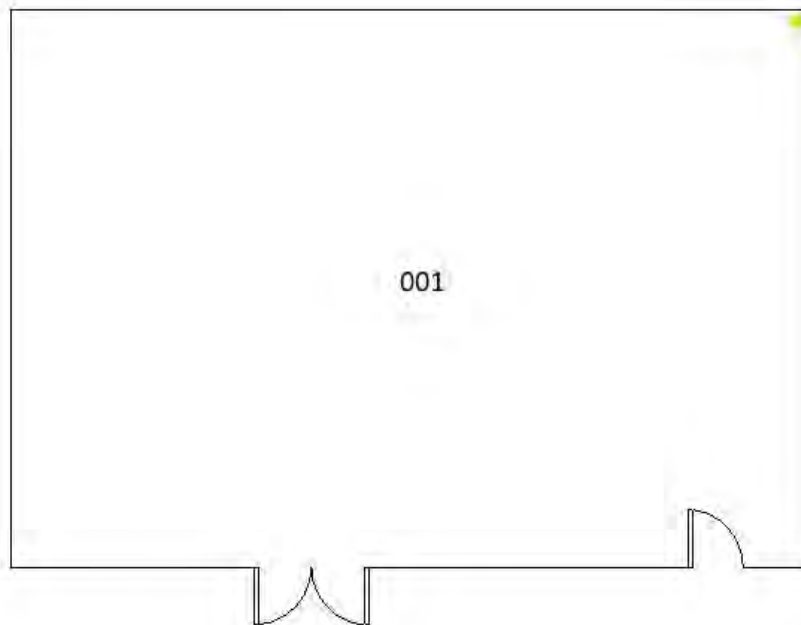
Appendix B

Site Plans



■ Location of Building

External: ▲



This is not true north

KEY:

▲ Room contains identified or presumed ACM(s) (see register)

★ Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

38C Dublin Street North, Monaghan

Survey Date: 22 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685342 Client Order No: 400261974
Date Received: 12 Sep 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 38C Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 23 Sep 2024
Analyst: Andy Webster
Approving Officer: Anita Toman Signed: 
Issue Date: 25 Sep 2024

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. 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 |
|----------|----------|---|----------------------|-----------------|
| External | GU000239 | Roof tiles on ground beside entrance door | Chrysotile | Asbestos Cement |
| External | GU000240 | Roof tile debris on ground beside entrance door | Chrysotile | Asbestos Cement |
| External | GU000241 | Tape on cable beside double doors | No Asbestos Detected | Not Applicable |
| External | GU000242 | Corrugated roofing panels | Chrysotile | Asbestos Cement |

G&L Consultancy Ltd

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Tel: 028 4062 3566 Email: ni@gnl.org.uk Web: www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix D

Photographs

(Asbestos and Inaccessible Items)

38C Dublin Street North, Monaghan

SHED / STORE



Photo No. 1 - No access to inside of property as locked and owner unknown

001 Store

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 2 - Roof tiles on ground beside entrance door

External

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Very Low

Priority Assessment

Very Low

-



Photo No. 3 - Roof tile debris on ground beside entrance door

External

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Low

Priority Assessment

Very Low

-



38C Dublin Street North, Monaghan

Photo No. 5 - Corrugated roofing panels

| | | | |
|---------------------|-----|------------------------------|----------|
| External | | | |
| Identified | | Asbestos Cement (1) | |
| Chrysotile (1) | | D - Manage and Review | |
| Material Assessment | Low | Priority Assessment | Very Low |
| - | | | |



Appendix E

Photographs


(Non-Asbestos Items)

38C Dublin Street North, Monaghan

SHED / STORE



Photo No. 4 - Tape on cable beside double doors

| | | | | |
|----------------------|-----|---------------------|-----|---|
| External | | | |  |
| Identified | | | | |
| No Asbestos Detected | | No Action Required | | |
| Material Assessment | N/A | Priority Assessment | N/A | |
| N/A | | | | |

Appendix F

QR Codes

UPRN: N/A
Site Address: 38C Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 38CDublinS@qrcode.com

Password: (exclude spaces from password)

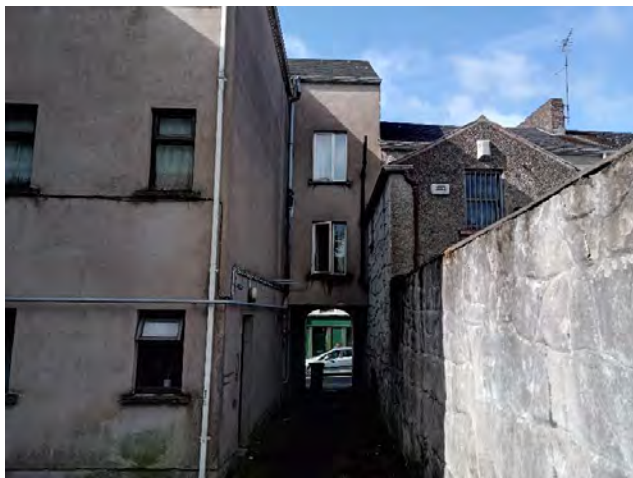
If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**39C Dublin Street North
Monaghan**



G&L Consultancy Ltd

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4. Survey Results
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 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 39C Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|--------------------------------------|---|
| Description of Property: | Three storey building with flats |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition of the building |
| Site Plans Provided: | No plans provided |
| Client Plan Ref: / Spec. Ref: | As per tender ref: E2442 |
| Previous Survey Reports: | Unknown |
| Property Status: | Partially occupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

2 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

202 Flat 6 - No access - locked and no key available

External - No access to external store - padlocked and no key available at time of survey

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 39C Dublin Street North, Monaghan on the 20 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 39C Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685343
Client Order Number: 400261974
Sample Number(s): GU000229, GU000230, GU000231, GU000232
Survey Date(s): 20 Aug 2024
Report Date: 26 Sep 2024
Next Reinspection Due: August 2025



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (not hard / permanent floor materials) - detailed below register where unable to access

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register

**Asbestos Management Survey (with MA and PA) + Management Plan Register**
39C Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------------------|-------------------|-----------|-------------------------|--|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| THREE STOREY BUILDING WITH FLATS | | | | | | | | | | | | | | | | | |
| 001 | Hall / Stairs | | | No suspect materials found | | | | | | | | | | | - | | |
| 101 | Stairs / Landing | | | No suspect materials found | | | | | | | | | | | - | | |
| 102 | Flat 3 Hall | | | No suspect materials found | | | | | | | | | | | - | | |
| 103 | Flat 3 Cupboard | | | No suspect materials found | | | | | | | | | | | - | | |
| 104 | Flat 3 Bathroom | 1 | GU000229 | Vinyl floor tiles (grey) on solid floor | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| 105 | Flat 3 Bedroom | | | No suspect materials found | | | | | | | | | | | - | | |
| 106 | Flat 3 Livingroom | | | No suspect materials found | | | | | | | | | | | - | | |
| 107 | Flat 3 Kitchen | | | No suspect materials found | | | | | | | | | | | - | | |
| 201 | Stairs / Landing | 2 | GU000230 | Vinyl floor tiles (beige) on solid floor | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| 202 | Flat 6 | 3 | | No access - locked and no key available | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |



Asbestos Management Survey (with MA and PA) + Management Plan Register
39C Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|------------------|-----------|-------------------------|--|---------------------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| 301 | Stairs / Landing | 4 | | Vinyl floor tiles (beige) on solid floor (as sample GU000230) | | Strongly Presumed | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| | External | 5 | GU000231 | Roof tiles | 4-45 m ² | Identified | Asbestos Cement (1) | Chrysotile (1) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | 6 | GU000232 | Ridge capping tiles | 8-10 m | Identified | Asbestos Cement (1) | Chrysotile (1) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | 7 | | No access to external store - padlocked and no key available at time of survey | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |



Asbestos Management Survey (with MA and PA) + Management Plan Register **39C Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

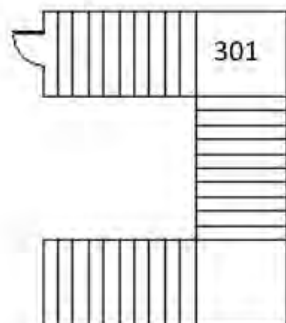
Appendix B

Site Plans

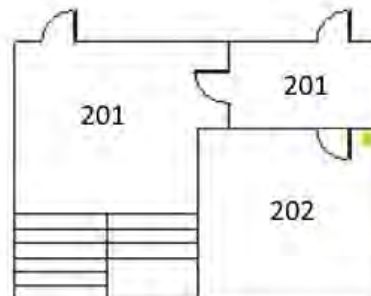


■ Location of Building

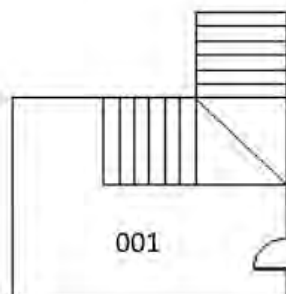
External: ▲ ●



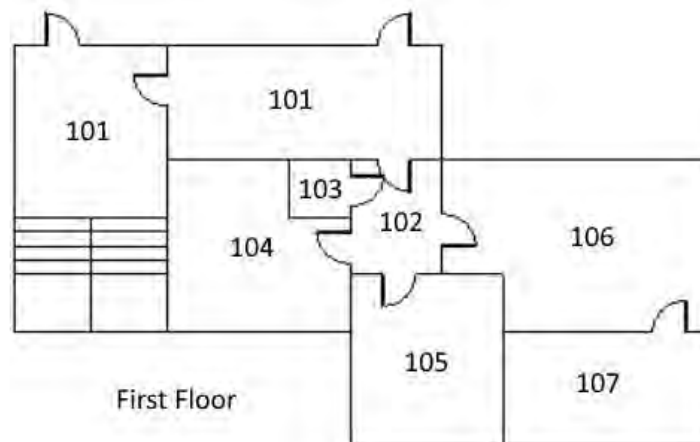
Third Floor



Fourth Floor



Ground Floor



First Floor

KEY:

▲ Room contains identified or presumed ACM(s) (see register)

● Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)



This is not true north

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

39C Dublin Street North, Monaghan

Survey Date: 20 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685343 Client Order No: 400261974
Date Received: 12 Sep 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 39C Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 23 Sep 2024
Analyst: Andy Webster
Approving Officer: Anita Toman Signed: 
Issue Date: 26 Sep 2024

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. 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 |
|--------------------------|----------|--|----------------------|-----------------|
| 104 - Flat 3 Bathroom | GU000229 | Vinyl floor tiles (grey) on solid floor | No Asbestos Detected | Not Applicable |
| 201 - Stairs / Landing | GU000230 | Vinyl floor tiles (beige) on solid floor | No Asbestos Detected | Not Applicable |
| External | GU000231 | Roof tiles | Chrysotile | Asbestos Cement |
| External | GU000232 | Ridge capping tiles | Chrysotile | Asbestos Cement |

G&L Consultancy Ltd

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Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix D

Photographs

(Asbestos and Inaccessible Items)

39C Dublin Street North, Monaghan

THREE STOREY BUILDING WITH FLATS

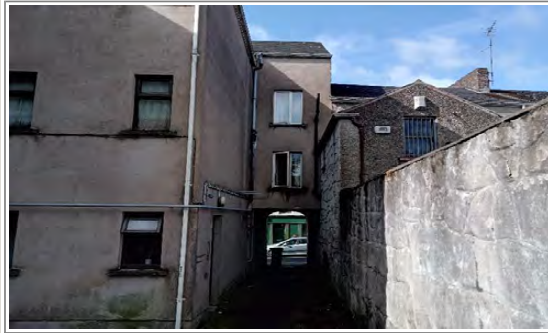


Photo No. 3 - No access - locked and no key available

202 Flat 6

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 5 - Roof tiles

External

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Very Low

Priority Assessment

Very Low

-



Photo No. 6 - Ridge capping tiles

External

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Very Low

Priority Assessment

Very Low

-



39C Dublin Street North, Monaghan

Photo No. 7 - No access to external store - padlocked and no key available at time of survey

| | | | |
|-------------------------|-----|---|-----|
| External | | | |
| Inaccessible (Presumed) | | | |
| | | E - Inspect Prior to Disturbance | |
| Material Assessment | N/A | Priority Assessment | N/A |
| N/A | | | |



Appendix E

Photographs

(Non-Asbestos Items)

39C Dublin Street North, Monaghan

THREE STOREY BUILDING WITH FLATS

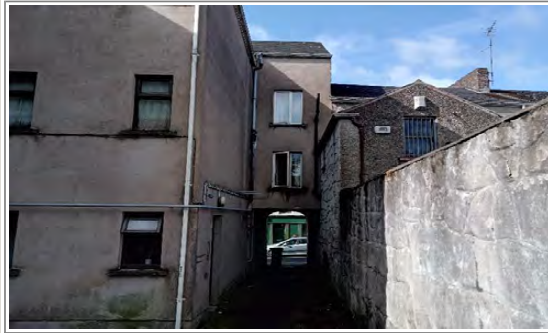


Photo No. 1 - Vinyl floor tiles (grey) on solid floor

104 Flat 3 Bathroom

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A

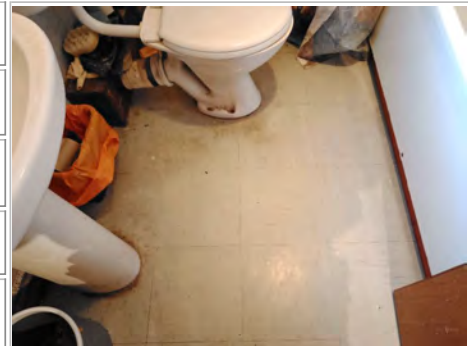


Photo No. 2 - Vinyl floor tiles (beige) on solid floor

201 Stairs / Landing

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A

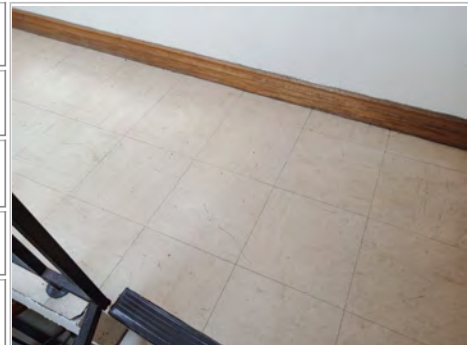


Photo No. 4 - Vinyl floor tiles (beige) on solid floor (as sample GU000230)

301 Stairs / Landing

Strongly Presumed

No Asbestos Detected

No Action Required

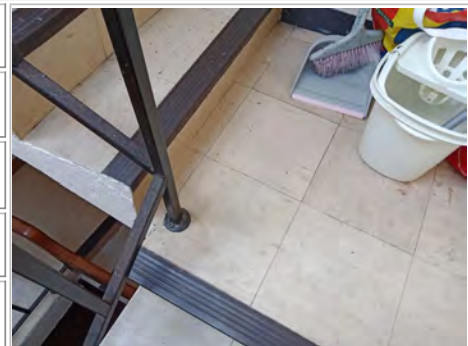
Material Assessment

N/A

Priority Assessment

N/A

N/A



Appendix F

QR Codes

UPRN: N/A
Site Address: 39C Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 39CDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**40B Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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 - i Summary of Findings
 - i Inaccessible Areas
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 - i Aims and Objectives
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 - i Presumption or Identification of ACMs
4. Survey Results
 - i Material Assessment
 - i Priority Assessment
5. Recommended Actions
 - i Client Portal
 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 40B Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|--------------------------------------|---|
| Description of Property: | A dilapidated building with severe fire damage |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition |
| Site Plans Provided: | No plans provided |
| Client Plan Ref: / Spec. Ref: | As per tender ref: E2442 |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

1 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

001 Ground Floor - Restricted access due to severely bad fire damage and debris and scattered items throughout

R01 Roof Void - No access due to severe fire damage

External - No access to roof as it has collapsed

External - Restricted access to rear of property due to thick weeds and ivy and thick electrical cables.

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 40B Dublin Street North, Monaghan on the 22 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 40B Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685344
Client Order Number: 400261974
Sample Number(s): GU000245, GU000246
Survey Date(s): 22 Aug 2024
Report Date: 19 Sep 2024
Next Reinspection Due: August 2025

Surveyor(s):  Pete Falvey

 Glyn Chadwick

Approving Officer:  Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (not hard / permanent floor materials) - detailed below register where unable to access

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Confined spaces

Behind all suspected ACMs

Work at height involving scaffolding / specialist access equipment

Safes and client specific equipment / machinery

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register

40B Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|--|--------------|-----------|-------------------------|---|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| DILAPIDATED BUILDING WITH SEVERE FIRE DAMAGE | | | | | | | | | | | | | | | | | |
| 001 | Ground Floor | 1 | | Restricted access due to severely bad fire damage and debris and scattered items throughout | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| 001 | Ground Floor | 2 | GU000245 | Gaskets to valves beside entrance door | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| 001 | Ground Floor | 3 | | Gaskets on valves not visible but presumed - beside entrance door (as sample GU000245) | | Strongly Presumed | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| R01 | Roof Void | 4 | | No access due to severe fire damage | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| | External | 5 | | No access to roof as it has collapsed | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| | External | 6 | GU000246 | Cement pipe below old fuel tank in front of property | 4 m | Identified | Asbestos Cement (1) | Chrysotile (1) | Low Damage (1) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | 7 | | Restricted access to rear of property due to thick weeds and ivy and thick electrical cables. | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |



Asbestos Management Survey (with MA and PA) + Management Plan Register **40B Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

Appendix B

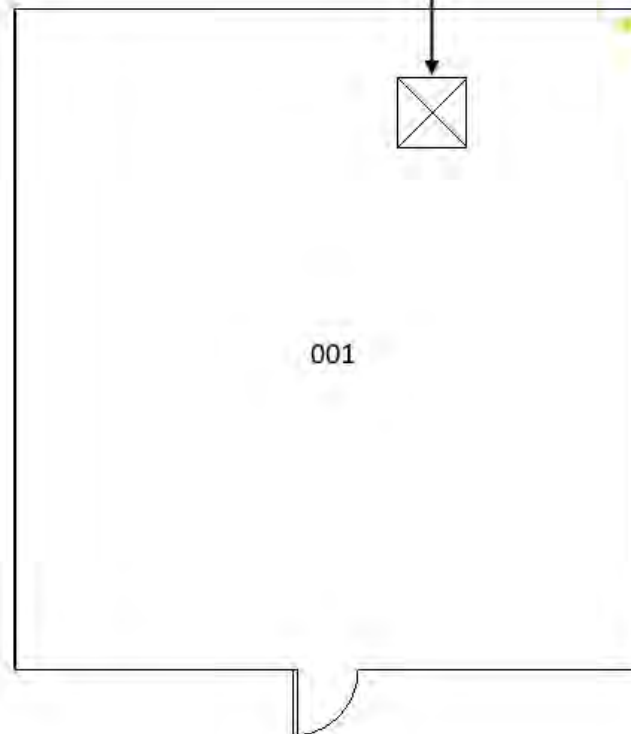
Site Plans



■ Location of Building

External: ▲ ●

R01 ●



This is not true north

KEY:

▲ Room contains identified or presumed ACM(s) (see register)

● Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

40B Dublin Street North, Monaghan

Survey Date: 22 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685344 Client Order No: 400261974
Date Received: 27 Aug 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 40B Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 29 Aug 2024
Analyst: Justin Proctor
Approving Officer: Anita Toman Signed: 
Issue Date: 19 Sep 2024

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. 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 |
|--------------------|----------|--|----------------------|-----------------|
| 001 - Ground Floor | GU000245 | Gaskets to valves beside entrance door | No Asbestos Detected | Not Applicable |
| External | GU000246 | Cement pipe below old fuel tank in front of property | Chrysotile | Asbestos Cement |

G&L Consultancy Ltd

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Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix D

Photographs

(Asbestos and Inaccessible Items)

40B Dublin Street North, Monaghan

DILAPIDATED BUILDING WITH SEVERE FIRE DAMAGE



Photo No. 1 - Restricted access due to severely bad fire damage and debris and scattered items throughout

001 Ground Floor

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 4 - No access due to severe fire damage

R01 Roof Void

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

-



Photo No. 5 - No access to roof as it has collapsed

External

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

-



40B Dublin Street North, Monaghan

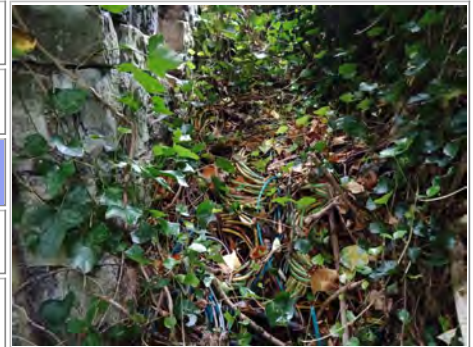
Photo No. 6 - Cement pipe below old fuel tank in front of property

| | | | |
|---------------------|-----|------------------------------|----------|
| External | | | |
| Identified | | Asbestos Cement (1) | |
| Chrysotile (1) | | D - Manage and Review | |
| Material Assessment | Low | Priority Assessment | Very Low |
| - | | | |



Photo No. 7 - Restricted access to rear of property due to thick weeds and ivy and thick electrical cables.

| | | | |
|-------------------------|-----|---|-----|
| External | | | |
| Inaccessible (Presumed) | | | |
| | | E - Inspect Prior to Disturbance | |
| Material Assessment | N/A | Priority Assessment | N/A |
| N/A | | | |



Appendix E

Photographs

(Non-Asbestos Items)

40B Dublin Street North, Monaghan

DILAPIDATED BUILDING WITH SEVERE FIRE DAMAGE



Photo No. 2 - Gaskets to valves beside entrance door

001 Ground Floor

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 3 - Gaskets on valves not visible but presumed - beside entrance door (as sample GU000245)

001 Ground Floor

Strongly Presumed

No Asbestos Detected

No Action Required

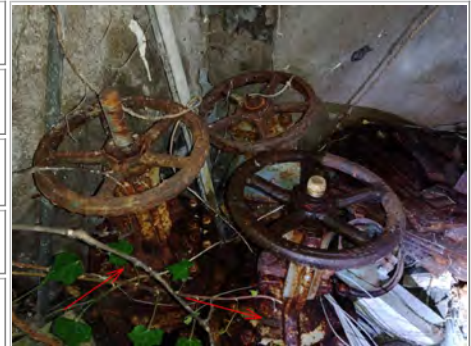
Material Assessment

N/A

Priority Assessment

N/A

N/A



Appendix F

QR Codes

UPRN: N/A
Site Address: 40B Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 40BDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**41C Dublin Street North
Monaghan**



G&L Consultancy Ltd

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Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 41C Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|--------------------------------------|---|
| Description of Property: | Garage / Store |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition of the building |
| Site Plans Provided: | No plans provided |
| Client Plan Ref: / Spec. Ref: | As per client ref: E2442 |
| Previous Survey Reports: | Unknown |
| Property Status: | Partially occupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

2 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

001 Garage/Store - No access to inside property as locked and owner unknown

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 41C Dublin Street North, Monaghan on the 22 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 41C Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685345
Client Order Number: 400261974
Sample Number(s): GU000243, GU000244
Survey Date(s): 22 Aug 2024
Report Date: 25 Sep 2024
Next Reinspection Due: August 2025

Surveyor(s):



Pete Falvey



Glyn Chadwick

Approving Officer:



Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
41C Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Assessment Material | Assessment Priority | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|--------------|-----------|-------------------------|--|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| GARAGE / STORE | | | | | | | | | | | | | | | | | |
| 001 | Garage/Store | 1 | | No access to inside property as locked and owner unknown | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| | External | 2 | GU000243 | Roof tile packers below modern corrugated metal roof - high level east elevation | <1 m | Identified | Asbestos Cement (1) | Chrysotile (1) | Low Damage (1) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | 3 | GU000244 | Roof tile packer below modern corrugated metal roof - north side high elevation | <1 m | Identified | Asbestos Cement (1) | Chrysotile (1) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |



Asbestos Management Survey (with MA and PA) + Management Plan Register **41C Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

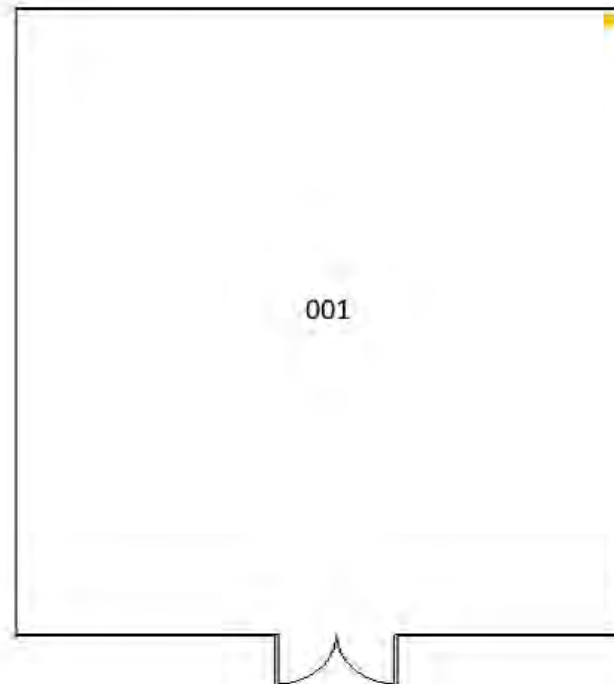
Appendix B

Site Plans



■ Location of Building

External: ▲



This is not true north

KEY:

▲ Room contains identified or presumed ACM(s) (see register)

■ Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

41C Dublin Street North, Monaghan

Survey Date: 22 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685345 Client Order No: 400261974
Date Received: 12 Sep 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 41C Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 23 Sep 2024
Analyst: Andy Webster
Approving Officer: Anita Toman Signed: 
Issue Date: 25 Sep 2024

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. 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 |
|----------|----------|--|-----------------|-----------------|
| External | GU000243 | Roof tile packers below modern corrugated metal roof - high level east elevation | Chrysotile | Asbestos Cement |
| External | GU000244 | Roof tile packer below modern corrugated metal roof - north side high elevation | Chrysotile | Asbestos Cement |

G&L Consultancy Ltd

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Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix D

Photographs

(Asbestos and Inaccessible Items)

41C Dublin Street North, Monaghan

GARAGE / STORE



Photo No. 1 - No access to inside property as locked and owner unknown

001 Garage/Store

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 2 - Roof tile packers below modern corrugated metal roof - high level east elevation

External

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Low

Priority Assessment

Very Low

-



Photo No. 3 - Roof tile packer below modern corrugated metal roof - north side high elevation

External

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Very Low

Priority Assessment

Very Low

-



Appendix E

Photographs

(Non-Asbestos Items)

41C Dublin Street North, Monaghan

GARAGE / STORE



Appendix F

QR Codes

UPRN: N/A
Site Address: 41C Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 41CDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**42C Dublin Street North
Monaghan**



G&L Consultancy Ltd

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Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 42C Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Carport / bin store |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire property |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to demolition |
| Site Plans Provided: | No plans available |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

002 Boiler House - No access - padlocked and no key available

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 42C Dublin Street North, Monaghan on the 19 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 42C Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685346
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 19 Aug 2024
Report Date: 19 Sep 2024
Next Reinspection Due: August 2025



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
42C Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|-----------------------|--------------|-----------|-------------------------|--|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| CARPORT / BIN STORAGE | | | | | | | | | | | | | | | | | |
| 001 | Carport | | | No suspect materials found | | | | | | | | | | | - | | |
| 002 | Boiler House | 1 | | No access - padlocked and no key available | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | As required | N/A |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **42C Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

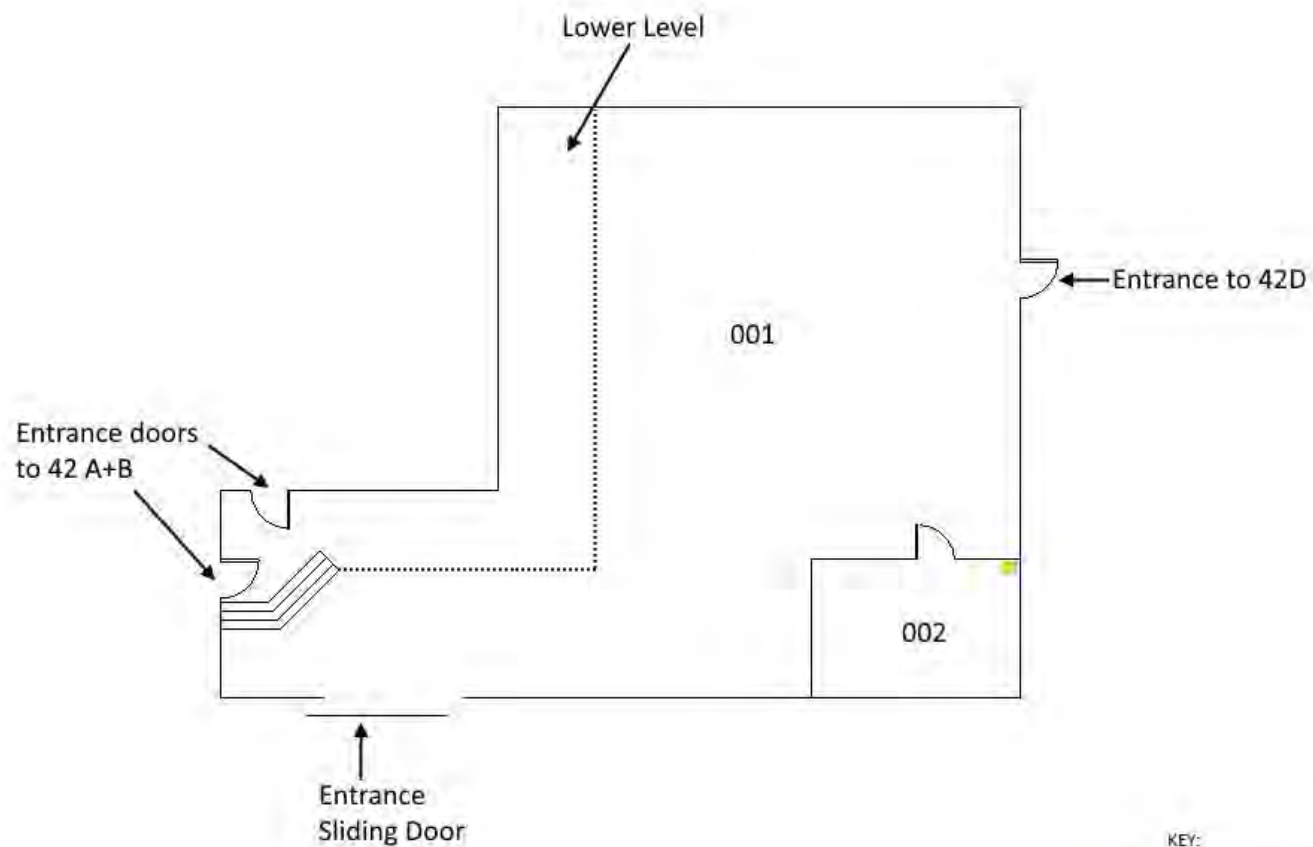
Appendix B

Site Plans



■ Location of Building

External: No ACMs identified



This is not true north

KEY:

Room contains identified or presumed ACM(s) (see register)

Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

42C Dublin Street North, Monaghan

Survey Date: 19 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports

No bulk sample report required.

Appendix D

Photographs

(Asbestos and Inaccessible Items)

42C Dublin Street North, Monaghan

CARPORT / BIN STORAGE



Photo No. 1 - No access - padlocked and no key available

002 Boiler House

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

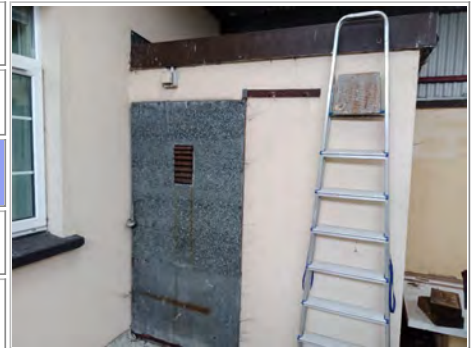
Material Assessment

N/A

Priority Assessment

N/A

-



Appendix E

Photographs

(Non-Asbestos Items)

42C Dublin Street North, Monaghan



Appendix F

QR Codes

UPRN: N/A
Site Address: 42C Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 42CDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**42D Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 42D Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Office / storage |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire property |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to demolition |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

No inaccessible areas were recorded on the register during this survey – please see notes below for additional information

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 42D Dublin Street North, Monaghan on the 19 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 42D Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685347
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 19 Aug 2024
Report Date: 23 Sep 2024
Next Reinspection Due: No reinspection due



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

Below carpets and other floor coverings that can be lifted (non hard / permanent floor materials) - **will be detailed below register if unable to access**

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
42D Dublin Street North, Monaghan

Job No J685347

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|---------------------|-----------|-------------------------|----------------------------|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|--------------------|--------------------|--------------------------|---------------------|
| OFFICE / STORAGE | | | | | | | | | | | | | | | | | |
| 001 | Hall | | | No suspect materials found | | | | | | | | | | | - | | |
| 002 | Storage Area | | | No suspect materials found | | | | | | | | | | | - | | |
| 003 | Office 1 | | | No suspect materials found | | | | | | | | | | | - | | |
| 004 | Electrical Cupboard | | | No suspect materials found | | | | | | | | | | | - | | |
| 005 | Office 2 | | | No suspect materials found | | | | | | | | | | | - | | |
| 006 | Rear Hall | | | No suspect materials found | | | | | | | | | | | - | | |
| 007 | Store | | | No suspect materials found | | | | | | | | | | | - | | |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **42D Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

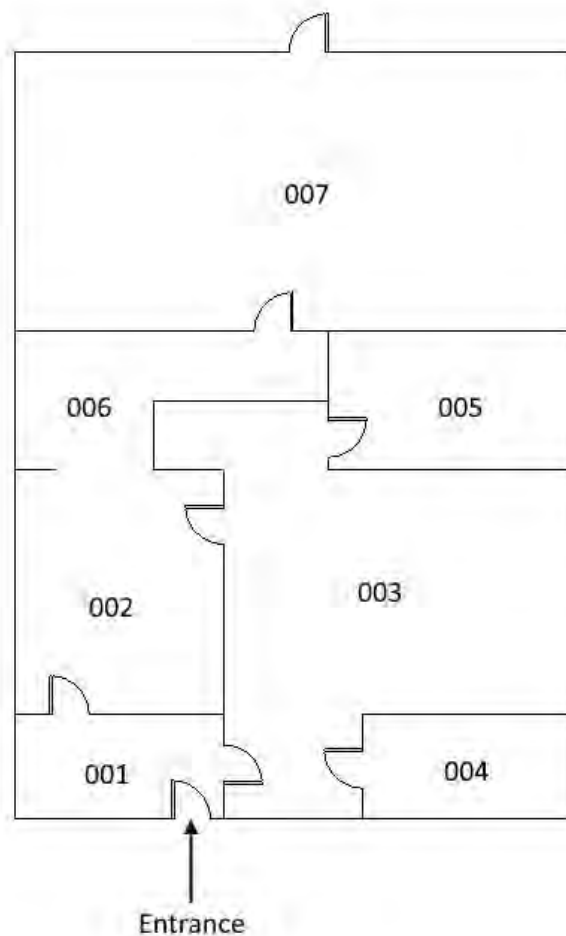
Appendix B

Site Plans



■ Location of Building

External: No ACMs identified



This is not true north

KEY:

Room contains identified or presumed ACM(s) (see register)

Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

42D Dublin Street North, Monaghan

Survey Date: 19 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports

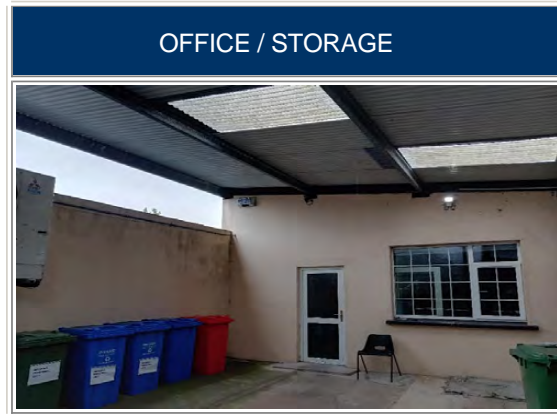
No bulk sample report required.

Appendix D

Photographs

(Asbestos and Inaccessible Items)

42D Dublin Street North, Monaghan

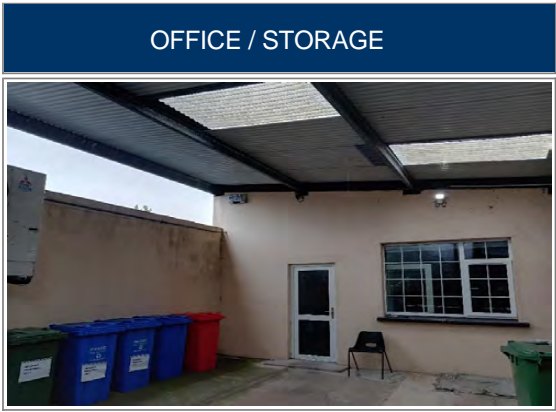


Appendix E

Photographs

(Non-Asbestos Items)

42D Dublin Street North, Monaghan



Appendix F

QR Codes

UPRN: N/A
Site Address: 42D Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 42DDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**46C Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 46C Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|--------------------------------------|---|
| Description of Property: | Storage unit |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to demolition |
| Site Plans Provided: | No plans provided |
| Client Plan Ref: / Spec. Ref: | As per client ref: 2442 |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

002 Store 2 - No access as locked and no combination to padlock supplied

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 46C Dublin Street North, Monaghan on the 8 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 46C Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685349
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 8 Aug 2024
Report Date: 19 Sep 2024
Next Reinspection Due: August 2025



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
46C Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|--|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| STORAGE UNIT | | | | | | | | | | | | | | | | | |
| 001 | Store 1 | | | No suspect materials found | | | | | | | | | | | - | | |
| 002 | Store 2 | 1 | | No access as locked and no combination to padlock supplied | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **46C Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

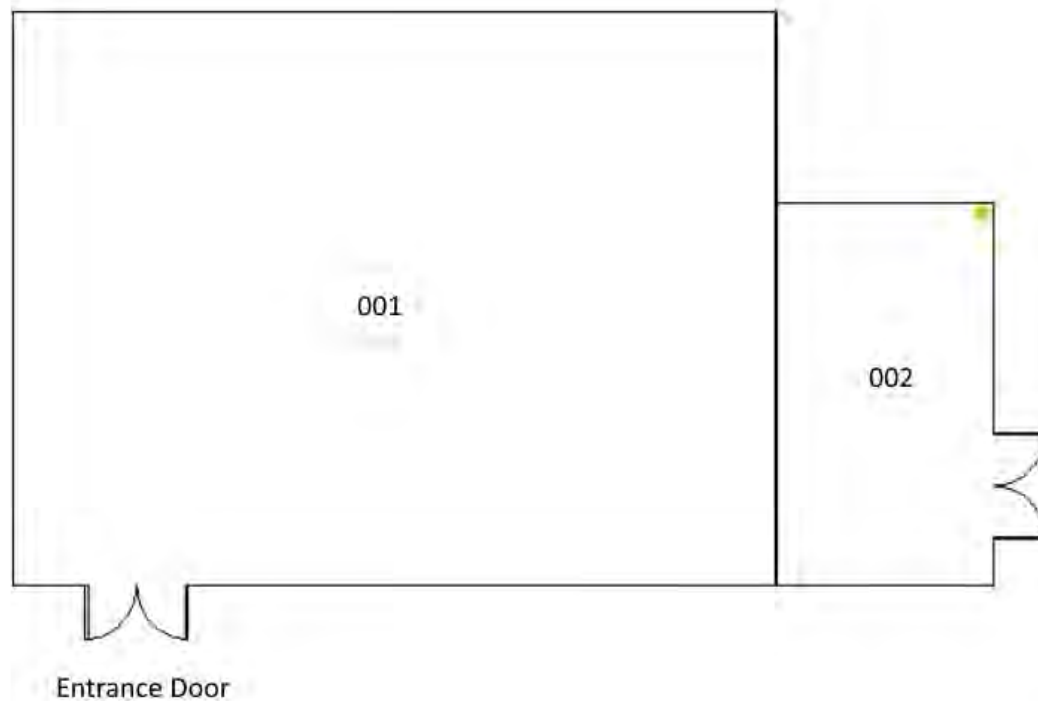
Appendix B

Site Plans



■ Location of Building

External: No ACMs identified



This is not true north

KEY:

Room contains identified or presumed ACM(s) (see register)

Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

46C Dublin Street North, Monaghan

Survey Date: 8 Aug 2024

Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports

No bulk sample report required.

Appendix D

Photographs

(Asbestos and Inaccessible Items)

46C Dublin Street North, Monaghan

STORAGE UNIT



Photo No. 1 - No access as locked and no combination to padlock supplied

002 Store 2

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

-



Appendix E

Photographs

(Non-Asbestos Items)

46C Dublin Street North, Monaghan

STORAGE UNIT



Appendix F

QR Codes

UPRN: N/A
Site Address: 46C Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 46CDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**46D Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929



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Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 46D Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Metal shipping container |
| Outbuildings Included: | No additional buildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition of the building |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

001 Store - No access to container unable to open

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 46D Dublin Street North, Monaghan on the 8 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 46D Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685350
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 8 Aug 2024
Report Date: 24 Sep 2024
Next Reinspection Due: August 2025



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
46D Dublin Street North, Monaghan

Job No J685350

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|--------------------------|----------|-----------|-------------------------|---|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| METAL SHIPPING CONTAINER | | | | | | | | | | | | | | | | | |
| 001 | Store | 1 | | No access to container unable to open | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |
| | External | | | Metal shipping container - no suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **46D Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

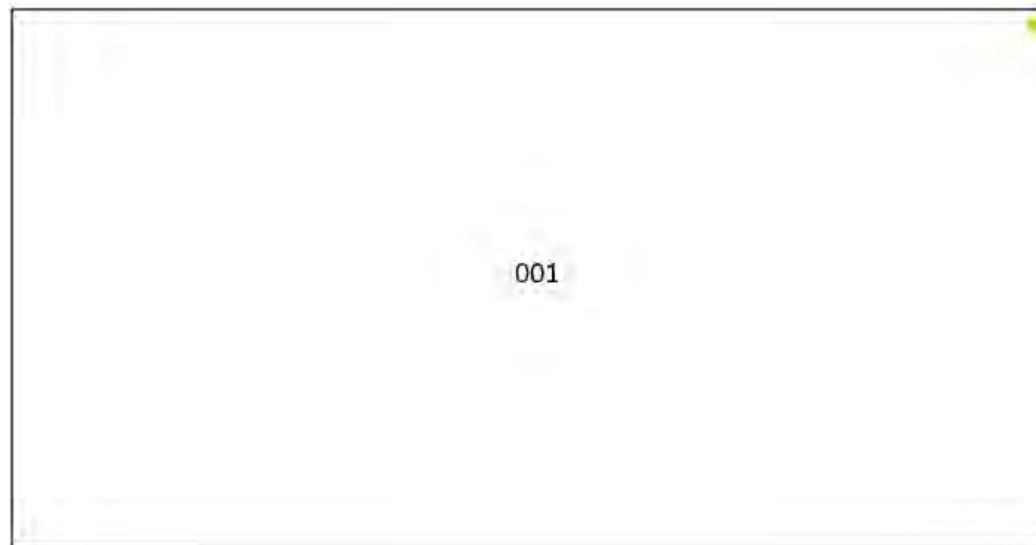
Appendix B

Site Plans



■ Location of Building

External: No ACMs identified





001



This is not true north

KEY:

 Room contains identified or presumed ACM(s) (see register)

 Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

46D Dublin Street North, Monaghan

Survey Date: 8 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports

No bulk sample report required.

Appendix D

Photographs

(Asbestos and Inaccessible Items)

46D Dublin Street North, Monaghan

METAL SHIPPING CONTAINER



Photo No. 1 - No access to container unable to open

001 Store

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

-



Appendix E

Photographs

(Non-Asbestos Items)

46D Dublin Street North, Monaghan

METAL SHIPPING CONTAINER



Appendix F

QR Codes

UPRN: N/A
Site Address: 46D Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 46DDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**50B Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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 - i Presumption or Identification of ACMs
4. Survey Results
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Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 50B Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Shed / store |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to demolition |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

1 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

001 Store / Shed - Restricted access to entire east side of room due to badly collapsed roof

External - Restricted access to area surrounding the property, thick undergrowth to north, east and west - access made through roof at south wall

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 50B Dublin Street North, Monaghan on the 8 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.


3. SITE AND SURVEY INFORMATION

Site Name and Address: 50B Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685351
Client Order Number: 400261974
Sample Number(s): GU000215, GU000216, GU000217, GU000218, GU000219
Survey Date(s): 8 Aug 2024
Report Date: 19 Sep 2024
Next Reinspection Due: August 2025

Surveyor(s):  Pete Falvey

 John McAleenan

Approving Officer:  Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register

50B Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|--------------|-----------|-------------------------|--|-------------------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|---|--------------------------|---------------------|
| SHED / STORE | | | | | | | | | | | | | | | | | |
| 001 | Store / Shed | 1 | GU000215 | Bitumen roofing felt to underside of metal roof | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| 001 | Store / Shed | 2 | GU000216 | Roofing felt debris scattered over floor | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| 001 | Store / Shed | 3 | GU000217 | Redundant roof tile against wall in south west corner | <1 m ² | Identified | Asbestos Cement (1) | Chrysotile (1) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | Manage - remove on commencement of any planned future works | N/A | Aug 2025 |
| 001 | Store / Shed | 4 | GU000218 | Sink pad (thick) on redundant drainer on floor in south west corner | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| 001 | Store / Shed | 5 | GU000219 | Sink pads (thin) on smaller redundant sink and drainer on floor in south west corner | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| 001 | Store / Shed | 6 | | Restricted access to entire east side of room due to badly collapsed roof | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | As required | N/A |
| 002 | Hallway | 7 | | Bitumen felt to underside of felt roof (as sample GU000215) | | Strongly Presumed | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| | External | 8 | | Restricted access to area surrounding the property, thick undergrowth to north, east and west - access made through roof at south wall | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |



Asbestos Management Survey (with MA and PA) + Management Plan Register **50B Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

'Presumed Asbestos' that is not visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

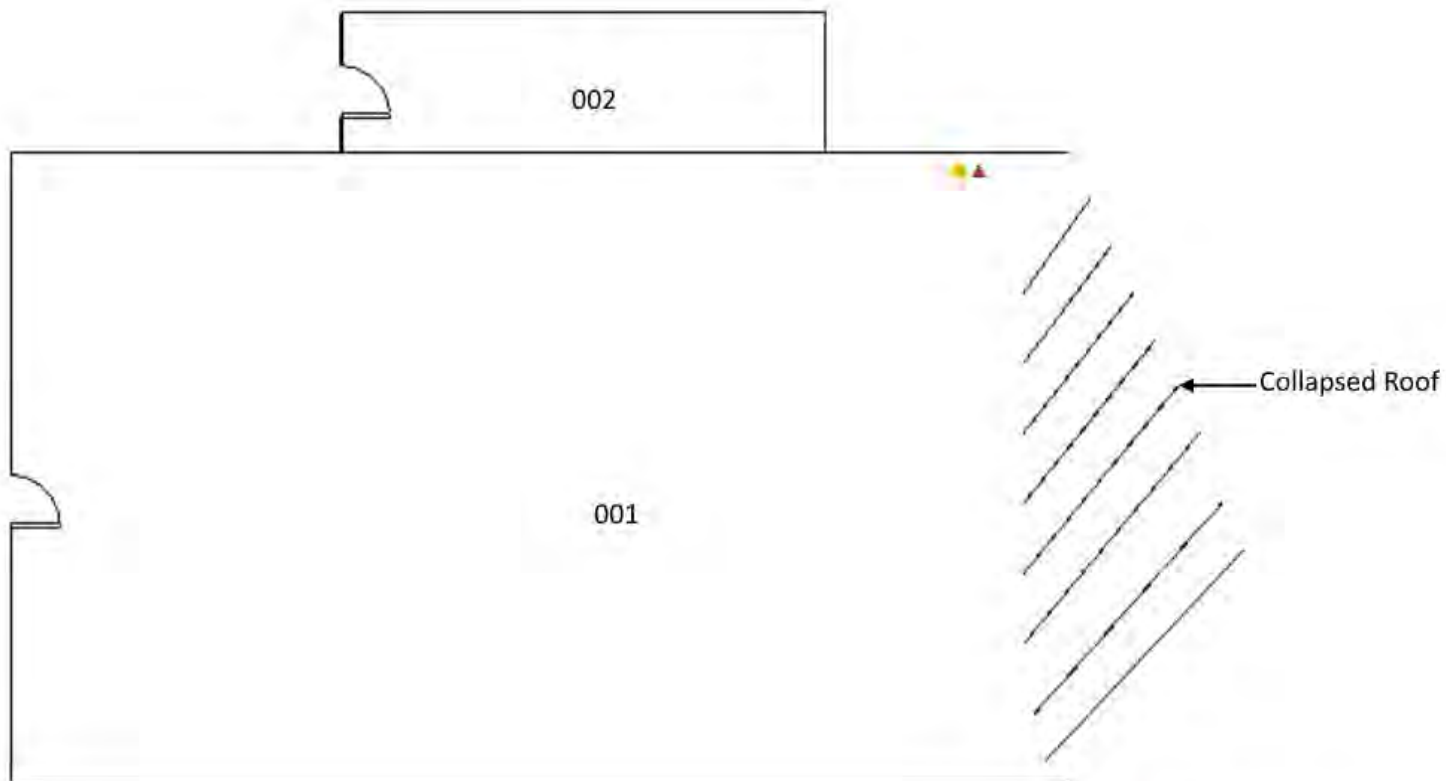
Appendix B

Site Plans



■ Location of Building

External: ●



This is not true north

Ground Floor

KEY:

▲ Room contains identified or presumed ACM(s) (see register)

● Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

50B Dublin Street North, Monaghan

Survey Date: 8 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685351 Client Order No: 400261974
Date Received: 12 Aug 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 50B Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 12 Aug 2024
Analyst: Andy Webster
Approving Officer: Anita Toman Signed: 
Issue Date: 19 Sep 2024

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. 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 |
|--------------------------|----------|---|----------------------|-----------------|
| 001 - Store / Shed | GU000215 | Bitumen roofing felt to underside of metal roof | No Asbestos Detected | Not Applicable |
| 001 - Store / Shed | GU000216 | Roofing felt debris scattered over floor | No Asbestos Detected | Not Applicable |
| 001 - Store / Shed | GU000217 | Redundant roof tile against wall in south west corner | Chrysotile | Asbestos Cement |

G&L Consultancy Ltd

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Tel: 028 4062 3566 Email: ni@gnl.org.uk Web: www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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BULK MATERIAL SAMPLE REPORT (CONTINUATION)

| Site Ref | Lab Ref | Description | Analysis Result | Classification |
|--------------------------|----------|--|-------------------------|----------------|
| 001 - Store / Shed | GU000218 | Sink pad (thick) on redundant drainer on floor in south west corner | No Asbestos Detected | Not Applicable |
| 001 - Store / Shed | GU000219 | Sink pads (thin) on smaller redundant sink and drainer on floor in south west corner | No Asbestos Detected | Not Applicable |

Appendix D

Photographs

(Asbestos and Inaccessible Items)

50B Dublin Street North, Monaghan

SHED / STORE



Photo No. 3 - Redundant roof tile against wall in south west corner

001 Store / Shed

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Very Low

Priority Assessment

Very Low

Manage - remove on commencement of any planned future works



Photo No. 6 - Restricted access to entire east side of room due to badly collapsed roof

001 Store / Shed

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

-

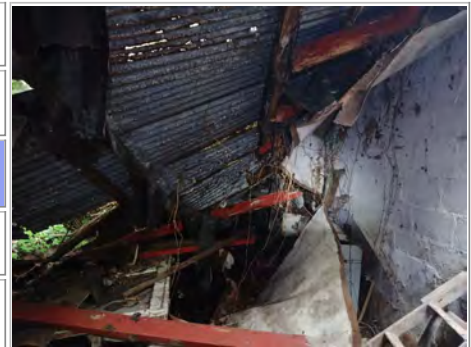


Photo No. 8 - Restricted access to area surrounding the property, thick undergrowth to north, east and west - access made through roof at south wall

External

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Appendix E

Photographs

(Non-Asbestos Items)

50B Dublin Street North, Monaghan

SHED / STORE



Photo No. 1 - Bitumen roofing felt to underside of metal roof

001 Store / Shed

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 2 - Roofing felt debris scattered over floor

001 Store / Shed

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 4 - Sink pad (thick) on redundant drainer on floor in south west corner

001 Store / Shed

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A



50B Dublin Street North, Monaghan

Photo No. 5 - Sink pads (thin) on smaller redundant sink and drainer on floor in south west corner

001 Store / Shed

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 7 - Bitumen felt to underside of felt roof (as sample GU000215)

002 Hallway

Strongly Presumed

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A



Appendix F

QR Codes

UPRN: N/A

Site Address: 50B Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 50BDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.

This report has been updated and reissued.

ASBESTOS MANAGEMENT SURVEY REPORT

52E Dublin Street North
Monaghan



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

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Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

This report has been updated and reissued. G&L Amendment - Overall site location plan changed at clients request.
Report amended by: Anita Toman on 09 Apr 2025. This replaces the original report issued on 24 Sep 2024

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 52E Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Metal shed |
| Outbuildings Included: | No additional buildings included |
| Scope of Management Survey: | Internal and external areas of building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Occupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

001 Store - No access - owner not available

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

The shed consisted of modern metal corrugated external roof and walls with metal / plastic guttering.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 52E Dublin Street North, Monaghan on the 9 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 52E Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685354
Client Order Number: 400261974
Sample Number(s): No samples were taken during the course of this survey.
Survey Date(s): 9 Aug 2024
Report Date: 9 Apr 2025
Next Reinspection Due: August 2025



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
52E Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|---------------------------------|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| SHED | | | | | | | | | | | | | | | | | |
| 001 | Store | 1 | | No access - owner not available | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | As required | N/A |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **52E Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

The shed consisted of modern metal corrugated external roof and walls with metal / plastic guttering.

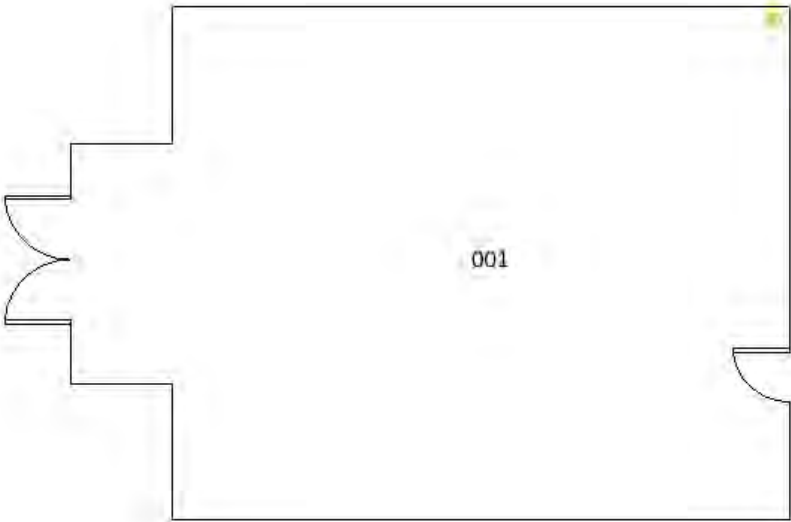
Appendix B

Site Plans






■ Location of Building

External: No ACMs identified



This is not true north

KEY:

-  Room contains identified or presumed ACM(s) (see register)
-  Room contains inaccessible area(s) (see register)
-  Room number only = No ACMs identified within room (see general notes below register)

| | | |
|---|-----------------------------------|---|
| G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA | 52E Dublin Street North, Monaghan | Survey Date: 9 Aug 2024 Surveyors: Pete Falvey |
|---|-----------------------------------|---|

Appendix C

Bulk Sample Analysis Reports

No bulk sample report required.

This report has been updated and reissued. G&L Amendment - Overall site location plan changed at clients request.
Report amended by: Anita Toman on 09 Apr 2025. This replaces the original report issued on 24 Sep 2024

Appendix D

Photographs

(Asbestos and Inaccessible Items)

52E Dublin Street North, Monaghan

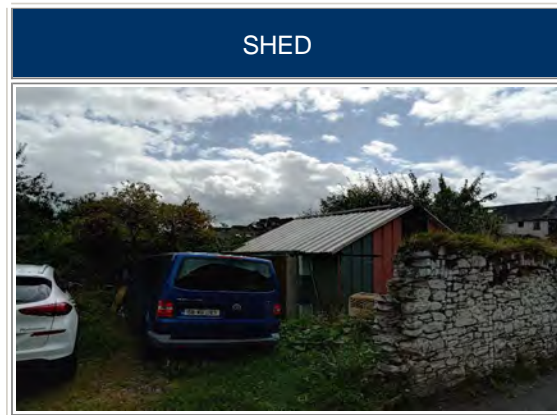


Photo No. 1 - No access - owner not available

001 Store

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

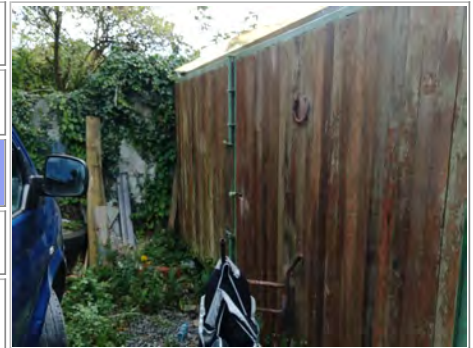
Material Assessment

N/A

Priority Assessment

N/A

-

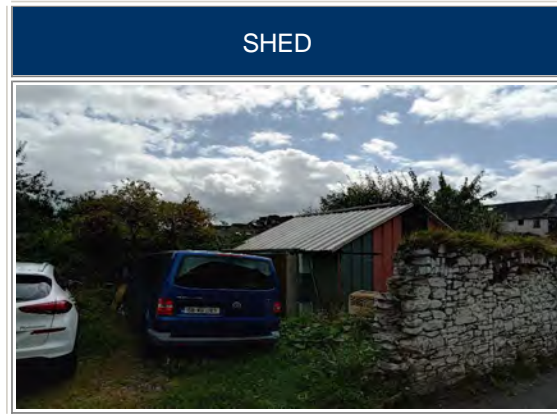


Appendix E

Photographs

(Non-Asbestos Items)

52E Dublin Street North, Monaghan



Appendix F

QR Codes

UPRN: N/A
Site Address: 52E Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 52EDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**52F Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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 - i Priority Assessment
5. Recommended Actions
 - i Client Portal
 - i Additional Services

Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 52F Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Garage |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire property |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to demolition |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

External - Restricted access to rear / north side of property due to overgrowth

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 52F Dublin Street North, Monaghan on the 9 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 52F Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685355
Client Order Number: 400261974
Sample Number(s): GU000222
Survey Date(s): 9 Aug 2024
Report Date: 23 Sep 2024
Next Reinspection Due: No reinspection due



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
52F Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|--|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| GARAGE | | | | | | | | | | | | | | | | | |
| 001 | Garage | 1 | GU000222 | Bitumen to underside of metal corrugated roof | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| | External | 2 | | Restricted access to rear / north side of property due to overgrowth | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | N/A | N/A |



Asbestos Management Survey (with MA and PA) + Management Plan Register **52F Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

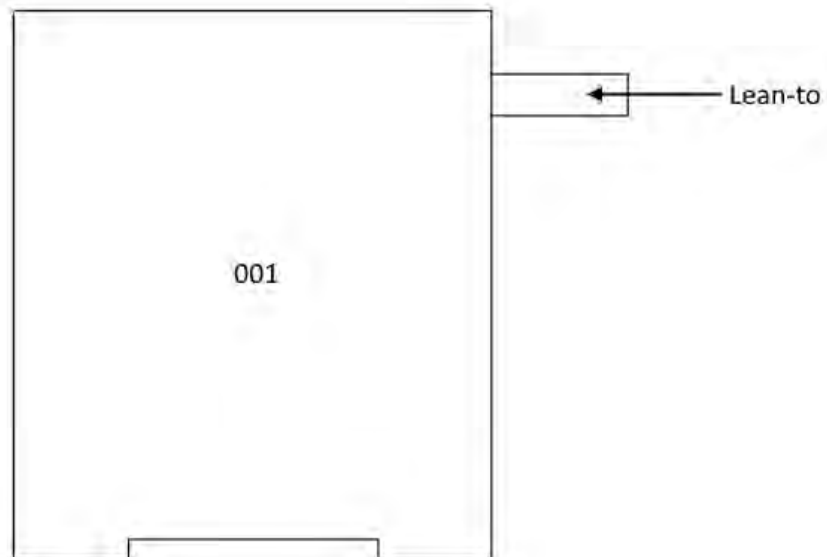
Appendix B

Site Plans



■ Location of Building

External: ●



This is not true north

KEY:

▲ Room contains identified or presumed ACM(s) (see register)

● Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

52F Dublin Street North, Monaghan

Survey Date: 9 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685355 Client Order No: 400261974
Date Received: 12 Aug 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 52F Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 12 Aug 2024
Analyst: Andy Webster
Approving Officer: Anita Toman Signed: 
Issue Date: 23 Sep 2024

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. 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 |
|--------------|----------|---|----------------------|----------------|
| 001 - Garage | GU000222 | Bitumen to underside of metal corrugated roof | No Asbestos Detected | Not Applicable |

G&L Consultancy Ltd

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Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix D

Photographs

(Asbestos and Inaccessible Items)

52F Dublin Street North, Monaghan

GARAGE



Photo No. 2 - Restricted access to rear / north side of property due to overgrowth

External

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Appendix E

Photographs

(Non-Asbestos Items)

52F Dublin Street North, Monaghan

GARAGE



Photo No. 1 - Bitumen to underside of metal corrugated roof

001 Garage

Identified

No Asbestos Detected

No Action Required

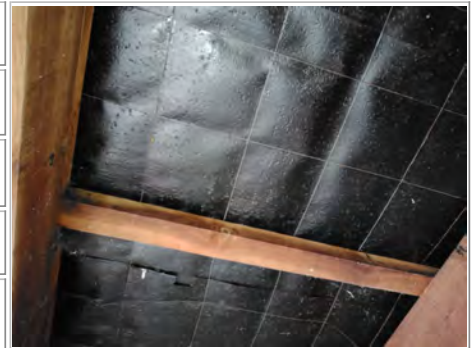
Material Assessment

N/A

Priority Assessment

N/A

N/A



Appendix F

QR Codes

UPRN: N/A
Site Address: 52F Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 52FDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**54D Dublin Street North
Monaghan**



G&L Consultancy Ltd

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Appendix A Asbestos Register

Appendix B Site Plans

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Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

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1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 54D Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Garage |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Internal and external areas |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to demolition |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

No inaccessible areas were recorded on the register during this survey – please see notes below for additional information

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 54D Dublin Street North, Monaghan on the 8 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.


3. SITE AND SURVEY INFORMATION

Site Name and Address: 54D Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685356
Client Order Number: 400261974
Sample Number(s): GU000220
Survey Date(s): 8 Aug 2024
Report Date: 23 Sep 2024
Next Reinspection Due: No reinspection due

Surveyor(s):  Pete Falvey

 John McAleenan

Approving Officer:  Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
54D Dublin Street North, Monaghan

Job No J685356

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|-----------------------------------|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|--------------------|--------------------|--------------------------|---------------------|
| GARAGE | | | | | | | | | | | | | | | | | |
| 001 | Garage | 1 | GU000220 | Bitumen felt to underside of roof | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **54D Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

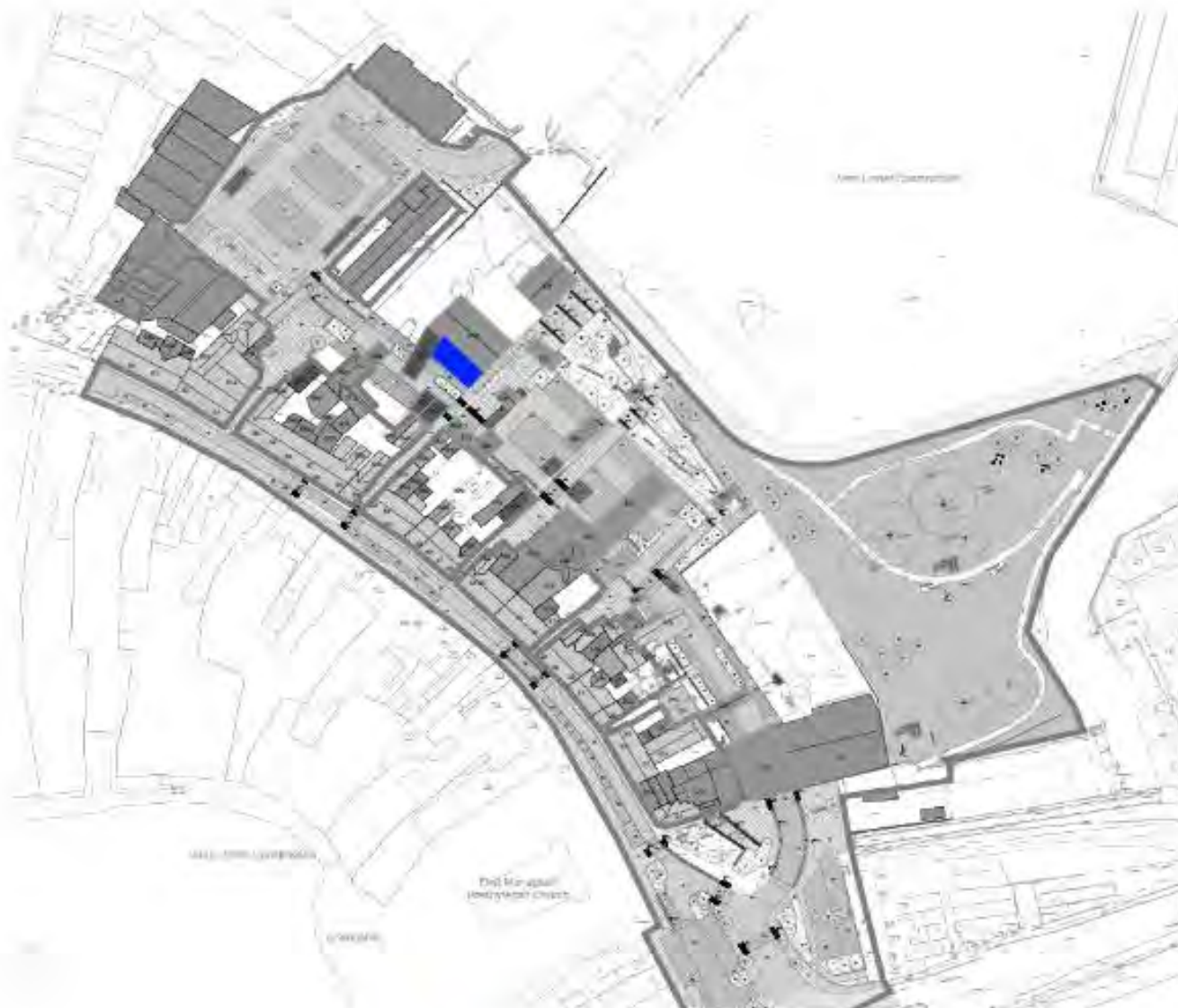
GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

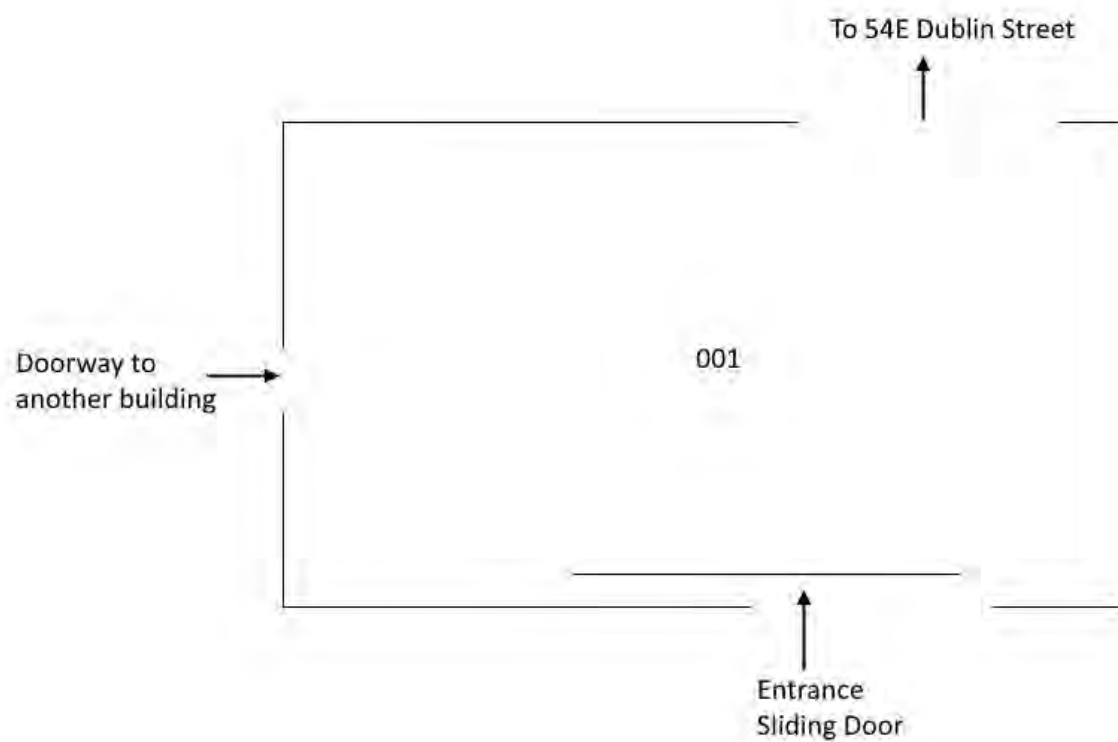
Appendix B

Site Plans



■ Location of Building

External: No ACMs identified



This is not true north

Ground Floor

KEY:



Room contains identified or presumed ACM(s) (see register)



Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

54D Dublin Street North, Monaghan

Survey Date: 8 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685356 Client Order No: 400261974
Date Received: 12 Aug 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 54D Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 14 Aug 2024
Analyst: Colin Webb
Approving Officer: Anita Toman Signed: 
Issue Date: 23 Sep 2024

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. 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 |
|--------------|----------|-----------------------------------|----------------------|----------------|
| 001 - Garage | GU000220 | Bitumen felt to underside of roof | No Asbestos Detected | Not Applicable |

G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 Email: ni@gnl.org.uk Web: www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



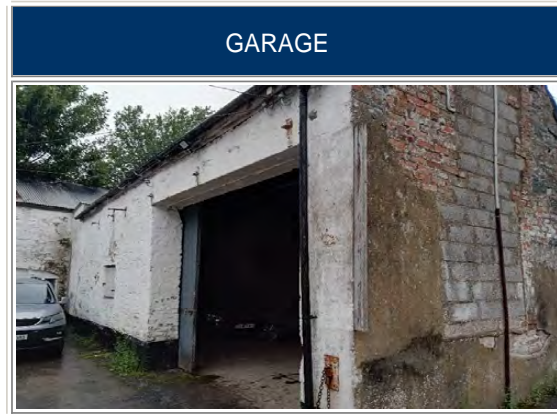
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Appendix D

Photographs

(Asbestos and Inaccessible Items)

54D Dublin Street North, Monaghan



Appendix E

Photographs

(Non-Asbestos Items)

54D Dublin Street North, Monaghan

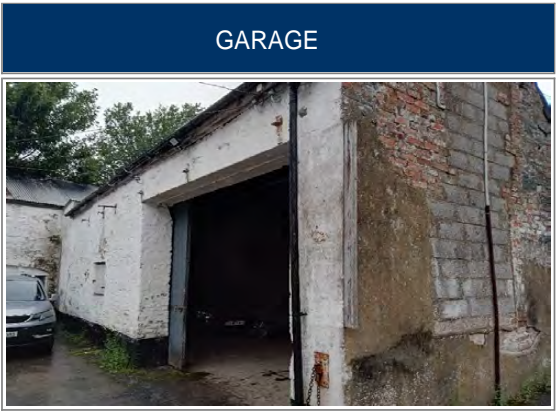


Photo No. 1 - Bitumen felt to underside of roof

| | | | |
|----------------------|-----|---------------------|-----|
| 001 Garage | | | |
| Identified | | | |
| No Asbestos Detected | | No Action Required | |
| Material Assessment | N/A | Priority Assessment | N/A |
| N/A | | | |



Appendix F

QR Codes

UPRN: N/A
Site Address: 54D Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 54DDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**54E Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

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Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

Registered Office: Unit 5A, Castle Road, Chelston Business Park, Wellington, Somerset, TA21 9JQ

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Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

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1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 54E Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Garage |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Internal and external areas |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to demolition |
| Site Plans Provided: | No plans available |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

1 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

No inaccessible areas were recorded on the register during this survey – please see notes below for additional information

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 54E Dublin Street North, Monaghan on the 8 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.


3. SITE AND SURVEY INFORMATION

Site Name and Address: 54E Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685357
Client Order Number: 400261974
Sample Number(s): GU000221
Survey Date(s): 8 Aug 2024
Report Date: 23 Sep 2024
Next Reinspection Due: August 2025

Surveyor(s):  Pete Falvey

 John McAleenan

Approving Officer:  Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
54E Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|--------------------------------------|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|-----------------------|--------------------|--------------------------|---------------------|
| GARAGE | | | | | | | | | | | | | | | | | |
| 001 | Garage | 1 | GU000221 | Cement downpipe in south west corner | 2-3 m | Identified | Asbestos Cement (1) | Chrysotile + Amosite (2) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register **54E Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

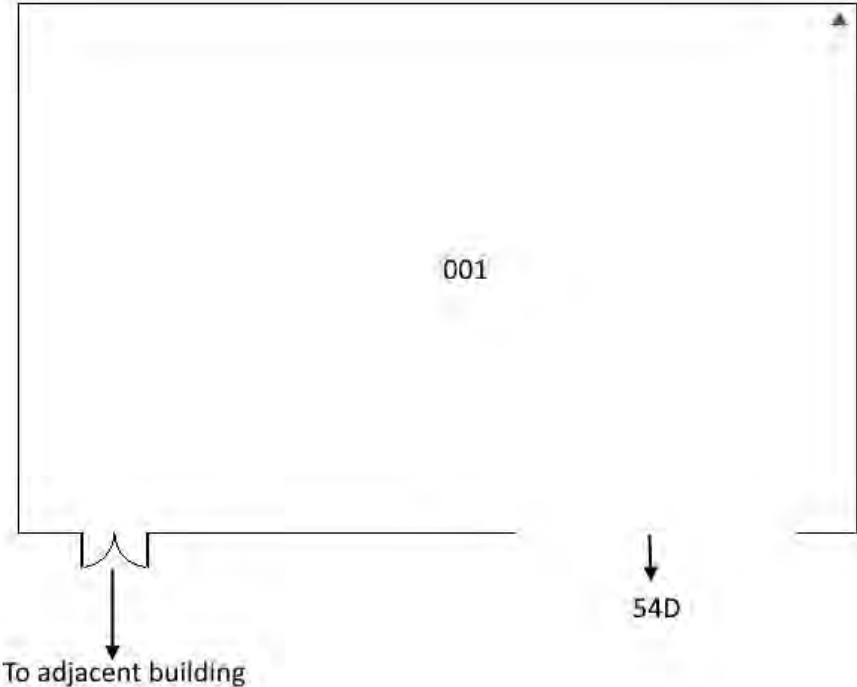
Appendix B

Site Plans





■ Location of Building

External: No ACMs identified



This is not true north

- KEY:
-  Room contains identified or presumed ACM(s) (see register)
 -  Room contains inaccessible area(s) (see register)
 - Room number only = No ACMs identified within room (see general notes below register)

| | | |
|---|-----------------------------------|---|
| G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA | 54E Dublin Street North, Monaghan | Survey Date: 8 Aug 2024 Surveyors: Pete Falvey |
|---|-----------------------------------|---|

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685357 Client Order No: 400261974
Date Received: 12 Aug 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 54E Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 14 Aug 2024
Analyst: Colin Webb
Approving Officer: Anita Toman Signed: 
Issue Date: 23 Sep 2024

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. 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 |
|--------------|----------|--------------------------------------|----------------------|-----------------|
| 001 - Garage | GU000221 | Cement downpipe in south west corner | Chrysotile + Amosite | Asbestos Cement |

G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 Email: ni@gnl.org.uk Web: www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix D

Photographs

(Asbestos and Inaccessible Items)

54E Dublin Street North, Monaghan

GARAGE



Photo No. 1 - Cement downpipe in south west corner

001 Garage

Identified

Asbestos Cement (1)

Chrysotile + Amosite (2)

D - Manage and Review

Material Assessment

Low

Priority Assessment

Very Low

-

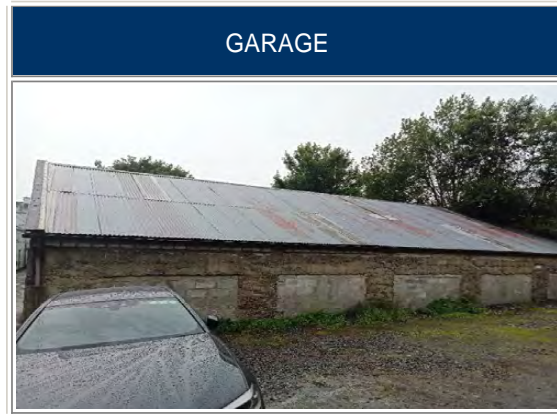


Appendix E

Photographs

(Non-Asbestos Items)

54E Dublin Street North, Monaghan



Appendix F

QR Codes

UPRN: N/A
Site Address: 54E Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 54EDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**54F Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

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Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 54F Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Two storey commercial building |
| Outbuildings Included: | No additional outbuildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to the demolition |
| Site Plans Provided: | No plans provided |
| Previous Survey Reports: | Unknown |
| Property Status: | Partially occupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

0 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

102 First Floor Rooms - No access no key provided

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 54F Dublin Street North, Monaghan on the 9 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 54F Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685358
Client Order Number: 400261974
Sample Number(s): GU000223, GU000224
Survey Date(s): 9 Aug 2024
Report Date: 24 Sep 2024
Next Reinspection Due: August 2025



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register

**Asbestos Management Survey (with MA and PA) + Management Plan Register**
54F Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|--------------------------------|-------------------|-----------|-------------------------|--|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| TWO STOREY COMMERCIAL BUILDING | | | | | | | | | | | | | | | | | |
| 001 | Hall | 1 | GU000223 | Vinyl floor tiles (beige) on solid floor including area under stairs | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| 002 | Office | | | No suspect materials found | | | | | | | | | | | - | | |
| 003 | Garage | 2 | GU000224 | Vinyl floor tiles (beige) on solid floor | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| 004 | W.C | | | No suspect materials found | | | | | | | | | | | - | | |
| 101 | Stairs / Landing | | | No suspect materials found | | | | | | | | | | | - | | |
| 102 | First Floor Rooms | 3 | | No access no key provided | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | Feb 2025 | N/A |
| | External | | | No suspect materials found | | | | | | | | | | | - | | |



Asbestos Management Survey (with MA and PA) + Management Plan Register
54F Dublin Street North, Monaghan

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

'Presumed Asbestos' that is not visible

This will not be reinspected unless specifically requested by the client and access is made available.

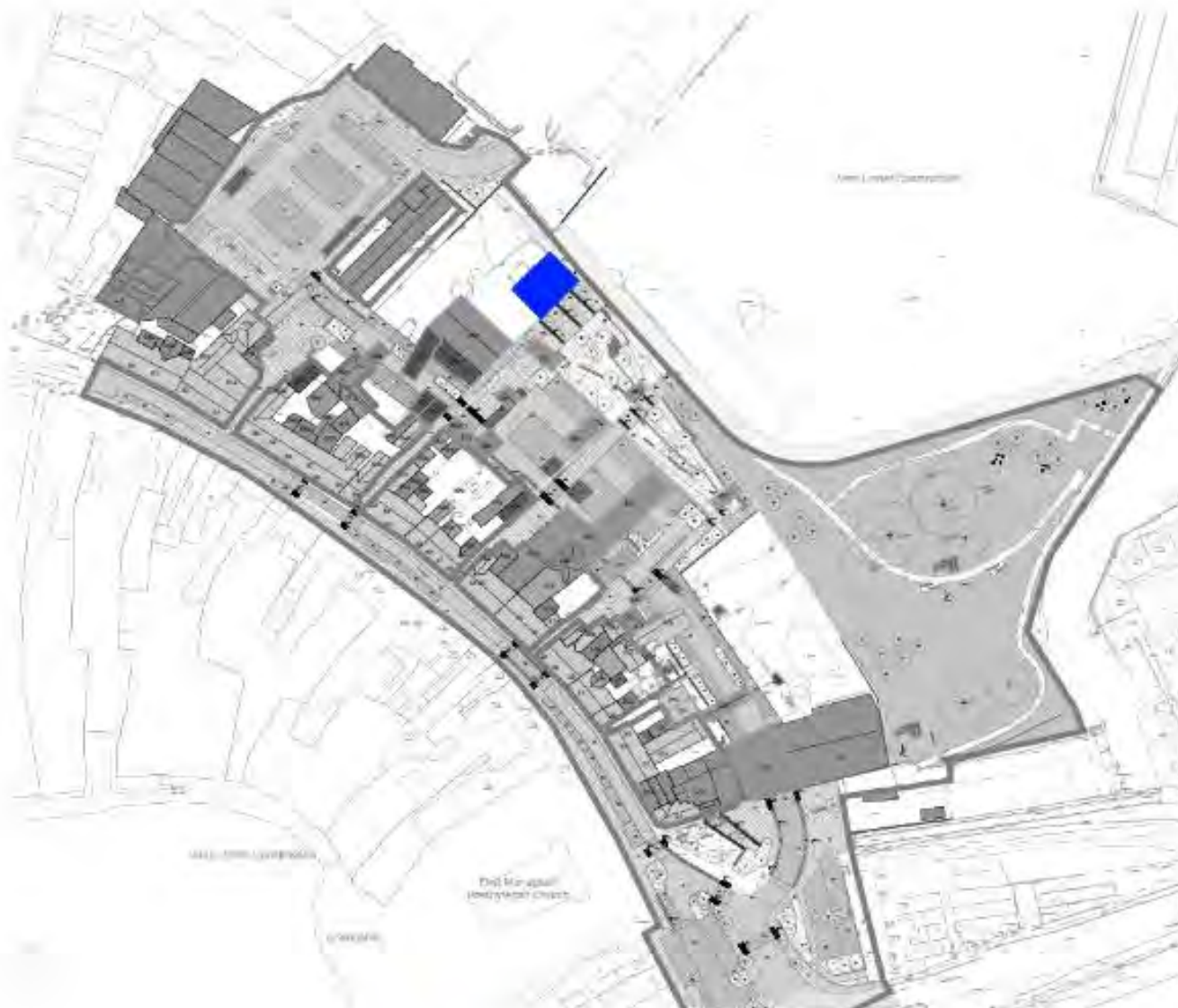
GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

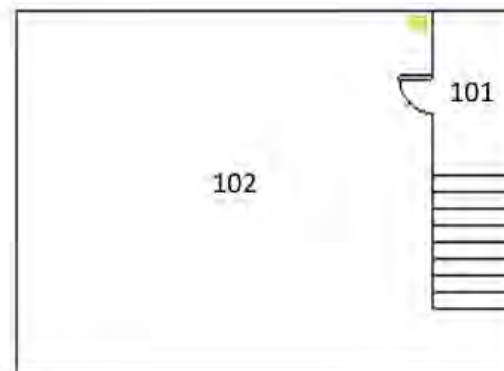
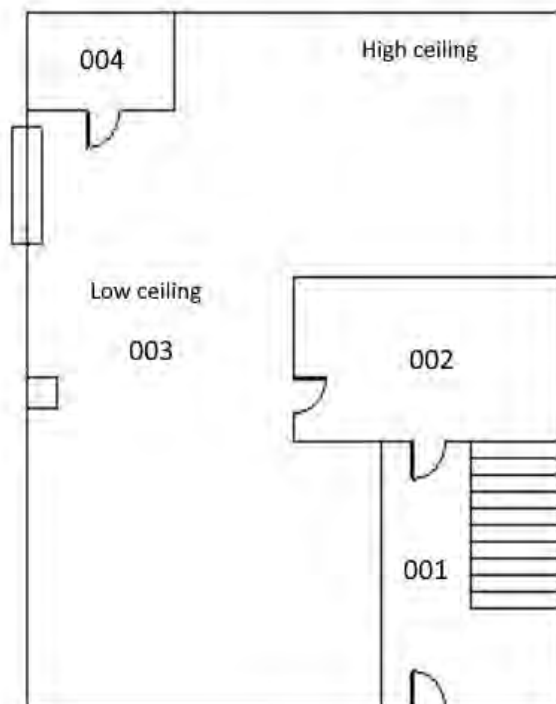
Appendix B

Site Plans



■ Location of Building

External: No ACMs identified



This is not true north

KEY:

Room contains identified or presumed ACM(s) (see register)

Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

54F Dublin Street North, Monaghan

Survey Date: 9 Aug 2024

Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685358 Client Order No: 400261974
Date Received: 12 Aug 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 54F Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 13 Aug 2024
Analyst: Andy Webster
Approving Officer: Anita Toman Signed: 
Issue Date: 24 Sep 2024

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. 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 |
|--------------|----------|--|----------------------|----------------|
| 001 - Hall | GU000223 | Vinyl floor tiles (beige) on solid floor including area under stairs | No Asbestos Detected | Not Applicable |
| 003 - Garage | GU000224 | Vinyl floor tiles (beige) on solid floor | No Asbestos Detected | Not Applicable |

G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 Email: ni@gnl.org.uk Web: www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix D

Photographs

(Asbestos and Inaccessible Items)

54F Dublin Street North, Monaghan

TWO STOREY COMMERCIAL BUILDING



Photo No. 3 - No access no key provided

102 First Floor Rooms

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

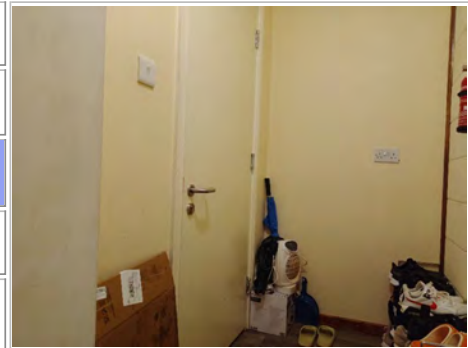
Material Assessment

N/A

Priority Assessment

N/A

-



Appendix E

Photographs

(Non-Asbestos Items)

54F Dublin Street North, Monaghan

TWO STOREY COMMERCIAL BUILDING



Photo No. 1 - Vinyl floor tiles (beige) on solid floor including area under stairs

001 Hall

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A

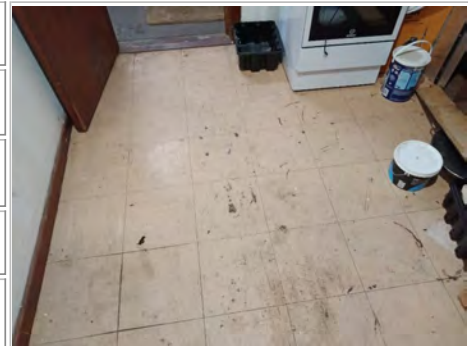


Photo No. 2 - Vinyl floor tiles (beige) on solid floor

003 Garage

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A



Appendix F

QR Codes

UPRN: N/A
Site Address: 54F Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 54FDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**55B Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix A Asbestos Register

Appendix B Site Plans

Appendix C Bulk Sample Analysis Reports

Appendix D Photographs (Asbestos and Inaccessible Items)

Appendix E Photographs (Non-Asbestos Items)

Appendix F QR Code

1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 55B Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Dilapidated two storey structure |
| Outbuildings Included: | No additional buildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to demolition |
| Site Plans Provided: | No plans available |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

3 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

001 Store - No access - padlocked and no keys available

External - Restricted access to west side of building due to trees and overgrowth

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 55B Dublin Street North, Monaghan on the 9 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.


3. SITE AND SURVEY INFORMATION

Site Name and Address: 55B Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685359
Client Order Number: 400261974
Sample Number(s): GU000225, GU000226, GU000227
Survey Date(s): 9 Aug 2024
Report Date: 23 Sep 2024
Next Reinspection Due: August 2025

Surveyor(s):  Pete Falvey

 John McAleenan

Approving Officer:  Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register

55B Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------------------|----------|-----------|-------------------------|---|----------------------|-------------------------|--------------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| DILAPADATED TWO STOREY STRUCTURE | | | | | | | | | | | | | | | | | |
| 001 | Store | 1 | | No access - padlocked and no keys available | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | As required | N/A |
| 002 | W.C | 2 | GU000225 | Redundant toilet cistern on floor | 1 no. | Identified | Reinforced Composite (1) | Amosite (2) | Good Condition (0) | Completely Sealed (0) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| 101 | Store | 3 | GU000226 | Bitumen felt to underside of roof | | Identified | Not Applicable | No Asbestos Detected | | | | | | | - | | |
| | External | 4 | GU000227 | Roof tiles | 40-45 m ² | Identified | Asbestos Cement (1) | Chrysotile (1) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | 5 | | Roof tile debris on ledge outside first floor door (as sample GU000227) | <1 m ² | Strongly Presumed | Asbestos Cement (1) | Chrysotile (1) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | 6 | | Restricted access to west side of building due to trees and overgrowth | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | As required | N/A |



Asbestos Management Survey (with MA and PA) + Management Plan Register **55B Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

August 2025

'Presumed Asbestos' that is visible

'Presumed Asbestos' that is not visible

All identified and strongly presumed asbestos containing materials.

This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present.

This will not be reinspected unless specifically requested by the client and access is made available.

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

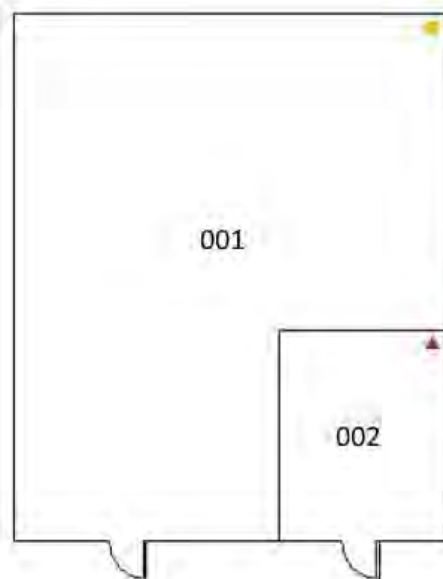
Appendix B

Site Plans

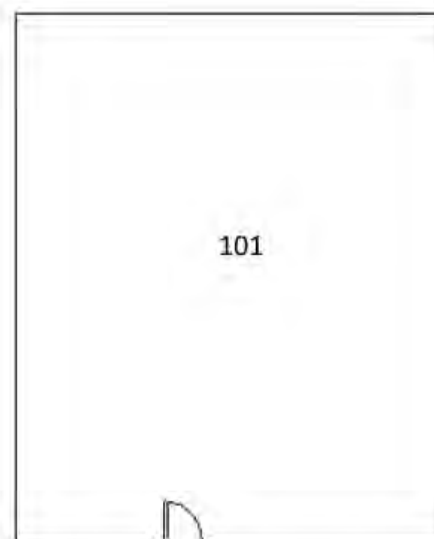


■ Location of Building

External:▲●



Ground Floor



First Floor



This is not true north

KEY:

▲ Room contains identified or presumed ACM(s) (see register)

● Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

55B Dublin Street North, Monaghan

Survey Date: 9 Aug 2024
Surveyors: Pete Falvey

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685359 Client Order No: 400261974
Date Received: 12 Aug 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 55B Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 13 Aug 2024
Analyst: Andy Webster
Approving Officer: Anita Toman Signed: 
Issue Date: 23 Sep 2024

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. 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 |
|-------------|----------|-----------------------------------|----------------------|----------------------|
| 002 - W.C | GU000225 | Redundant toilet cistern on floor | Amosite | Reinforced Composite |
| 101 - Store | GU000226 | Bitumen felt to underside of roof | No Asbestos Detected | Not Applicable |
| External | GU000227 | Roof tiles | Chrysotile | Asbestos Cement |

G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

Tel: 028 4062 3566 Email: ni@gnl.org.uk Web: www.gnl.org.uk

Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



2083

Appendix D

Photographs

(Asbestos and Inaccessible Items)

55B Dublin Street North, Monaghan

DILAPADATED TWO STOREY STRUCTURE



Photo No. 1 - No access - padlocked and no keys available

001 Store

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

-

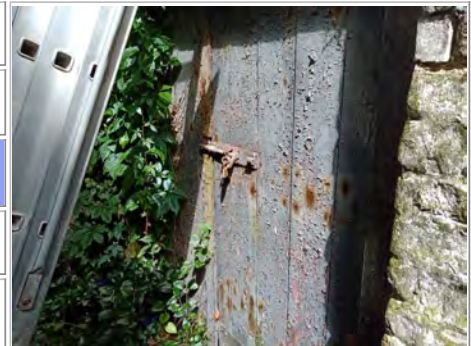


Photo No. 2 - Redundant toilet cistern on floor

002 W.C

Identified

Reinforced Composite (1)

Amosite (2)

D - Manage and Review

Material Assessment

Very Low

Priority Assessment

Very Low

-



Photo No. 4 - Roof tiles

External

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Very Low

Priority Assessment

Very Low

-



55B Dublin Street North, Monaghan

Photo No. 5 - Roof tile debris on ledge outside first floor door (as sample GU000227)

| | | | |
|---------------------|----------|------------------------------|----------|
| External | | | |
| Strongly Presumed | | Asbestos Cement (1) | |
| Chrysotile (1) | | D - Manage and Review | |
| Material Assessment | Very Low | Priority Assessment | Very Low |
| - | | | |



Photo No. 6 - Restricted access to west side of building due to trees and overgrowth

| | | | |
|-------------------------|-----|---|-----|
| External | | | |
| Inaccessible (Presumed) | | | |
| | | E - Inspect Prior to Disturbance | |
| Material Assessment | N/A | Priority Assessment | N/A |
| - | | | |



Appendix E

Photographs

(Non-Asbestos Items)

55B Dublin Street North, Monaghan

DILAPADATED TWO STOREY STRUCTURE



Photo No. 3 - Bitumen felt to underside of roof

101 Store

Identified

No Asbestos Detected

No Action Required

Material Assessment

N/A

Priority Assessment

N/A

N/A



Appendix F

QR Codes

UPRN: N/A
Site Address: 55B Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 55BDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.



G&L Consultancy Ltd
Specialists in Asbestos Management

ASBESTOS MANAGEMENT SURVEY REPORT

**59D Dublin Street North
Monaghan**



G&L Consultancy Ltd

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

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G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929



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1. EXECUTIVE SUMMARY

This report details the findings following the completion of a standard asbestos management survey at 59D Dublin Street North, Monaghan. This was carried out in accordance with HSG264 to the scope specified in section 3.1 of this report. The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

| | |
|------------------------------------|---|
| Description of Property: | Dilapidated building |
| Outbuildings Included: | No additional buildings included |
| Scope of Management Survey: | Entire building |
| Reason for Survey: | To locate, so far as reasonably practical, all asbestos containing materials to assist for tendering purposes prior to demolition |
| Site Plans Provided: | No plans available |
| Previous Survey Reports: | Unknown |
| Property Status: | Unoccupied and all services presumed live |

Any ACMs identified during this survey which require remedial action are individually detailed below together with the total number of all other ACMs located. Any items that do not currently require remedial action are to be managed and reviewed on a regular basis. All areas that were inaccessible during the survey and must be presumed to contain asbestos are also listed below. **Please also refer to the register notes for additional specific information regarding the survey and details of any areas that may not have been fully accessed and inspected.**

1.1 SUMMARY OF FINDINGS

Recommended actions for items that were identified, strongly presumed or presumed during the survey:

Action A – (Urgent Removal)

No items were located requiring this action.

Action B – (Immediate Encapsulation)

No items were located requiring this action.

Action C – (Repair or Remove)

No items were located requiring this action.

Action D – (Manage and Review)

1 item(s). See register for full details of any items listed.

1.2 INACCESSIBLE AREAS

The following areas were recorded on the register as inaccessible during the survey. Please also refer to the register notes below for other possible inaccessible areas. These areas must all be presumed to contain asbestos until fully inspected and proven otherwise.

001 Store 1 - Restricted access due to rubbish and debris all over floor

External - Restricted access to external area due to overgrown vegetation and debris around the perimeter of the property

1.3 REGISTER NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

2. INTRODUCTION

At the request of Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50, a standard management survey was carried out of 59D Dublin Street North, Monaghan on the 9 Aug 2024 to determine the presence of asbestos containing materials (ACMs).

The survey was carried out by an experienced surveyor. All areas within the scope of the survey are shown on the attached floor plans. Any areas that were not fully accessible and therefore not possible to carry out a full inspection are detailed on the asbestos register or in the register notes. A record has been made of every room / area within the scope of the survey on the final register and details of all positively and negatively identified materials and presumed ACMs. Material and priority assessments have been carried out on all ACMs.

This survey details the information required to produce your Asbestos Management Plan in order to comply with your duty to manage as detailed in Regulation 4 of the Control of Asbestos Regulations. See section 5.2 for further details.

2.1 AIMS AND OBJECTIVES

The aims of this survey were to:

- | Locate and record, as far as is reasonably practicable, the location, extent and product type of any suspected or known ACMs within the areas surveyed.
- | Inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs.
- | Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. SITE AND SURVEY INFORMATION

Site Name and Address: 59D Dublin Street North, Monaghan

Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50

Type of Survey: Asbestos Management Survey
Project / Job Number: MGT / Dublin Street North / J685360
Client Order Number: 400261974
Sample Number(s): GU000228
Survey Date(s): 9 Aug 2024
Report Date: 23 Sep 2024
Next Reinspection Due: No reinspection due



Surveyor(s): Pete Falvey



Approving Officer:
Anita Toman

This survey has been carried out in accordance with our internal method M5: The Surveying of Premises to determine the presence of asbestos containing materials. This method is based on the guidance given in the HSE documents HSG264 'Asbestos: The survey guide' and HSG227 'A comprehensive guide to Managing Asbestos in premises'.

G&L Consultancy Ltd is accredited by the United Kingdom Accreditation Service (UKAS) to carry out asbestos surveys and reinspections of buildings, the sampling of bulk materials for the identification of asbestos, and the identification of bulk asbestos by the use of optical microscopy. UKAS accreditation is also held for the sampling and analysis of asbestos fibres in air by phase contrast microscopy. Priority assessment is outside the scope of our UKAS accreditation. This report must only be duplicated in its entirety.

3.1 SCOPE OF SURVEY

This survey was carried out by visually inspecting all accessible areas within the scope of the survey during the site visit. This was not a destructive survey and therefore, any suspect asbestos materials hidden behind certain permanent fixtures or fittings will not have been discovered. The components detailed in the table below were present and inspected as far as is reasonably practicable during the survey **without causing damage** and samples were taken as necessary.

MANAGEMENT SURVEY COMPONENTS

All areas detailed below have been inspected as far as practicable, without causing damage:

All accessible internal areas (up to a height where it is safe and practicable to do so)

All accessible external areas (excluding wooden garden sheds and greenhouses) up to a height where it is safe and practicable to do so

The following components were excluded from the survey as they either required specialist equipment to safely access, or were not inspected at the request of the client:

EXCLUSIONS (SPECIALIST EQUIPMENT REQUIRED)

The following areas were outside the scope of this survey:

Electrical fuse boxes, distribution boards, heating equipment, boilers and electrical appliances

Behind all suspected ACMs

The client should be aware that there could be a number of ACMs hidden or inaccessible within the fabric of the building which will not have been observed by our surveyors due to the type of survey carried out and therefore will not be recorded in the register. Any areas outside the scope of the survey, even though they are not individually listed on the register, as well as any inaccessible areas must be presumed to contain asbestos until proven otherwise. If a room is recorded on the register as 'no suspect materials found' this only refers to the components inspected within the room, suspect materials may still be present in areas which have not been inspected as part of the survey. Carpets and non-permanent floor coverings have been lifted in a corner or discrete area only, where possible, to determine the nature of the material below. Inconsistent flooring materials are therefore unlikely to have been discovered if not visible in the area inspected.

The grounds surrounding the building, external drains, moss, gaskets integral to a pipeline or other article, marble and Bakelite products are outside the scope of this survey. Well bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey as standard. If, however, mastics (e.g. putty) are clearly visible and accessible, samples may have been taken of those occurrences only. Damp proof course has been checked for and sampled where possible, although this is not always visible during a survey. If this was not visible to the surveyor, but is subsequently exposed in the future, it is recommended that it is sampled to confirm whether asbestos is present within it. Portable items suspected to contain ACMs are sampled and noted on the register where possible, however it is not always possible to locate all such items, especially if small and stored within cupboards.

Roof voids, if present and included within the survey scope, were inspected as far as possible either from the roof access point, or from walk boards if present. Similarly, limited inspections were carried out under loft insulation in one or two areas where possible. Where 'no suspect materials found' is listed this refers to as far as possible within the confines of the survey type. Access to the eaves is generally restricted.

If your premises has any asbestos cement roofing materials and loose moss is found on the ground below, it is possible that traces of asbestos may be attached to the moss. We would therefore advise that loose moss found in such areas should be disposed of following the correct procedure for the disposal of non-licensed asbestos containing materials.

It is not possible both in terms of costs and time, to sample each and every panel, tile or material of similar type during this survey. Where these exist, only a percentage of similar type materials were sampled on the assumption that other like materials were of an identical homogeneous composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken. Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis indicate that no asbestos has been detected, caution should be exercised in extrapolating the same result to the parent material. Where doubt remains, further sampling and testing should be carried out.

For the reasons set out above we cannot give assurances that all ACMs have been located and as such we recommend that further sampling be undertaken, should any further areas become accessible during the course of any future building works.

All references to quantities of materials are an estimate and G&L Consultancy Ltd cannot be held responsible for subsequent losses. Quotations for removal works must not be based on these estimates alone. Quantities of items are only recorded on the asbestos register for identified, strongly presumed and presumed ACMs. Negative items do not have a quantity displayed.

3.2 PRESUMPTION OR IDENTIFICATION OF ACMs

Where materials have been recorded as **identified**, bulk samples have been taken by experienced, fully trained surveyors, and analysed by a UKAS accredited laboratory, to determine the presence of asbestos within the material. See attached bulk sample analysis reports.

Where samples have not been taken of materials, but similar materials have been sampled and positively identified as ACMs, or if the material contained fibres which are clearly visible and have the appearance of asbestos, they are recorded as **strongly presumed** to be ACMs. Certain materials may be **strongly presumed** to be negative if they are visually consistent with a sample which has been analysed and found not to contain asbestos. Materials where no asbestos fibres were visible but asbestos is known to have been commonly used in the manufactured product at the time of installation, have been recorded as **presumed** to be ACMs. All ACMs have been classified based on their asbestos content and visual appearance only. Water absorption tests have not been carried out during testing, unless stated otherwise.

All materials are recorded as **presumed** to be an ACM unless there is strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos. Any areas which were inaccessible or outside the scope of the survey must also be **presumed** to contain ACMs until it can be proven otherwise.

4. SURVEY RESULTS

The survey results are detailed in the attached asbestos register containing all the information for each ACM located during the survey. All room numbers within the scope of the survey are recorded on site plans providing details of their exact locations within the building. Please note that the north compass point indicated on the plan is for reference only and does not reflect the true north bearing. Where the ACMs have been sampled, a unique reference number is recorded in the 'sample reference' column and the sample report is attached to this report. If a material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as the highest risk asbestos that could be present within that material.

Photographs have been taken of all ACMs identified, presumed or strongly presumed to contain asbestos as well as any inaccessible areas. These are shown in Appendix D of this report. Appendix E shows all photographs of materials which have been identified or strongly presumed as non-asbestos, for your reference.

Material and priority assessments have been carried out for all ACMs identified within the survey to determine the 'high risk' materials and those with a high priority for remedial action. As the priority assessment has been completed by the surveyor then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk. Ultimately the duty holder, under CAR 2012 is responsible for ensuring that the priority assessment accurately reflects the activities carried out in the premises. See overleaf for the material assessment and priority assessment algorithms.

4.1 MATERIAL ASSESSMENT ALGORITHM

| Sample Variable | Score | Examples of scores | | | | | | | | | | | | |
|---|-------|---|------------|---|---|-------|---|---|-------|---|--|-----------|---|---|
| Product type (or debris from product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.). | | | | | | | | | | | | |
| | 2 | Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt. | | | | | | | | | | | | |
| | 3 | Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing. | | | | | | | | | | | | |
| Asbestos type | 1 | Chrysotile | | | | | | | | | | | | |
| | 2 | Amosite (or any Amphibole, excluding Crocidolite) | | | | | | | | | | | | |
| | 3 | Crocidolite | | | | | | | | | | | | |
| Extent of damage/ deterioration | 0 | Good condition; no visible damage | | | | | | | | | | | | |
| | 1 | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc | | | | | | | | | | | | |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres | | | | | | | | | | | | |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris | | | | | | | | | | | | |
| Surface treatment | 0 | Composite material containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated / enclosed asbestos cement or enclosed asbestos insulating board | | | | | | | | | | | | |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc | | | | | | | | | | | | |
| | 2 | Unsealed asbestos insulating board, degraded asbestos cement or encapsulated lagging and sprays | | | | | | | | | | | | |
| | 3 | Unsealed laggings and sprays | | | | | | | | | | | | |
| <p>The scores allocated are then added together to give a total score of between 2 and 12.</p> <table> <tr> <td>10 or more</td> <td>=</td> <td>High potential to release asbestos fibres</td> </tr> <tr> <td>7 – 9</td> <td>=</td> <td>Medium potential to release asbestos fibres</td> </tr> <tr> <td>4 – 6</td> <td>=</td> <td>Low potential to release asbestos fibres</td> </tr> <tr> <td>3 or less</td> <td>=</td> <td>Very low potential to release asbestos fibres</td> </tr> </table> | | | 10 or more | = | High potential to release asbestos fibres | 7 – 9 | = | Medium potential to release asbestos fibres | 4 – 6 | = | Low potential to release asbestos fibres | 3 or less | = | Very low potential to release asbestos fibres |
| 10 or more | = | High potential to release asbestos fibres | | | | | | | | | | | | |
| 7 – 9 | = | Medium potential to release asbestos fibres | | | | | | | | | | | | |
| 4 – 6 | = | Low potential to release asbestos fibres | | | | | | | | | | | | |
| 3 or less | = | Very low potential to release asbestos fibres | | | | | | | | | | | | |

4.2 PRIORITY ASSESSMENT ALGORITHM

| Assessment factor | Score | Examples of score variables |
|---|-------|---|
| Normal occupant activity | 0 | Rare disturbance (e.g. little used store room) |
| | 1 | Low disturbance (e.g. office type activity) |
| | 2 | Periodic disturbance (e.g. industrial activity) |
| | 3 | High level of disturbance (e.g. door in constant use) |
| Likelihood of disturbance Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to 100m ² |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Quantity | 0 | Small amounts of items (e.g. strings & gaskets) |
| | 1 | <10m ² or <10m pipe run |
| | 2 | 10m ² - 50m ² or 10m - 50m pipe run |
| | 3 | >50m ² or >50m pipe run |
| Human exposure potential Number of occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | >10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | 1 to 3 hours |
| | 2 | 3 to 6 hours |
| | 3 | >6 hours |
| Maintenance activity Type of maintenance activity | 0 | Minor disturbance |
| | 1 | Low disturbance |
| | 2 | Medium disturbance |
| | 3 | High disturbance |
| Frequency of maintenance activity | 0 | ACM unlikely to be disturbed for maintenance |
| | 1 | <1 per year |
| | 2 | >1 per year |
| | 3 | >1 per month |
| Each of the parameters detailed above are given a score. An average of each of the four subheadings is taken. These scores are then added together to give a total score. | | |
| 10 or more | = | High Risk |
| 7 – 9 | = | Medium Risk |
| 4 – 6 | = | Low Risk |
| 3 or less | = | Very Low Risk |

5. RECOMMENDED ACTIONS

It is recommended that on receipt of this survey report, all materials be identified on site so that they can be managed according to the recommended actions. The asbestos register only gives a record of the condition of the materials on the day they were inspected and, therefore, all materials must be reinspected at six or twelve monthly intervals as a minimum in order to detect any deterioration of condition.

The material and priority assessment scores are calculated as detailed above and then recommended actions are assigned based on the surveyors experience and judgement, taking into account the scores obtained. If the priority assessment has been completed by the surveyor on site without additional input from the site owner, then you must be aware that this may not have taken into account any specific activities carried out within the premises, which may increase the risk.

Action A – (Urgent Removal)

Asbestos containing material in poor condition, not adequately surface treated and / or vulnerable to damage. This material requires urgent removal under full controlled conditions.

Action B – (Immediate Encapsulation)

Asbestos containing material showing some signs of deterioration / damage and vulnerable to further damage but structurally sound. This material either requires immediate encapsulation with a suitable surface sealant or enclosing with a suitable material to form a physical barrier to prevent further disturbance. If enclosure is the desired management option it is important that the existence of the ACM behind the enclosure is noted in the register and labelling must be carried out (see Action D).

Action C – (Repair or Remove)

Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to further damage. This material either requires repair, encapsulation or removal in the near future, depending on the requirement of the client, although it is not posing a significant hazard to persons using the building provided it remains undisturbed.

Action D – (Manage and Review)

Asbestos containing material in good / reasonable condition, adequately surface treated and requiring no remedial action unless disturbed or condition deteriorates. This material must be clearly labelled, if appropriate, with an approved label and inspected at regular intervals to check for condition deterioration. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary. Contact G&L Consultancy Ltd for further information.

Action E – Inspect Prior to Disturbance

Presumed asbestos containing materials in inaccessible areas. Considered a low risk to persons using the building. All relevant persons must be made aware of the location of these areas to ensure it is not accessed or disturbed during maintenance or refurbishment work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact G&L Consultancy Ltd for further information.

It is recommended that all asbestos containing materials are labelled, where possible, with an approved asbestos warning label to ensure they are not accidentally disturbed during the normal use of the building.

5.1. CLIENT PORTAL

This survey report is available to view and download from our TEAMS client portal secure server which can be accessed via one of the following addresses. If this survey is part of multiple sites the portal will give a summary of all actions required across all sites and details of when your reinspections are due in order to aid the management of your sites in conjunction with your management plan. The portal will also provide you access to all air monitoring reports and bulk sample analysis reports carried out by G&L Consultancy and enable you to view our diary to see any upcoming appointments we have booked for you.

Somerset TEAMS: <https://reportsonline.gnl.org.uk> **Northern Ireland TEAMS:** <https://reportsonlineire.gnl.org.uk>

Users for the portal can be set up on request. If any reports cannot be accessed or do not display correctly on the portal please contact us immediately.

5.2. ADDITIONAL SERVICES

In order to fully comply with the Control of Asbestos Regulations, specifically Regulation 4 'The Duty to Manage Asbestos in Non-domestic Premises', you must produce and implement an asbestos management plan. This asbestos survey can be used to form the basis of any such plan. G&L Consultancy Ltd can produce and implement an asbestos management plan on your behalf as well as managing your ACMs on an on-going basis.

The condition of all ACMs identified within this survey must be reviewed at regular intervals and the asbestos register appropriately updated.

G&L Consultancy Ltd will contact you in eleven months from the date of your survey, to discuss your requirements for a programme of reinspections. Your register can then be updated to show any changes in the condition of materials. Please inform us if you do not wish to be contacted.

Training seminars can be provided to cover 'Asbestos Awareness' or full details of your 'Duty to Manage' as a duty holder. This can be carried out at our dedicated training centre or, if you have a larger number of staff; at your own premises.

Asbestos remediation of non-licensed materials can be carried out by our experienced non-licensed removal operatives. Projects involving the removal or encapsulation of licensed ACMs can be organised and monitored by G&L Consultancy Ltd. We can provide recommendations, oversee the tendering process and appraise all required documentation from the appointed contractor. G&L Consultancy Ltd can also carry out all necessary air monitoring during the process and provide the final certificate of reoccupation.

Please contact G&L Consultancy Ltd for further details of the services we can provide on 01823 443898 (Somerset Office) or 028 4062 3566 (Northern Ireland Office) or visit our website at www.gnl.org.uk.

Appendix A

Asbestos Register



Asbestos Management Survey (with MA and PA) + Management Plan Register
59D Dublin Street North, Monaghan

This asbestos register **MUST** be read in conjunction with the **GENERAL NOTES** detailed at the bottom of the register and the full **WRITTEN REPORT**

| Building Room Number | Room Use | Photo No. | Sample Reference Number | Position / Description | Quantity | Level of Identification | Product Type (1 - 3) | Asbestos Type (highest risk only) (1 - 3) | Extent of Damage Deterioration (0 - 3) | Surface Treatment (0 - 3) | Accessibility | Material Assessment | Priority Assessment | Recommended Action | Management Actions | Timescale For Completion | Date Of Next Review |
|----------------------|----------|-----------|-------------------------|--|----------|-------------------------|----------------------|---|--|---------------------------|---------------|---------------------|---------------------|----------------------------------|--------------------|--------------------------|---------------------|
| DILAPIDATED BUILDING | | | | | | | | | | | | | | | | | |
| 001 | Store 1 | 1 | | Restricted access due to rubbish and debris all over floor | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | As required | N/A |
| 002 | Store 2 | | | No suspect materials found | | | | | | | | | | | - | | |
| | External | 2 | GU000228 | Redundant cement downpipe resting on south wall of Store 1 (001) beside boundary wall | 2 m | Identified | Asbestos Cement (1) | Chrysotile (1) | Good Condition (0) | Surface Sealed (1) | Very Low | Very Low | Very Low | D - Manage and Review | - | N/A | Aug 2025 |
| | External | 3 | | Restricted access to external area due to overgrown vegetation and debris around the perimeter of the property | | Inaccessible (Presumed) | | | | | | | | E - Inspect Prior to Disturbance | - | As required | N/A |



Asbestos Management Survey (with MA and PA) + Management Plan Register **59D Dublin Street North, Monaghan**

The **GENERAL NOTES** below **MUST** be read in conjunction with the asbestos register and the full **WRITTEN REPORT**

REVIEW DATES

| | |
|---|--|
| No reinspection due | All identified and strongly presumed asbestos containing materials. |
| 'Presumed Asbestos' that is visible | This will be inspected at the required date stated above. If it has deteriorated to a condition that requires action, then measures must be taken to sample the material and confirm if asbestos is present. |
| 'Presumed Asbestos' that is not visible | This will not be reinspected unless specifically requested by the client and access is made available. |

GENERAL NOTES

Please refer to section 3.1 of the written report for full details of the scope of survey.

All fixed panels, boxing, bath panels and plinths to kitchen units that were present in the property and have been accessed as part of the management survey, are recorded on the register. If not recorded on the register then they were either not present or have not been accessed as this would have caused excessive damage and the areas behind must be presumed to contain asbestos until proven otherwise.

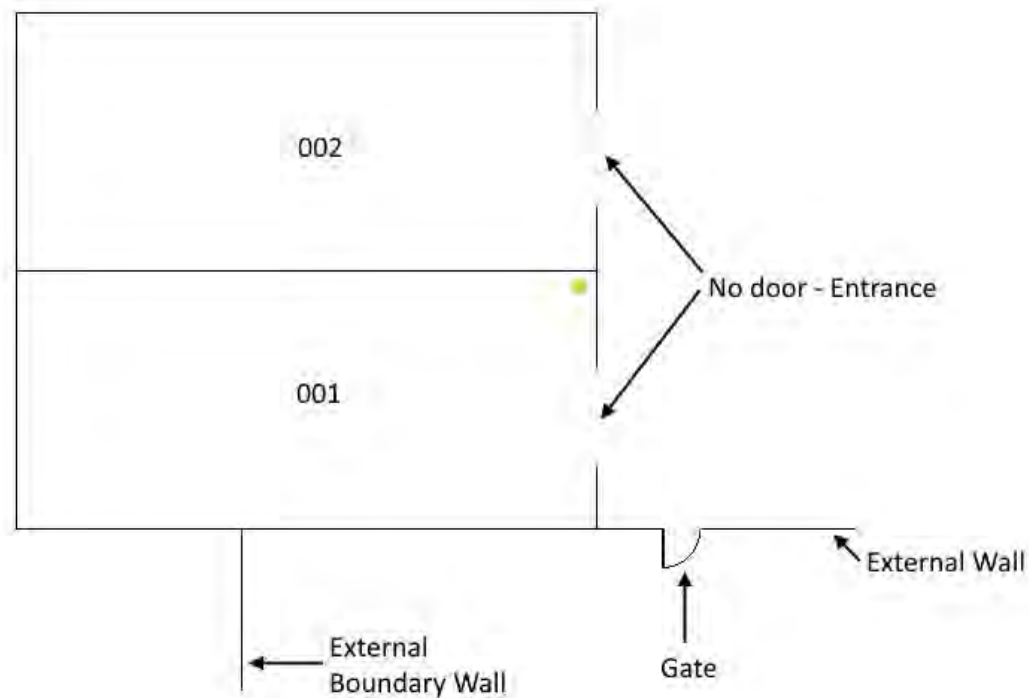
Appendix B

Site Plans



■ Location of Building

External:



KEY:

Room contains identified or presumed ACM(s) (see register)

Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)

N
↑
This is not true north

Ground Floor

G&L Consultancy Ltd, 54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA

59D Dublin Street North, Monaghan

| |
|---|
| Survey Date: 9 Aug 2024 Surveyors: Pete Falvey |
|---|

Appendix C

Bulk Sample Analysis Reports



BULK MATERIAL SAMPLE REPORT

Reference No: J685360 Client Order No: 400261974
Date Received: 12 Aug 2024
Client Name and Address: Monaghan County Council, County Offices, Glen Road, Monaghan, H18 YT50
Site Address: 59D Dublin Street North, Monaghan
Sampling Officer: Pete Falvey, G&L Consultancy Ltd
Date of Analysis: 14 Aug 2024
Analyst: Colin Webb
Approving Officer: Anita Toman Signed: 
Issue Date: 23 Sep 2024

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. 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 |
|----------|----------|---|-----------------|-----------------|
| External | GU000228 | Redundant cement downpipe resting on south wall of Store 1 (001) beside boundary wall | Chrysotile | Asbestos Cement |

G&L Consultancy Ltd

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Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

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



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Appendix D

Photographs

(Asbestos and Inaccessible Items)

59D Dublin Street North, Monaghan

DILAPIDATED BUILDING



Photo No. 1 - Restricted access due to rubbish and debris all over floor

001 Store 1

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

N/A



Photo No. 2 - Redundant cement downpipe resting on south wall of Store 1 (001) beside boundary wall

External

Identified

Asbestos Cement (1)

Chrysotile (1)

D - Manage and Review

Material Assessment

Very Low

Priority Assessment

Very Low

-



Photo No. 3 - Restricted access to external area due to overgrown vegetation and debris around the perimeter of the property

External

Inaccessible (Presumed)

E - Inspect Prior to Disturbance

Material Assessment

N/A

Priority Assessment

N/A

-



Appendix E

Photographs

(Non-Asbestos Items)

59D Dublin Street North, Monaghan

DILAPIDATED BUILDING



Appendix F

QR Codes

UPRN: N/A
Site Address: 59D Dublin Street North, Monaghan



Asbestos Report

For QR code activated clients, please scan the QR code above to take you to the login screen of the TEAMS Web Portal.

Login to TEAMS using the username and password detailed below and then scan the code again to take you to the asbestos survey details for this site.

Username: 59DDublinS@qrcode.com

Password: (exclude spaces from password)

If you have any issues accessing the TEAMS portal, please email enquiries@gnl.org.uk for assistance. If you are not currently set up to use our QR code system, please email for a quote for this to be activated.

11 Air Quality, Emissions & Climate

11.1 ADMS Roads Model Outputs

Scenario No.1 - 2022 base year, with background concentrations - MET Year 2021

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 11.48 | 26.28 | 10.88 | 14.57 |
| R2 | 10.88 | 24.74 | 10.55 | 14.16 |
| R3 | 10.58 | 24.69 | 10.39 | 13.91 |
| R4 | 10.46 | 24.78 | 10.32 | 13.87 |
| R5 | 10.52 | 24.48 | 10.36 | 13.91 |
| R6 | 10.43 | 25.27 | 10.31 | 13.84 |
| R7 | 10.38 | 24.95 | 10.29 | 13.87 |
| R8 | 10.27 | 25.35 | 10.23 | 13.89 |
| R9 | 10.60 | 25.71 | 10.42 | 14.00 |
| R10 | 10.80 | 27.25 | 10.53 | 14.22 |
| R11 | 5.51 | 14.58 | 7.60 | 9.51 |
| R12 | 4.93 | 12.14 | 7.26 | 8.93 |
| R13 | 4.91 | 11.67 | 7.24 | 8.89 |
| R14 | 4.39 | 10.13 | 6.95 | 8.36 |
| R15 | 5.25 | 12.14 | 7.43 | 9.19 |
| R16 | 5.82 | 13.29 | 7.74 | 9.70 |
| R17 | 5.40 | 12.36 | 7.51 | 9.29 |
| R18 | 4.33 | 9.66 | 6.91 | 8.28 |
| R19 | 4.42 | 9.75 | 6.96 | 8.32 |
| R20 | 4.37 | 9.41 | 6.93 | 8.28 |
| R21 | 4.79 | 10.09 | 7.16 | 8.64 |
| R22 | 5.06 | 10.78 | 7.30 | 8.82 |
| R23 | 5.22 | 12.19 | 7.35 | 8.91 |
| R24 | 4.31 | 10.92 | 6.86 | 8.32 |
| R25 | 4.85 | 13.22 | 7.14 | 8.94 |
| R26 | 4.40 | 11.03 | 6.93 | 8.27 |
| R27 | 4.91 | 12.73 | 7.26 | 8.95 |
| R28 | 6.09 | 16.07 | 7.95 | 10.25 |
| R29 | 8.54 | 22.40 | 9.37 | 12.80 |
| R30 | 7.92 | 27.77 | 9.06 | 12.40 |
| R31 | 4.86 | 15.61 | 7.26 | 9.42 |

Scenario No.1 - 2022 base year, with background concentrations - MET Year 2022

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 10.29 | 26.18 | 10.22 | 13.73 |
| R2 | 9.80 | 24.74 | 9.95 | 13.23 |
| R3 | 9.55 | 24.82 | 9.82 | 12.97 |
| R4 | 9.44 | 24.78 | 9.76 | 12.89 |
| R5 | 9.45 | 24.48 | 9.77 | 12.96 |
| R6 | 9.41 | 25.25 | 9.74 | 12.84 |
| R7 | 9.35 | 24.89 | 9.71 | 12.73 |
| R8 | 9.27 | 25.35 | 9.67 | 12.73 |
| R9 | 9.52 | 25.69 | 9.81 | 12.82 |
| R10 | 9.69 | 27.20 | 9.91 | 13.09 |
| R11 | 4.95 | 14.57 | 7.28 | 8.97 |
| R12 | 4.46 | 12.13 | 7.00 | 8.40 |
| R13 | 4.43 | 11.67 | 6.98 | 8.35 |
| R14 | 3.98 | 10.10 | 6.72 | 7.89 |
| R15 | 4.74 | 12.09 | 7.15 | 8.59 |
| R16 | 5.25 | 13.29 | 7.43 | 9.10 |
| R17 | 4.88 | 12.34 | 7.22 | 8.74 |
| R18 | 3.94 | 9.66 | 6.70 | 7.84 |
| R19 | 4.02 | 9.72 | 6.74 | 7.91 |
| R20 | 3.98 | 9.40 | 6.71 | 7.84 |
| R21 | 4.35 | 10.09 | 6.92 | 8.17 |
| R22 | 4.54 | 10.78 | 7.02 | 8.37 |
| R23 | 4.75 | 12.28 | 7.10 | 8.40 |
| R24 | 3.92 | 10.92 | 6.64 | 7.91 |
| R25 | 4.38 | 13.20 | 6.88 | 8.42 |
| R26 | 4.00 | 10.99 | 6.71 | 7.96 |
| R27 | 4.41 | 12.74 | 6.98 | 8.54 |
| R28 | 5.43 | 16.07 | 7.57 | 9.58 |
| R29 | 7.59 | 22.40 | 8.83 | 11.76 |
| R30 | 7.08 | 27.09 | 8.57 | 12.14 |
| R31 | 4.47 | 15.66 | 7.03 | 9.19 |

Scenario No.1 - 2022 base year, with background concentrations - MET Year 2023

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 10.72 | 26.02 | 10.46 | 13.90 |
| R2 | 10.21 | 24.72 | 10.18 | 13.36 |
| R3 | 9.95 | 24.86 | 10.04 | 13.12 |
| R4 | 9.85 | 24.86 | 9.99 | 13.05 |
| R5 | 9.82 | 24.57 | 9.97 | 13.03 |
| R6 | 9.83 | 25.26 | 9.98 | 13.02 |
| R7 | 9.69 | 24.94 | 9.90 | 12.92 |
| R8 | 9.66 | 25.35 | 9.89 | 13.06 |
| R9 | 9.98 | 25.71 | 10.07 | 13.28 |
| R10 | 10.33 | 27.24 | 10.28 | 13.47 |
| R11 | 5.18 | 14.57 | 7.41 | 9.34 |
| R12 | 4.56 | 12.13 | 7.06 | 8.66 |
| R13 | 4.50 | 11.67 | 7.02 | 8.57 |
| R14 | 4.03 | 10.13 | 6.75 | 8.08 |
| R15 | 4.79 | 12.13 | 7.18 | 8.85 |
| R16 | 5.31 | 13.29 | 7.46 | 9.36 |
| R17 | 4.95 | 12.35 | 7.26 | 8.95 |
| R18 | 3.98 | 9.66 | 6.72 | 7.95 |
| R19 | 4.07 | 9.74 | 6.77 | 8.02 |
| R20 | 4.03 | 9.39 | 6.74 | 7.94 |
| R21 | 4.41 | 10.08 | 6.95 | 8.25 |
| R22 | 4.60 | 10.77 | 7.05 | 8.50 |
| R23 | 5.06 | 12.32 | 7.26 | 8.63 |
| R24 | 4.00 | 10.92 | 6.68 | 8.33 |
| R25 | 4.28 | 13.17 | 6.84 | 8.50 |
| R26 | 3.98 | 10.91 | 6.70 | 8.03 |
| R27 | 4.61 | 12.73 | 7.10 | 8.93 |
| R28 | 5.66 | 16.07 | 7.71 | 10.22 |
| R29 | 7.86 | 22.38 | 8.99 | 12.58 |
| R30 | 8.34 | 28.16 | 9.30 | 12.76 |
| R31 | 5.22 | 15.62 | 7.46 | 9.94 |

Scenario No.2 - committed developments only - MET Year 2021

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 0.22 | 0.87 | 0.15 | 0.26 |
| R2 | 0.22 | 0.87 | 0.15 | 0.25 |
| R3 | 0.22 | 0.90 | 0.14 | 0.25 |
| R4 | 0.21 | 0.89 | 0.14 | 0.26 |
| R5 | 0.22 | 0.88 | 0.14 | 0.26 |
| R6 | 0.22 | 0.91 | 0.15 | 0.26 |
| R7 | 0.21 | 0.90 | 0.14 | 0.26 |
| R8 | 0.21 | 0.90 | 0.14 | 0.26 |
| R9 | 0.22 | 0.92 | 0.15 | 0.26 |
| R10 | 0.23 | 0.98 | 0.15 | 0.28 |
| R11 | 0.10 | 0.54 | 0.07 | 0.13 |
| R12 | 0.08 | 0.42 | 0.06 | 0.11 |
| R13 | 0.08 | 0.35 | 0.05 | 0.10 |
| R14 | 0.06 | 0.30 | 0.04 | 0.08 |
| R15 | 0.08 | 0.36 | 0.06 | 0.11 |
| R16 | 0.10 | 0.41 | 0.06 | 0.13 |
| R17 | 0.08 | 0.37 | 0.06 | 0.11 |
| R18 | 0.06 | 0.27 | 0.04 | 0.08 |
| R19 | 0.06 | 0.27 | 0.04 | 0.08 |
| R20 | 0.05 | 0.25 | 0.03 | 0.07 |
| R21 | 0.06 | 0.28 | 0.04 | 0.08 |
| R22 | 0.05 | 0.26 | 0.04 | 0.07 |
| R23 | 0.03 | 0.18 | 0.02 | 0.04 |
| R24 | 0.02 | 0.14 | 0.01 | 0.03 |
| R25 | 0.03 | 0.17 | 0.02 | 0.04 |
| R26 | 0.04 | 0.21 | 0.03 | 0.05 |
| R27 | 0.09 | 0.52 | 0.06 | 0.13 |
| R28 | 0.17 | 0.85 | 0.11 | 0.23 |
| R29 | 0.58 | 2.06 | 0.39 | 0.80 |
| R30 | 0.14 | 1.10 | 0.09 | 0.22 |
| R31 | 0.08 | 0.76 | 0.05 | 0.14 |

Scenario No.2 - committed developments only - MET Year 2022

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 0.20 | 0.89 | 0.13 | 0.25 |
| R2 | 0.20 | 0.87 | 0.13 | 0.25 |
| R3 | 0.19 | 0.88 | 0.13 | 0.25 |
| R4 | 0.19 | 0.87 | 0.13 | 0.24 |
| R5 | 0.19 | 0.86 | 0.13 | 0.23 |
| R6 | 0.19 | 0.89 | 0.13 | 0.22 |
| R7 | 0.19 | 0.86 | 0.12 | 0.22 |
| R8 | 0.18 | 0.89 | 0.12 | 0.22 |
| R9 | 0.19 | 0.90 | 0.13 | 0.23 |
| R10 | 0.20 | 0.96 | 0.14 | 0.26 |
| R11 | 0.09 | 0.55 | 0.06 | 0.12 |
| R12 | 0.07 | 0.42 | 0.05 | 0.09 |
| R13 | 0.07 | 0.36 | 0.04 | 0.09 |
| R14 | 0.05 | 0.30 | 0.03 | 0.07 |
| R15 | 0.07 | 0.37 | 0.05 | 0.09 |
| R16 | 0.08 | 0.40 | 0.05 | 0.11 |
| R17 | 0.07 | 0.36 | 0.05 | 0.09 |
| R18 | 0.05 | 0.27 | 0.03 | 0.06 |
| R19 | 0.05 | 0.27 | 0.03 | 0.06 |
| R20 | 0.04 | 0.24 | 0.03 | 0.06 |
| R21 | 0.05 | 0.26 | 0.03 | 0.07 |
| R22 | 0.05 | 0.24 | 0.03 | 0.06 |
| R23 | 0.03 | 0.17 | 0.02 | 0.03 |
| R24 | 0.02 | 0.14 | 0.01 | 0.02 |
| R25 | 0.02 | 0.17 | 0.02 | 0.03 |
| R26 | 0.03 | 0.20 | 0.02 | 0.04 |
| R27 | 0.08 | 0.53 | 0.05 | 0.12 |
| R28 | 0.15 | 0.85 | 0.10 | 0.22 |
| R29 | 0.51 | 2.06 | 0.34 | 0.73 |
| R30 | 0.13 | 1.11 | 0.08 | 0.23 |
| R31 | 0.08 | 0.76 | 0.05 | 0.18 |

Scenario No.2 - committed developments only - MET Year 2023

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 0.20 | 0.89 | 0.13 | 0.24 |
| R2 | 0.20 | 0.88 | 0.13 | 0.23 |
| R3 | 0.19 | 0.89 | 0.13 | 0.23 |
| R4 | 0.19 | 0.88 | 0.13 | 0.23 |
| R5 | 0.19 | 0.87 | 0.12 | 0.23 |
| R6 | 0.19 | 0.92 | 0.13 | 0.24 |
| R7 | 0.19 | 0.90 | 0.13 | 0.23 |
| R8 | 0.19 | 0.91 | 0.13 | 0.22 |
| R9 | 0.20 | 0.92 | 0.14 | 0.24 |
| R10 | 0.22 | 0.98 | 0.15 | 0.26 |
| R11 | 0.10 | 0.55 | 0.06 | 0.13 |
| R12 | 0.07 | 0.42 | 0.05 | 0.10 |
| R13 | 0.07 | 0.36 | 0.05 | 0.09 |
| R14 | 0.05 | 0.30 | 0.04 | 0.07 |
| R15 | 0.07 | 0.37 | 0.05 | 0.09 |
| R16 | 0.08 | 0.41 | 0.06 | 0.11 |
| R17 | 0.07 | 0.37 | 0.05 | 0.10 |
| R18 | 0.05 | 0.28 | 0.03 | 0.07 |
| R19 | 0.05 | 0.28 | 0.03 | 0.07 |
| R20 | 0.04 | 0.25 | 0.03 | 0.06 |
| R21 | 0.05 | 0.28 | 0.03 | 0.07 |
| R22 | 0.05 | 0.26 | 0.03 | 0.07 |
| R23 | 0.03 | 0.18 | 0.02 | 0.04 |
| R24 | 0.02 | 0.15 | 0.01 | 0.03 |
| R25 | 0.03 | 0.17 | 0.02 | 0.03 |
| R26 | 0.03 | 0.21 | 0.02 | 0.05 |
| R27 | 0.09 | 0.53 | 0.06 | 0.12 |
| R28 | 0.17 | 0.85 | 0.12 | 0.24 |
| R29 | 0.62 | 2.06 | 0.41 | 0.80 |
| R30 | 0.18 | 1.12 | 0.12 | 0.30 |
| R31 | 0.11 | 0.76 | 0.07 | 0.22 |

Scenario No.3 – base + committed developments factored to 2030, with background concentrations - MET Year 2021

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 6.05 | 12.26 | 10.72 | 14.28 |
| R2 | 5.80 | 11.62 | 10.41 | 13.91 |
| R3 | 5.67 | 11.64 | 10.25 | 13.68 |
| R4 | 5.62 | 11.70 | 10.19 | 13.60 |
| R5 | 5.65 | 11.56 | 10.23 | 13.72 |
| R6 | 5.61 | 11.90 | 10.19 | 13.61 |
| R7 | 5.60 | 11.78 | 10.17 | 13.63 |
| R8 | 5.55 | 11.98 | 10.11 | 13.69 |
| R9 | 5.69 | 12.12 | 10.29 | 13.82 |
| R10 | 5.78 | 12.82 | 10.41 | 14.01 |
| R11 | 3.51 | 7.45 | 7.55 | 9.43 |
| R12 | 3.26 | 6.39 | 7.22 | 8.85 |
| R13 | 3.24 | 6.17 | 7.20 | 8.80 |
| R14 | 3.02 | 5.50 | 6.92 | 8.29 |
| R15 | 3.39 | 6.35 | 7.38 | 9.09 |
| R16 | 3.63 | 6.83 | 7.69 | 9.57 |
| R17 | 3.45 | 6.44 | 7.46 | 9.18 |
| R18 | 2.99 | 5.30 | 6.88 | 8.21 |
| R19 | 3.03 | 5.33 | 6.93 | 8.24 |
| R20 | 3.01 | 5.18 | 6.90 | 8.21 |
| R21 | 3.19 | 5.46 | 7.12 | 8.55 |
| R22 | 3.30 | 5.75 | 7.25 | 8.72 |
| R23 | 3.37 | 6.39 | 7.31 | 8.82 |
| R24 | 2.98 | 5.81 | 6.82 | 8.24 |
| R25 | 3.21 | 6.82 | 7.10 | 8.86 |
| R26 | 3.02 | 5.87 | 6.89 | 8.21 |
| R27 | 3.25 | 6.67 | 7.22 | 8.87 |
| R28 | 3.77 | 8.12 | 7.87 | 10.12 |
| R29 | 4.83 | 10.83 | 9.22 | 12.49 |
| R30 | 4.61 | 13.42 | 8.96 | 12.18 |
| R31 | 3.24 | 7.96 | 7.21 | 9.30 |

Scenario No.3 – base + committed developments factored to 2030, with background concentrations - MET Year 2022

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 3.27 | 12.13 | 7.23 | 8.95 |
| R2 | 3.20 | 11.52 | 7.15 | 8.78 |
| R3 | 3.16 | 11.22 | 7.09 | 8.70 |
| R4 | 3.14 | 11.16 | 7.07 | 8.56 |
| R5 | 3.14 | 11.23 | 7.07 | 8.51 |
| R6 | 3.16 | 11.36 | 7.10 | 8.61 |
| R7 | 3.14 | 11.39 | 7.07 | 8.60 |
| R8 | 3.09 | 11.69 | 7.01 | 8.52 |
| R9 | 3.19 | 11.88 | 7.14 | 8.83 |
| R10 | 3.23 | 12.35 | 7.19 | 8.90 |
| R11 | 2.35 | 7.00 | 6.08 | 6.71 |
| R12 | 2.28 | 6.07 | 5.99 | 6.57 |
| R13 | 2.27 | 6.00 | 5.98 | 6.54 |
| R14 | 2.21 | 5.33 | 5.90 | 6.37 |
| R15 | 2.32 | 6.18 | 6.03 | 6.64 |
| R16 | 2.38 | 6.72 | 6.12 | 6.83 |
| R17 | 2.33 | 6.22 | 6.06 | 6.70 |
| R18 | 2.21 | 5.03 | 5.90 | 6.39 |
| R19 | 2.22 | 5.12 | 5.92 | 6.43 |
| R20 | 2.23 | 5.05 | 5.92 | 6.42 |
| R21 | 2.27 | 5.35 | 5.98 | 6.54 |
| R22 | 2.31 | 5.55 | 6.01 | 6.64 |
| R23 | 2.33 | 6.15 | 6.04 | 6.65 |
| R24 | 2.15 | 5.49 | 5.81 | 6.19 |
| R25 | 2.26 | 6.44 | 5.95 | 6.49 |
| R26 | 2.25 | 5.74 | 5.94 | 6.50 |
| R27 | 2.26 | 6.25 | 5.96 | 6.47 |
| R28 | 2.35 | 7.60 | 6.08 | 6.77 |
| R29 | 2.61 | 10.07 | 6.41 | 7.44 |
| R30 | 2.90 | 11.53 | 6.77 | 8.30 |
| R31 | 2.47 | 7.58 | 6.24 | 7.29 |

Scenario No.3 – base + committed developments factored to 2030, with background concentrations - MET Year 2023

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 5.73 | 12.14 | 10.33 | 13.67 |
| R2 | 5.52 | 11.62 | 10.06 | 13.15 |
| R3 | 5.41 | 11.71 | 9.93 | 12.91 |
| R4 | 5.37 | 11.71 | 9.88 | 12.84 |
| R5 | 5.36 | 11.58 | 9.87 | 12.85 |
| R6 | 5.36 | 11.90 | 9.87 | 12.82 |
| R7 | 5.31 | 11.77 | 9.80 | 12.69 |
| R8 | 5.30 | 11.98 | 9.79 | 12.87 |
| R9 | 5.43 | 12.12 | 9.96 | 13.05 |
| R10 | 5.59 | 12.82 | 10.16 | 13.25 |
| R11 | 3.37 | 7.46 | 7.37 | 9.24 |
| R12 | 3.10 | 6.38 | 7.03 | 8.59 |
| R13 | 3.07 | 6.17 | 6.98 | 8.50 |
| R14 | 2.86 | 5.50 | 6.72 | 8.02 |
| R15 | 3.19 | 6.35 | 7.14 | 8.77 |
| R16 | 3.42 | 6.83 | 7.42 | 9.28 |
| R17 | 3.26 | 6.43 | 7.22 | 8.87 |
| R18 | 2.84 | 5.30 | 6.69 | 7.89 |
| R19 | 2.88 | 5.32 | 6.74 | 7.97 |
| R20 | 2.86 | 5.17 | 6.71 | 7.88 |
| R21 | 3.03 | 5.45 | 6.92 | 8.18 |
| R22 | 3.11 | 5.75 | 7.01 | 8.42 |
| R23 | 3.30 | 6.44 | 7.21 | 8.55 |
| R24 | 2.84 | 5.81 | 6.65 | 8.25 |
| R25 | 2.97 | 6.80 | 6.80 | 8.42 |
| R26 | 2.84 | 5.82 | 6.67 | 7.97 |
| R27 | 3.13 | 6.67 | 7.06 | 8.84 |
| R28 | 3.58 | 8.13 | 7.64 | 10.08 |
| R29 | 4.53 | 10.82 | 8.85 | 12.27 |
| R30 | 4.78 | 13.62 | 9.18 | 12.48 |
| R31 | 3.40 | 7.96 | 7.41 | 9.79 |

Scenario No.4 – development only – opening year 2030 - MET Year 2021

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 0.01 | 0.04 | 0.01 | 0.02 |
| R2 | 0.01 | 0.04 | 0.01 | 0.02 |
| R3 | 0.01 | 0.04 | 0.01 | 0.02 |
| R4 | 0.01 | 0.04 | 0.01 | 0.02 |
| R5 | 0.01 | 0.04 | 0.01 | 0.03 |
| R6 | 0.01 | 0.05 | 0.01 | 0.03 |
| R7 | 0.01 | 0.05 | 0.01 | 0.03 |
| R8 | 0.01 | 0.06 | 0.01 | 0.03 |
| R9 | 0.01 | 0.08 | 0.01 | 0.03 |
| R10 | 0.01 | 0.11 | 0.01 | 0.04 |
| R11 | 0.03 | 0.17 | 0.03 | 0.08 |
| R12 | 0.02 | 0.11 | 0.02 | 0.06 |
| R13 | 0.01 | 0.08 | 0.02 | 0.05 |
| R14 | 0.02 | 0.14 | 0.03 | 0.09 |
| R15 | 0.01 | 0.07 | 0.01 | 0.04 |
| R16 | 0.01 | 0.06 | 0.01 | 0.03 |
| R17 | 0.01 | 0.06 | 0.01 | 0.04 |
| R18 | 0.02 | 0.14 | 0.03 | 0.08 |
| R19 | 0.02 | 0.12 | 0.02 | 0.07 |
| R20 | 0.02 | 0.14 | 0.03 | 0.09 |
| R21 | 0.01 | 0.08 | 0.02 | 0.05 |
| R22 | 0.01 | 0.08 | 0.01 | 0.04 |
| R23 | 0.01 | 0.10 | 0.01 | 0.03 |
| R24 | 0.01 | 0.05 | 0.01 | 0.03 |
| R25 | 0.02 | 0.06 | 0.02 | 0.04 |
| R26 | 0.04 | 0.15 | 0.05 | 0.09 |
| R27 | 0.05 | 0.22 | 0.06 | 0.11 |
| R28 | 0.04 | 0.17 | 0.05 | 0.11 |
| R29 | 0.04 | 0.14 | 0.05 | 0.10 |
| R30 | 0.03 | 0.13 | 0.04 | 0.08 |
| R31 | 0.01 | 0.12 | 0.02 | 0.05 |

Scenario No.4 – development only – opening year 2030 - MET Year 2022

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 0.01 | 0.03 | 0.01 | 0.02 |
| R2 | 0.00 | 0.04 | 0.01 | 0.02 |
| R3 | 0.01 | 0.04 | 0.01 | 0.02 |
| R4 | 0.01 | 0.04 | 0.01 | 0.02 |
| R5 | 0.01 | 0.04 | 0.01 | 0.02 |
| R6 | 0.01 | 0.05 | 0.01 | 0.02 |
| R7 | 0.01 | 0.05 | 0.01 | 0.03 |
| R8 | 0.01 | 0.06 | 0.01 | 0.03 |
| R9 | 0.01 | 0.08 | 0.01 | 0.03 |
| R10 | 0.01 | 0.12 | 0.01 | 0.04 |
| R11 | 0.02 | 0.17 | 0.02 | 0.07 |
| R12 | 0.02 | 0.11 | 0.02 | 0.06 |
| R13 | 0.01 | 0.08 | 0.01 | 0.05 |
| R14 | 0.02 | 0.14 | 0.02 | 0.08 |
| R15 | 0.01 | 0.07 | 0.01 | 0.04 |
| R16 | 0.01 | 0.06 | 0.01 | 0.03 |
| R17 | 0.01 | 0.06 | 0.01 | 0.03 |
| R18 | 0.02 | 0.14 | 0.02 | 0.08 |
| R19 | 0.02 | 0.12 | 0.02 | 0.07 |
| R20 | 0.02 | 0.14 | 0.02 | 0.08 |
| R21 | 0.01 | 0.08 | 0.01 | 0.04 |
| R22 | 0.01 | 0.08 | 0.01 | 0.04 |
| R23 | 0.01 | 0.09 | 0.01 | 0.03 |
| R24 | 0.01 | 0.05 | 0.01 | 0.03 |
| R25 | 0.02 | 0.06 | 0.02 | 0.04 |
| R26 | 0.04 | 0.15 | 0.04 | 0.08 |
| R27 | 0.04 | 0.22 | 0.05 | 0.10 |
| R28 | 0.04 | 0.17 | 0.04 | 0.09 |
| R29 | 0.03 | 0.14 | 0.04 | 0.09 |
| R30 | 0.03 | 0.13 | 0.03 | 0.08 |
| R31 | 0.01 | 0.12 | 0.02 | 0.05 |

Scenario No.4 – development only – opening year 2030 - MET Year 2023

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 0.01 | 0.03 | 0.01 | 0.02 |
| R2 | 0.01 | 0.04 | 0.01 | 0.02 |
| R3 | 0.01 | 0.04 | 0.01 | 0.02 |
| R4 | 0.01 | 0.04 | 0.01 | 0.03 |
| R5 | 0.01 | 0.04 | 0.01 | 0.03 |
| R6 | 0.01 | 0.05 | 0.01 | 0.03 |
| R7 | 0.01 | 0.05 | 0.01 | 0.03 |
| R8 | 0.01 | 0.06 | 0.01 | 0.03 |
| R9 | 0.01 | 0.08 | 0.01 | 0.03 |
| R10 | 0.01 | 0.12 | 0.02 | 0.04 |
| R11 | 0.03 | 0.18 | 0.03 | 0.08 |
| R12 | 0.02 | 0.11 | 0.02 | 0.07 |
| R13 | 0.02 | 0.08 | 0.02 | 0.06 |
| R14 | 0.03 | 0.14 | 0.03 | 0.09 |
| R15 | 0.01 | 0.07 | 0.01 | 0.04 |
| R16 | 0.01 | 0.06 | 0.01 | 0.04 |
| R17 | 0.01 | 0.06 | 0.01 | 0.04 |
| R18 | 0.03 | 0.14 | 0.03 | 0.09 |
| R19 | 0.02 | 0.12 | 0.02 | 0.08 |
| R20 | 0.03 | 0.14 | 0.03 | 0.09 |
| R21 | 0.01 | 0.08 | 0.02 | 0.05 |
| R22 | 0.01 | 0.08 | 0.01 | 0.04 |
| R23 | 0.01 | 0.09 | 0.02 | 0.03 |
| R24 | 0.01 | 0.05 | 0.01 | 0.03 |
| R25 | 0.02 | 0.07 | 0.02 | 0.04 |
| R26 | 0.04 | 0.15 | 0.04 | 0.08 |
| R27 | 0.05 | 0.22 | 0.05 | 0.11 |
| R28 | 0.04 | 0.17 | 0.05 | 0.11 |
| R29 | 0.03 | 0.14 | 0.04 | 0.10 |
| R30 | 0.03 | 0.13 | 0.04 | 0.08 |
| R31 | 0.02 | 0.12 | 0.02 | 0.06 |

Scenario No.5 – Cumulative Model, opening year 2030, with background concentrations
- MET Year 2021

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 6.08 | 12.34 | 10.76 | 14.34 |
| R2 | 5.82 | 11.67 | 10.44 | 13.95 |
| R3 | 5.69 | 11.71 | 10.28 | 13.72 |
| R4 | 5.64 | 11.77 | 10.22 | 13.63 |
| R5 | 5.67 | 11.63 | 10.26 | 13.75 |
| R6 | 5.64 | 11.98 | 10.22 | 13.66 |
| R7 | 5.62 | 11.86 | 10.20 | 13.69 |
| R8 | 5.58 | 12.06 | 10.15 | 13.77 |
| R9 | 5.73 | 12.23 | 10.34 | 13.88 |
| R10 | 5.83 | 12.96 | 10.46 | 14.08 |
| R11 | 3.57 | 7.58 | 7.61 | 9.50 |
| R12 | 3.30 | 6.49 | 7.27 | 8.93 |
| R13 | 3.27 | 6.25 | 7.24 | 8.84 |
| R14 | 3.05 | 5.58 | 6.96 | 8.36 |
| R15 | 3.41 | 6.41 | 7.41 | 9.12 |
| R16 | 3.65 | 6.90 | 7.71 | 9.62 |
| R17 | 3.47 | 6.50 | 7.49 | 9.22 |
| R18 | 3.02 | 5.37 | 6.92 | 8.25 |
| R19 | 3.06 | 5.39 | 6.96 | 8.26 |
| R20 | 3.04 | 5.22 | 6.93 | 8.28 |
| R21 | 3.21 | 5.49 | 7.15 | 8.60 |
| R22 | 3.32 | 5.78 | 7.27 | 8.75 |
| R23 | 3.39 | 6.50 | 7.33 | 8.86 |
| R24 | 3.00 | 5.85 | 6.84 | 8.27 |
| R25 | 3.24 | 6.88 | 7.12 | 8.92 |
| R26 | 3.07 | 5.98 | 6.95 | 8.32 |
| R27 | 3.33 | 6.92 | 7.32 | 9.04 |
| R28 | 3.87 | 8.39 | 7.99 | 10.26 |
| R29 | 5.13 | 11.72 | 9.60 | 13.01 |
| R30 | 4.70 | 13.75 | 9.07 | 12.37 |
| R31 | 3.29 | 8.25 | 7.27 | 9.47 |

Scenario No.5 – Cumulative Model, opening year 2030, with background concentrations
- MET Year 2022

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 5.57 | 12.31 | 10.12 | 13.50 |
| R2 | 5.35 | 11.67 | 9.85 | 13.03 |
| R3 | 5.25 | 11.77 | 9.72 | 12.79 |
| R4 | 5.21 | 11.77 | 9.67 | 12.72 |
| R5 | 5.21 | 11.63 | 9.68 | 12.81 |
| R6 | 5.20 | 11.98 | 9.67 | 12.69 |
| R7 | 5.18 | 11.83 | 9.64 | 12.62 |
| R8 | 5.15 | 12.06 | 9.61 | 12.61 |
| R9 | 5.27 | 12.22 | 9.76 | 12.73 |
| R10 | 5.35 | 12.94 | 9.86 | 13.02 |
| R11 | 3.32 | 7.58 | 7.30 | 8.96 |
| R12 | 3.09 | 6.49 | 7.01 | 8.41 |
| R13 | 3.06 | 6.24 | 6.98 | 8.32 |
| R14 | 2.87 | 5.56 | 6.73 | 7.88 |
| R15 | 3.19 | 6.40 | 7.13 | 8.57 |
| R16 | 3.40 | 6.90 | 7.40 | 9.04 |
| R17 | 3.25 | 6.48 | 7.20 | 8.69 |
| R18 | 2.85 | 5.36 | 6.70 | 7.80 |
| R19 | 2.88 | 5.39 | 6.74 | 7.88 |
| R20 | 2.87 | 5.21 | 6.72 | 7.82 |
| R21 | 3.02 | 5.48 | 6.91 | 8.12 |
| R22 | 3.10 | 5.78 | 7.00 | 8.31 |
| R23 | 3.19 | 6.55 | 7.08 | 8.40 |
| R24 | 2.82 | 5.85 | 6.63 | 7.87 |
| R25 | 3.03 | 6.86 | 6.88 | 8.40 |
| R26 | 2.89 | 5.97 | 6.73 | 8.01 |
| R27 | 3.11 | 6.93 | 7.03 | 8.64 |
| R28 | 3.57 | 8.39 | 7.62 | 9.62 |
| R29 | 4.68 | 11.72 | 9.03 | 11.95 |
| R30 | 4.31 | 13.49 | 8.58 | 12.14 |
| R31 | 3.11 | 8.26 | 7.04 | 9.20 |

Scenario No.5 – Cumulative Model, opening year 2030, with background concentrations
- MET Year 2023

| Receptor Position | Pollutant concentrations at receptors (including background concentrations) | | | |
|-------------------|---|--|--|--|
| | NO ₂ Annual Mean ug/m ³ | NO ₂ ug/m ³ (99.79 th %centile) | PM ₁₀ Annual Mean ug/m ³ | PM ₁₀ P90.41 24hr ug/m ³ |
| R1 | 5.76 | 12.21 | 10.36 | 13.73 |
| R2 | 5.54 | 11.68 | 10.09 | 13.19 |
| R3 | 5.44 | 11.78 | 9.96 | 12.96 |
| R4 | 5.39 | 11.78 | 9.91 | 12.87 |
| R5 | 5.38 | 11.66 | 9.90 | 12.91 |
| R6 | 5.39 | 11.98 | 9.91 | 12.89 |
| R7 | 5.34 | 11.86 | 9.84 | 12.76 |
| R8 | 5.33 | 12.06 | 9.83 | 12.92 |
| R9 | 5.47 | 12.23 | 10.01 | 13.10 |
| R10 | 5.64 | 12.96 | 10.22 | 13.32 |
| R11 | 3.43 | 7.58 | 7.44 | 9.36 |
| R12 | 3.14 | 6.49 | 7.08 | 8.66 |
| R13 | 3.10 | 6.25 | 7.02 | 8.55 |
| R14 | 2.90 | 5.58 | 6.77 | 8.05 |
| R15 | 3.22 | 6.40 | 7.17 | 8.81 |
| R16 | 3.44 | 6.90 | 7.45 | 9.30 |
| R17 | 3.28 | 6.49 | 7.25 | 8.91 |
| R18 | 2.87 | 5.37 | 6.73 | 7.93 |
| R19 | 2.91 | 5.38 | 6.77 | 7.99 |
| R20 | 2.89 | 5.20 | 6.75 | 7.90 |
| R21 | 3.05 | 5.48 | 6.95 | 8.21 |
| R22 | 3.13 | 5.78 | 7.04 | 8.44 |
| R23 | 3.32 | 6.55 | 7.24 | 8.61 |
| R24 | 2.86 | 5.85 | 6.67 | 8.28 |
| R25 | 2.99 | 6.86 | 6.83 | 8.46 |
| R26 | 2.88 | 5.95 | 6.72 | 8.04 |
| R27 | 3.20 | 6.92 | 7.16 | 9.01 |
| R28 | 3.68 | 8.39 | 7.76 | 10.23 |
| R29 | 4.85 | 11.71 | 9.25 | 12.88 |
| R30 | 4.88 | 13.96 | 9.30 | 12.83 |
| R31 | 3.45 | 8.25 | 7.48 | 9.97 |

13 Cultural & Architectural Heritage

13.1 Cultural Heritage Figures

13.2 Cultural Heritage Inventories

13.3 Cultural Heritage Context Market Cross, Old Cross Square

13.4 Cultural Heritage Photographic Record

13.5 Archaeological Test and Monitoring Report

13.6 Old Cross Monument Condition Survey

13.7 Desktop Conservation Assessment

13.8 Old Cross Monument Architectural Heritage Impact Assessment

13.9 Old Cross Monument Methodology For Moving

13.10 Summary Condition of Buildings

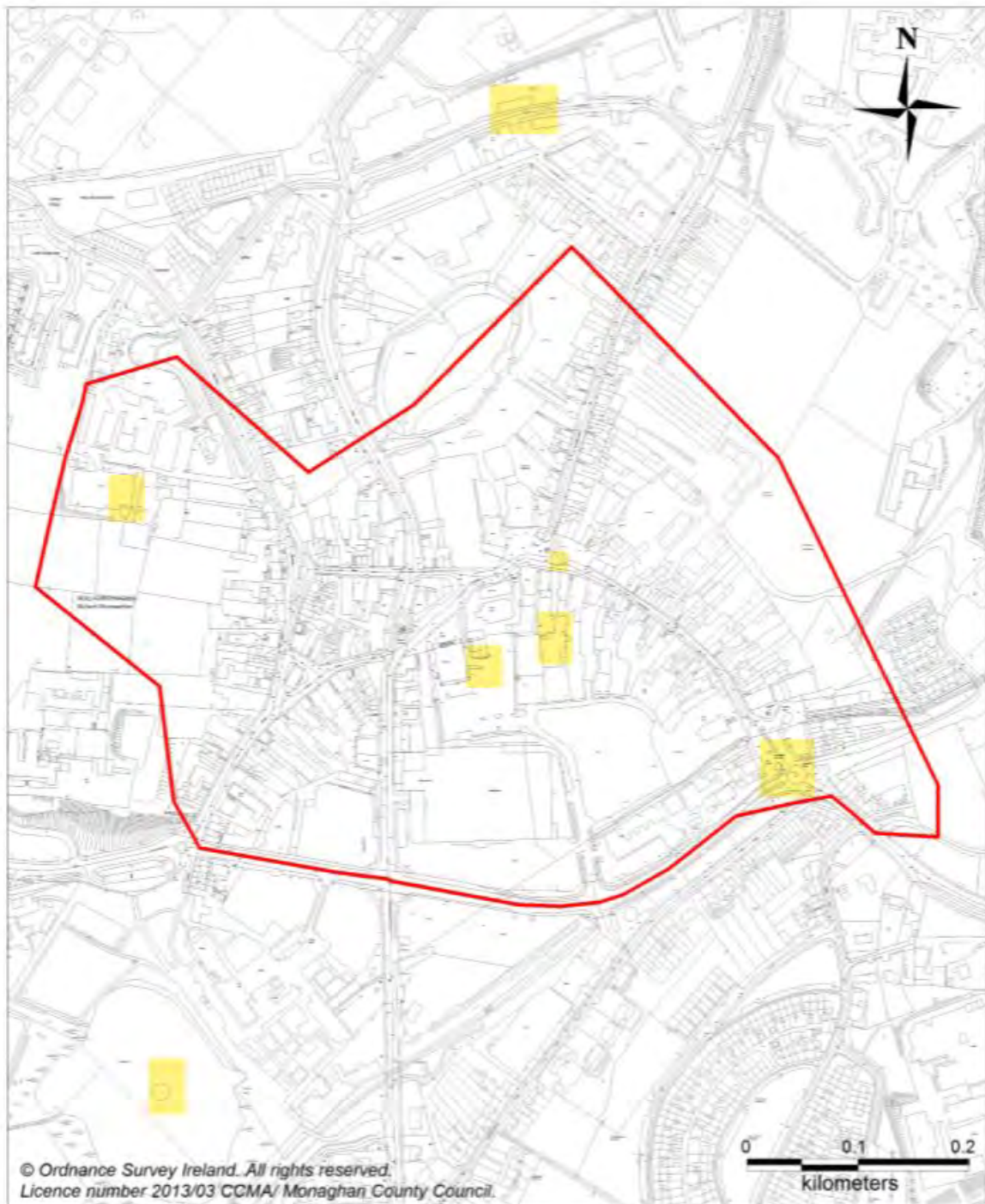
13.11 54 Dublin Street Architectural HIA

13.12 55 Dublin Street Architectural HIA

13.13 56 Dublin Street Architectural HIA

13.14 57 Dublin Street Architectural HIA

Appendix 13.1: Cultural Heritage Figures



Monaghan Town Area of Archaeological Importance (Map MDP3)

Monaghan County Development Plan 2019-2025

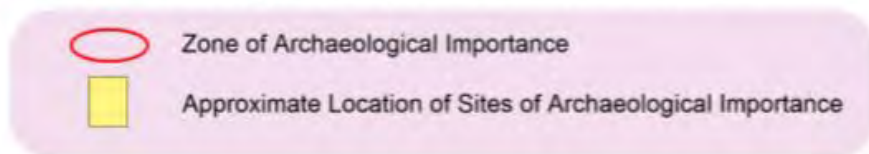
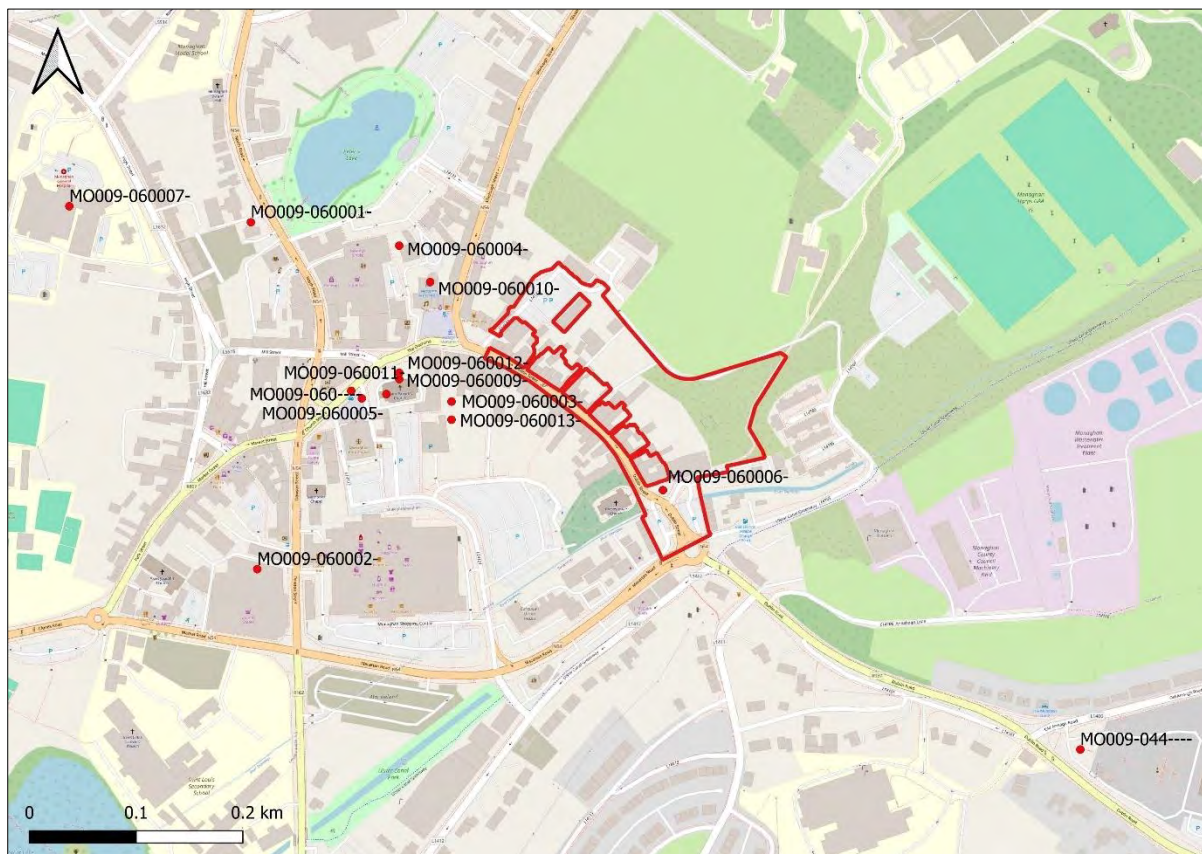


Figure 15.1: Area of Archaeological Importance as defined in Monaghan County Development Plan 2019-2025



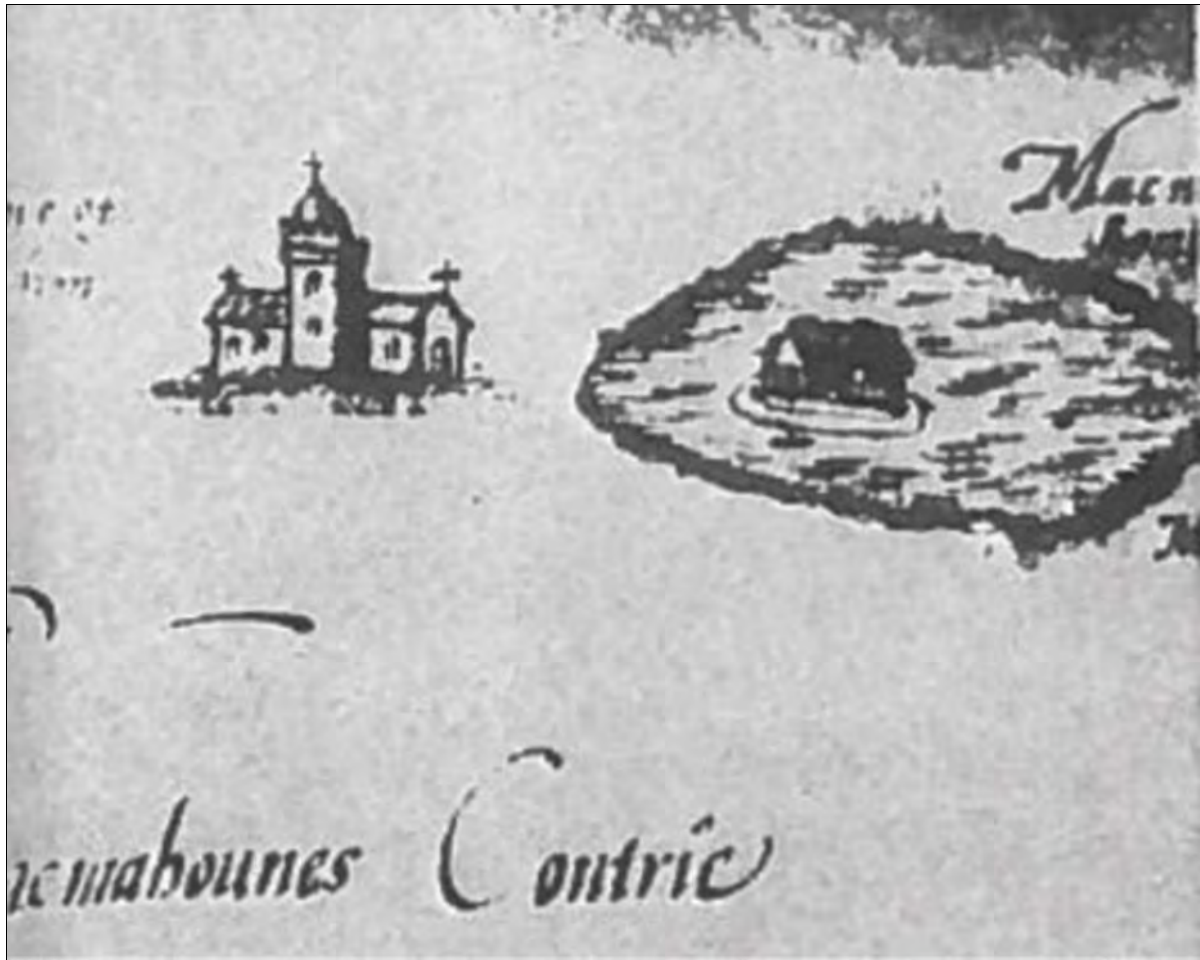


Figure 15.4: Extract from c.1591 map believed to depict Franciscan Friary and Crannog (labelled 'MacMahoons house') at Monaghan (after Mooney 1957 pl.12)



Figure 15.5: Extract from Richard Bartlett's plan of Monaghan Fort (c.1602)

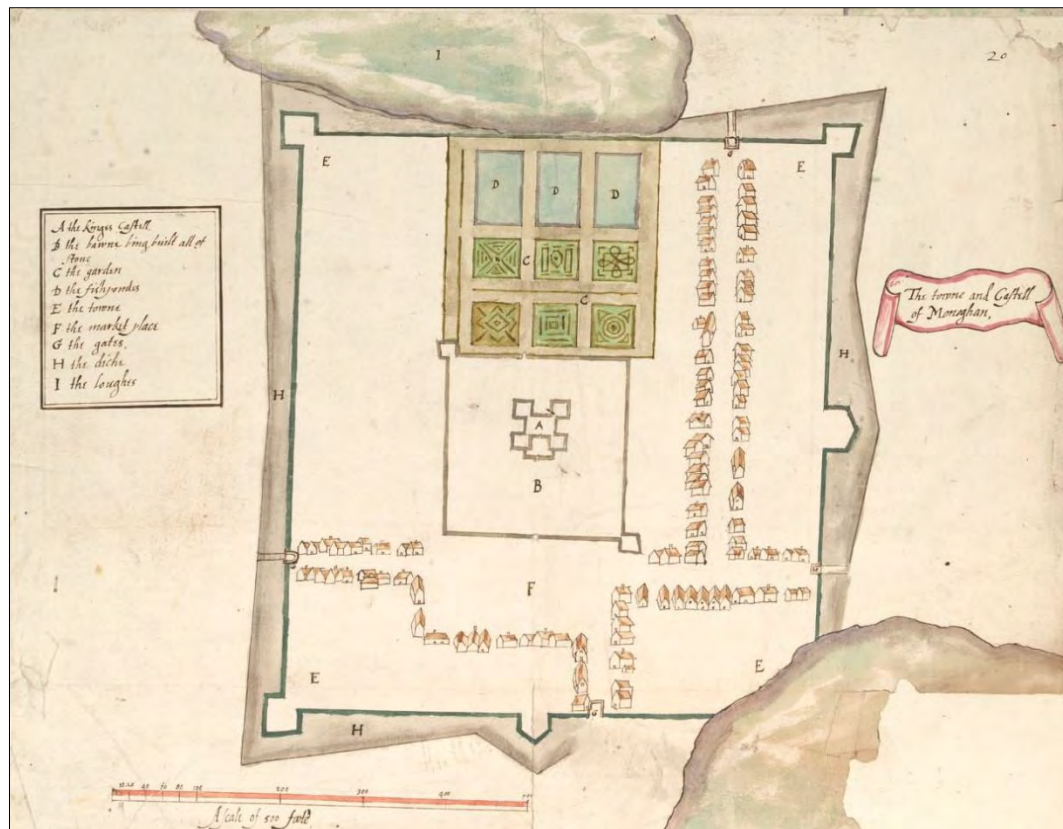


Figure 15.6: Map of medieval Monaghan town prepared for Sir Edward Blayney, probably c. 1611-13, held in Trinity College Dublin (Ms 1209 (32). Available at: <https://digitalcollections.tcd.ie/concern/works/mp48sd43r?locale=fr>

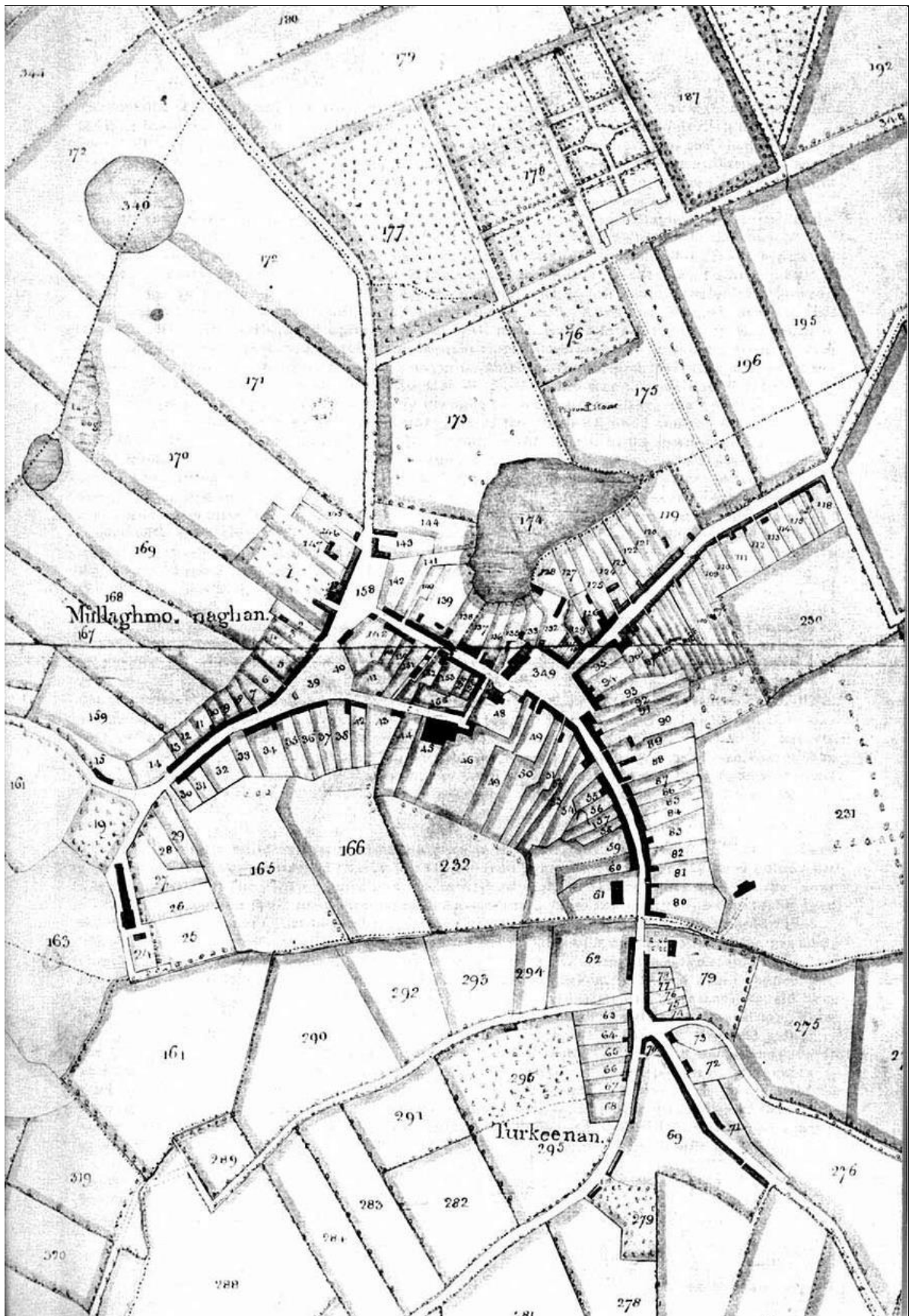


Figure 15.7: Map of Monaghan town made by Arthur Richards Neville for the Rossmore Estate (1790)



Figure 15.8: Extract from Taylor and Skinner's Maps of the Roads of Ireland (1777)



Figure 15.9: Extract from 1st edition six-inch OS map showing Red Line Boundary (Image Source: Tailte Éireann)

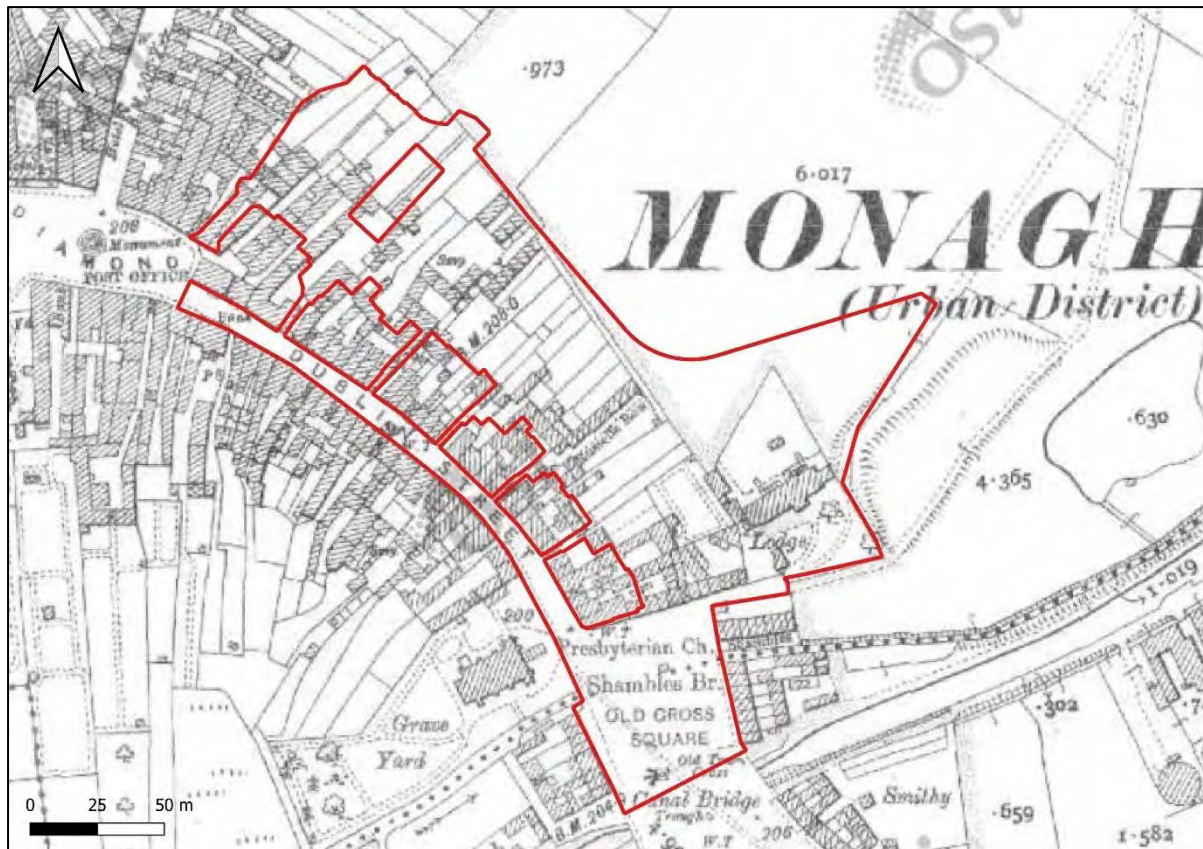


Figure 15.10: Extract from 25-inch OS map showing approximate site location (Image Source: Tailte Éireann)



Figure 15.11: Aerial image of the proposed development site (Source: Google Maps)

Appendix 13.2: Cultural Heritage Site Inventories

Archaeological Heritage Assets

| | |
|---|--|
| RMP No. | MO009-044---- |
| Class | Burial ground |
| Townland | Tirkeenan |
| ITM Co-Ords | 667800 , 833399 |
| Description (per www.archaeology.ie) | <p>Situated on the W-facing slope of a drumlin. A small triangular area (dims c. 50m E-W; c. 50m N-S at E) with the apex at W between the main road from Monaghan to Castleshane (N2) and a minor road off it to the NE is described in italic lettering as a 'Grave Yard' only on the 1834 edition of the OS 6-inch map. The area to the E became the location where St Macarthan's Roman Catholic Cathedral was built in 1861-92 under Bishops Mac Nally and James Donnelly to a design of James Joseph McCarthy in the gothic revival style (McKenna 1920, 1, 110-17). No visible evidence of the graveyard survives. It may have been attached to the Roman Catholic chapel of Latlorcan which was c. 450m to the SE, although no reference is made to it (Moriarty 2012).</p> <p>Date of revised upload: 13 December 2017</p> <p>References: Moriarty, M. 2012 Old Latlorcan Graveyard. Clogher Record, vol. 21, No. 1, 117-142.</p> <p>McKenna, Rev. J. E. 1920 Parochial History of the Diocese of Clogher. 2 vols, Enniskillen, Author</p> |

| | |
|---|--|
| RMP No. | MO009-060---- |
| Class | Historic town |
| Townland | Kilnacloy, Tirkeenan, Mullaghmonaghan, Roosky |
| ITM Co-Ords | 667117, 833735 |
| Description (per www.archaeology.ie) | <p>Monaghan town (Muineacháin – hilly place) is situated on a hill or low ridge between Peter's Lake to the N and Convent Lake to the S. There are references to a McMahon 'caislean' or castle at Monaghan in 1492 (AFM, AU), which is described as a 'house' in 1496 (AU). It is probably the crannog in Convent Lake (MO009-037---), which is described on a map of c. 1590 as 'McMahon's house'. The foundation of a Franciscan friary (MO009-060002-) nearby in 1462 would have added to the developing nucleus of a settlement, and this has been demonstrated through excavation (MO009-06010-).</p> <p>Monaghan was incorporated as a county with five baronies in 1585,</p> |

and this location where there was already a friary and a strongpoint of the MacMahons as well as a small settlement may have been selected then for future development as the county town. In 1589-91 the lord deputy, Sir William Fitzwilliam, took advantage of a Mac Mahon dispute to establish a garrison here at the friary. This was part of a political and land settlement that effectively abolished the Mac Mahon chieftainship and the use of Brehon law in the territory. The land settlement was generally accepted by the larger Gaelic magnates as it secured their personal estates, and it also ensured that the county escaped plantation with the other Ulster counties after 1603. However, the infiltration of settlers through the foreclosure of debt and land purchase continued apace. (Moore 1955, 34-7; MacDuinnshleibhe 1955, 49-50; Duffy 1981, 2)

Although the garrison at Monaghan was successfully re-supplied after the government defeat at the battle of Clontibret in May 1595, it was probably abandoned soon afterwards and it was not re-established until 1602 when its commander John Berkley built the small fort (MO009-060007-) N of the settlement (Hayes-McCoy 1960, 16; Livingstone 1982, 90-4). In 1604 Sir Edward Blayney was appointed seneschal or governor of the county and the garrison, and two years later he received extensive grants of land around the town and around what would become Castleblayney (Duffy 1981, 14, fig. 5). These were confirmed in 1612, although the castle at Monaghan was specifically excluded (Coyle 1980). In 1606 Sir John Davies, the attorney general, described the town as 'consisting of divers scattered cabins or cottages, whereof the most part was possessed by the cast soldiers of that garrison. In the northmost part thereof there is a little fort, which is kept by the foot company of Sir Edward Blayney, who is seneschal or governor of the county by patent. In the midst of this village there is a foundation of a new castle, which being raised ten or twelve feet from the ground, and so left neglected for the space of two years, is now ready to fall into ruin again' (quoted in Shirley 1879, 113; Livingstone 1980, 98). The town was incorporated in 1613, and had up to 100 houses in 1640. In the census of c. 1659 Monaghan town had an adult male population of 32 English and Scots and 101 Irish (Pender 1939, 149).

The map by Richard Bartlett of c. 1602 shows a fortified enclosure with fourteen thatched houses and eight bastions. This is a fanciful idealised fortified town, which did not exist at Monaghan then, but the plan does show the ruins of the friary in the foreground and the little fort that was mentioned by Davies in the background. The town is represented on a slightly later map prepared for Sir Edward Blayney, probably c. 1611-13 and now held in Trinity College Dublin (Ms 1209 (32)), which was illustrated by Ó Gallachair (1962, 145). It depicts the town as a fortified rectangular area which was defended by walls or ramparts and outer fosses. It is situated between the two lakes, but both of these would have been larger than at present. There were five bastions in all and a gate on each side. At the

centre the castle being built by Blayney is represented as a rectangular structure that has large rectangular corner towers at the angles and a small enclosed court on its N side in the style of fortified houses. This is within a rectangular bawn with corner bastions at the NW and SE angles. Gardens and fishponds lay to its S but in its curtilage, and the market place, now the Diamond, was immediately to the N. Three streets are represented running from the Diamond, that are now called Glasslough, Dublin and Mill Streets, with Market Street / Park Street running S from Mill Street W of the Diamond also represented on the map rather than Dawson Street, which appears to be a late eighteenth century creation (Bradley and Dunne 1989, 19-21).

The town would have been a large rectangle (dims c. 500m E-W; c. 400m N-S), but it would not have been as regular as depicted on the Trinity map. The rear of properties on the identified streets provide the best indication of where the perimeter of the town lay, notably the straight lines formed by the backs of properties on the NE side of Dublin St. and the W side of Park St. Excavation (02E1147; 03E0027) on the N side of the Diamond uncovered evidence of a fosse where it might be expected on the N side of the town as well as evidence of floor levels inside it dating to 1550-1590 (O'Connor 2002, 2006). The sites of the friary (MO009-060002-), the original fort (MO009-060007-), the parish church (MO009-060012-), and Blayney's castle (MO009-060003-) can be identified with some certainty but the only surviving monument from the era of the town's foundation is the market cross (MO009-060006-), which is intact but no longer in its original location.

Compiled by: Michael Moore

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2. AU (1983) - The Annals of Ulster to 1311, ed. S. Mac Airt and G. Mac Niocaill (Dublin 1983)
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5. Duffy, P. J. 1981 The territorial organization of Gaelic landownership and its transformation in County Monaghan, 1591-1640. Irish Geography, 14, 1-26.
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8. Moore, P. 1955 The MacMahons of Monaghan (1590-1593). Clogher Record, vol. 1, No. 3, 22-38.

| | |
|--|--|
| | <p>9. Ó Gallachair, Rev. P. 1962 The 1641 war in Clogher. Clogher Record, vol. 4, No. 3, 135-47.</p> <p>10. Pender, S. (ed.) 1939 A census of Ireland, c. 1659. Dublin. Irish Manuscripts Commission.</p> <p>11. Shirley, E.P. 1879 (Reprint 1988) The history of the county of Monaghan. London. Pickering.</p> |
|--|--|

| | |
|---|--|
| RMP No. | MO009-060001- |
| Class | Burial |
| Townland | Mullaghmonaghan |
| ITM Co-Ords | 667023, 833893 |
| Description (per www.archaeology.ie) | <p>According to a note in the IFC Schools MSS (957, 157), 'the monks from the monastery, murdered by English soldiers in either 1540 or 1589 are thought to be buried near the holy well which was on the site of the present provincial bank'. Its precise location is not known. See this web-page accessed on 12/12/2017: https://www.duchas.ie/en/cbes/4742056/4731389</p> |

| | |
|---|--|
| RMP No. | MO009-060002- |
| Class | Religious house - Franciscan friars |
| Townland | Roosky |
| ITM Co-Ords | 667029, 833568 |
| Description (per www.archaeology.ie) | <p>A Franciscan friary was founded in 1462 by Phelim McMahon, but suggestions by Archdall (Gwynn and Hadcock 1970, 255) that it may have been on an older church site can be discounted (McKenna 1920, 1,3). Phelim McGuire was buried there in 1519 and Ruaraí Mac Redmond Mac Mahon was dragged from sanctuary there and murdered in 1539 (AU). The friary became Observant in 1567, and in 1589 it was sacked by English forces under the Lord Deputy, Sir William FitzWilliam, when the guardian and five others were killed. However, this is recorded under 1540 (AFM) when it might equally well have been perpetrated by a force under the Lord Deputy, Lord Leonard Grey. FitzWilliam left a garrison at the friary, but it was probably withdrawn after the battle of Clontibret in 1595 (Ó Mearáin 1956). Its lands were granted initially to Edward White, but these lands were granted to Edward Blayney in 1606 and confirmed to him in 1612 (Coyle 1980). He is said to have built a castle (MO009-060003-) from the materials of the friary, of which no trace remains.</p> <p>An image of the friary survives on a map of c. 1590 (Mooney 1957, Pl. 12) which shows a simple rectangular structure with a tower attached on the N side of what may have been the junction of the nave and chancel. The tower has battlements and a pointed roof, but a cloister and other buildings are not depicted (Mooney 1955, 140-1) and probably did not exist. The ruins of the friary are also illustrated on Bartlett's map of c. 1602 as a more complex building at a distance from the town, but this is probably fanciful about the</p> |

relative locations of these features. In 1835 the OS recorded that in the rear of a large house on the Diamond opposite Glaslough St., which was thought to be Blayney's castle (MO009-060003-), were 'some old walls, said to be the remains of an old Abbey, whose burying ground in common with that of the church (MO009-060012-) would seem to have extended beyond its present bounds, as in levelling that open space before the old Gaol a quantity of human bones were dug up..' (Herity 2012, 175). This account was followed by Lewis (1837, vol. 2, 384). These descriptions would place it between the Diamond and Convent Lake, probably in the vicinity of the Court house and the parish church. Archaeological testing (96E0025; 96E0293) over an extensive area here failed to produce any evidence of such a structure (Swan 1997a; 1997b).

The above description is derived from the published 'Archaeological Inventory of County Monaghan' (Dublin: Stationery Office, 1986). In certain instances the entries have been revised and updated in the light of recent research.

Compiled by: Michael Moore

References:

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2. AU (1983) - The Annals of Ulster to 1311, ed. S. Mac Airt and G. Mac Niocaill (Dublin 1983)
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6. Lewis, S. 1837 A topographical dictionary of Ireland, 2 vols. London. Lewis and Co.
7. McKenna, Rev. J. E. 1920 Parochial History of the Diocese of Clogher. 2 vols, Enniskillen, Author
8. Mooney, C. 1955 Franciscan architecture in Pre-Reformation Ireland, Part I. Journal of the Royal Society of Antiquaries of Ireland 85, 133-73.
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10. Swan, R. 1997a Dawson Street / Dublin Road, Monaghan. Urban. in I. Bennett (ed.) Excavations 1997: summary accounts of archaeological excavations in Ireland, 90, No. 317. Bray, Wordwell
11. Swan, D. L. 1997b Town centre carpark development, Dublin Road, Monaghan. Urban. in I. Bennett (ed.) Excavations 1997: summary accounts of archaeological excavations in Ireland, 90-1,

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| | No. 318. Bray, Wordwell |
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| RMP No. | MO009-060003- |
| Class | House – fortified house |
| Townland | Roosky |
| ITM Co-Ords | 667211, 833725 |
| Description (per www.archaeology.ie) | <p>A castle was being built at Monaghan after 1604 by Sir Edward Blayney using material derived from the Franciscan friary (MO009-060002-). It was described in 1606 by John Davies, the attorney general, as 'the foundation of a new castle, which being raised ten or twelve feet from the ground, and so left and neglected for the space of two years, is now ready to fall into ruin again.' It is not represented on the Bartlett map of the town of 1602-03, which was more aspirational than actual. In 1611 the castle is described as 'a fayre castle buylte at Monaghan on the king's charge wherein Sr. Edward Blayne nowe dwells, who for making of it more convenient for himself for his owne tyme hath layde out good somes of money of his owne. '(Hunter 1975, 81). He is reputed to have spent £1200 on it. A map of the town, probably c. 1611-13 and now held in Trinity College Dublin (Ms 1209 (32)), which was illustrated by Ó Gallachair (1962, 145), shows the castle as a rectangular structure that has large rectangular corner towers and a small enclosed court on its N side in the style of fortified houses. The castle was within a rectangular bawn with a gate at the N and bastions at the NW and SE angles. South of the castle and within its curtilage the map shows gardens and fish ponds. In 1835 the site of this castle was pointed out as being on the Diamond opposite Glasslough St. (Herity 2012, 175) followed by Lewis (1837, 2, 384), but this structure was probably at the N side of the bawn, which would agree with the map of 1611-13. Archaeological excavations (96E0025; 96E0293) in the area to the SW failed to provide any evidence of the castle (Swan 1997a, 1997b).</p> <p>The above description is derived from the published 'Archaeological Inventory of County Monaghan' (Dublin: Stationery Office, 1986). In certain instances the entries have been revised and updated in the light of recent research.</p> <p>Compiled by: Michael Moore</p> <p>References:</p> <ol style="list-style-type: none"> 1. Lewis, S. 1837 A topographical dictionary of Ireland, 2 vols. London. Lewis and Co. 2. Herity, M. (ed.) 2012 Ordnance Survey Letters: Londonderry, Fermanagh, Armagh-Monaghan, Louth, Cavan-Leitrim. Dublin, Fourmasters Press 3. Hunter, R.J. 1975 Carews survey of Ulster, 1611: the voluntary works. Ulster Journal of Archaeology Ser. 3, 38, 81-2. |

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| | <p>4. Swan, R. 1997a Dawson Street / Dublin Road, Monaghan. Urban. in I. Bennett (ed.) Excavations 1997: summary accounts of archaeological excavations in Ireland, 90, No. 317. Bray, Wordwell</p> <p>5. Swan, D. L. 1997b Town centre carpark development, Dublin Road, Monaghan. Urban. in I. Bennett (ed.) Excavations 1997: summary accounts of archaeological excavations in Ireland, 90-1, No. 318. Bray, Wordwell</p> <p>6. Ó Gallachair, Rev. P. 1962 The 1641 war in Clogher. Clogher Record, vol. 4, No. 3, 135-47.</p> |
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| RMP No. | MO009-060004- |
| Class | Town defences |
| Townland | Roosky |
| ITM Co-Ords | 667162, 833871 |
| Description (per www.archaeology.ie) | <p>The Monaghan town is situated on a hill or low ridge between Peter's Lake to the N and Convent Lake to the S. Monaghan was incorporated as a county with five baronies in 1585, and this location where there was already a friary and a castle or strongpoint of the MacMahons together with a small settlement may have been selected then for future development as a county town. In 1589-91 the lord deputy, Sir William FitzWilliam, took advantage of a Mac Mahon dispute to impose a land settlement, and established a garrison here, effectively abolishing the Mac Mahon chieftainship and the use of Brehon law. The garrison at Monaghan was probably abandoned in 1595 after the battle of Clontibret but it was re-established by John Berkley in 1602. In 1604 Sir Edward Blayney was appointed seneschal or governor of the county and the garrison, and two years later he received extensive lands around the town and what would become Castleblayney (Duffy 1981. 14, fig. 5). These were confirmed to him in 1612, although the castle at Monaghan was specifically excluded (Coyle 1980). In 1606 Sir John Davies, the attorney general, described the town but does not mention any fortifications (Hunter 1975).</p> <p>A map of Richard Bartlett of c. 1602 shows a fortified enclosure with fourteen thatched houses and eight bastions. This is a fanciful idealised fortified town, which did not exist at Monaghan then. The town is represented on a slightly later map prepared for Sir Edward Blayney, probably c. 1611-13 and now held in Trinity College Dublin (Ms 1209 (32)) which was illustrated by Ó Gallachair (1962, 145). It depicts the town as a fortified rectangular area which was defended by walls or ramparts and outer fosses. The town would have been a large rectangle (dims c. 500m E-W; c. 400m N-S), but it would not have been as regular as depicted on the Trinity map. The rear of properties on the identified streets provide the best indication of where the perimeter of the town and its fortifications lay, notably the straight lines formed by the backs of properties on the NE side of Dublin St. and the W side of Park St. (Bradley and Dunne 1989, 19-21). Excavations (02E1147; 03E0027) on the N side of the</p> |

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| | <p>Diamond uncovered evidence of a large fosse (Wth of top 14-20m; max. D 3m) where it might be expected on the N side of the town. The fosse was lined with marl in order to retain water, which it could have taken from St Peter's Lough for the defences on this side, and similar trenches can be expected on the other sides. (O'Connor 2002, 2006)</p> <p>Date of upload: 14 April 2011</p> <p>See attached images of Monaghan town by Bartlett 1602 (MO009-060_1 copy) and c. 1612-13 (MO009-060_2a copy)</p> <p>Compiled by: Michael Moore</p> <p>O'Connor, D. 2002 Archaeological assessment of site of The Western Arms Hotel at The Diamond, Monaghan Town, County Monaghan. Licence No. 02E1447, unpublished report, Cultural Resource Development Services Ltd.</p> <p>References: Ó Gallachair, Rev. P. 1962 The 1641 war in Clogher. Clogher Record, vol. 4, No. 3, 135-47.</p> <p>Duffy, P. J. 1981 The territorial organization of Gaelic landownership and its transformation in County Monaghan, 1591-1640. Irish Geography, 14, 1-26.</p> <p>O' Connor 2006 Western Arms Hotel, The Diamond, Monaghan. Town ditch. In I. Bennett (ed.), Excavations 2003: summary accounts of archaeological excavations in Ireland, 402, No. 1495. Bray. Wordwell</p> <p>Hunter, R.J. 1975 Carews survey of Ulster, 1611: the voluntary works. Ulster Journal of Archaeology Ser. 3, 38, 81-2.</p> <p>Latitude and Longitude: 54.249270 , -6.969442</p> |
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| RMP No. | MO009-060005- |
| Class | Burial |
| Townland | Roosky |
| ITM Co-Ords | 667127, 833728 |
| Description (per | The following description is derived from the published |

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| www.archaeology.ie) | <p>'Archaeological Inventory of County Monaghan' (Dublin: Stationery Office, 1986). In certain instances the entries have been revised and updated in the light of recent research.</p> <p>Burials uncovered during construction of public facilities in Church Square, Monaghan town, in 1940s.</p> <p>References:</p> <p>1. McCarthy, M. 2006 Church Square, Monaghan. Burials. In I. Bennett (ed.) Excavations 2003: summary accounts of archaeological excavations in Ireland, 400-1, No. 1492. Bray, Wordwell</p> |
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| RMP No. | MO009-060006- |
| Class | Cross – Market cross |
| Townland | Tirkeenan |
| ITM Co-Ords | 667409, 833642 |
| Description (per www.archaeology.ie) | <p>The cross is first recorded in 1714 (McKenna 1920, 1, 80-3) and it is described as 'Market Cross' in italic lettering on the 1834 edition of the OS 6-inch map at the centre of the Diamond where it had stood with the stocks beside it. Around 1875 the Rossmore Memorial, a neo-gothic memorial fountain, was erected in its stead and the Market cross was discarded. This caused great controversy at the time, when Nationalists rescued it and re-erected in the small square known as the Shambles and now called Old Cross Square. By the time Nationalists had a majority on the council in 1898 the heat had gone out of the issue, and the cross remains in Old Cross Square (McKenna 1920 1, 80-3). It is depicted on the 1907 edition of the OS 6-inch map as being in the centre of the square but this location must have caused traffic problems and it is now at the N side of the square. However, in setting up the cross here the head was attached upside down so that it no longer functions as a sundial (McMahon and Walsh 1982, 16).</p> <p>Six limestone steps lead to the rectangular base (dims 0.56m x 0.56m; H 0.446m) which supports a tapering limestone shaft (dims at base 0.44m x 0.43m; H 1.72m) with chamfered edges and curved stops. The head is a polygonal stone with four hemispherical hollows on different facets, each of which was originally aligned on a cardinal point. A gnomon or pointer would cast a shadow on lines in a particular cup depending on the time of day and season of the year. Even the N-facing cup provided readings on long summer's evenings. (ibid.)</p> <p>Compiled by: Michael Moore</p> <p>References:</p> <p>1. McKenna, Rev. J. E. 1920 Parochial History of the Diocese of Clogher. 2 vols, Enniskillen, Author</p> <p>2. McMahon, T. and Walsh, A. 1982 Monaghan - a signposted</p> |

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| | walking tour. Midland Regional Tourism Organisation with Bórd Fáilte Éireann. Monaghan. |
| RMP No. | MO009-060007- |
| Class | Bastioned fort |
| Townland | Mullaghmonaghan |
| ITM Co-Ords | 666853, 833908 |
| Description (per www.archaeology.ie) | <p>Situated on relatively high ground to the NW of Monaghan town. There was a small settlement at Monaghan in 1589-91 when the lord deputy, Sir William FitzWilliam, took advantage of a Mac Mahon dispute to establish a garrison here at the friary (MO009-060002-). The garrison was probably abandoned after the battle of Clontibret in 1595 but it was re-established by John Berkley in 1602 (Livingstone 1982, 90-4). In 1604 Sir Edward Blayney was appointed seneschal or governor of the county and the garrison, and two years later he received extensive lands around the town and around what would become Castleblayney (Duffy 1981. 14, fig. 5). He commenced to build a house (MO009-060003-) for himself at Monaghan. In 1606 Sir John Davies, the attorney general, described the town as '...consisting of divers scattered cabins or cottages, whereof the most part was possessed by the cast soldiers of that garrison. In the northmost part thereof there is a little fort, which is kept by the foot company of Sir Edward Blayney, who is seneschal or governor of the county by patent'. A map of Richard Bartlett of c. 1602-03 shows the town as a fortified enclosure with fourteen thatched houses and eight bastions. This is a fanciful idealised fortified town, which did not exist at Monaghan then, but the plan does show the ruins of the friary (MO009-060002-) in the foreground and this fort that was mentioned by Davies in the background.</p> <p>Hayes-McCoy (1960, 16) suggests that this fort was built in 1602. Locally it was thought to have been where a new jail had been built in 1824 and the County Hospital is now. The last remnant of it was a tree-covered mound recorded by Coote (1801, 171) and in 1835 in the Ordinance Survey Letters (Herity 2012, 176). This is followed by Lewis (1837, 2, 384) with the additional information that silver coins had been found here including one of Henry VIII and another of James I.</p> <p>The above description is derived from the published 'Archaeological Inventory of County Monaghan' (Dublin: Stationery Office, 1986). In certain instances the entries have been revised and updated in the light of recent research.</p> <p>See the attached view of Monaghan town by Bartlett (c. 1602) with the fort in the background.</p> <p>Compiled by: Michael Moore</p> <p>Date of revision: 14 December 2017</p> |

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| | <p>References: Shirley, E.P. 1879 (Reprint 1988) The history of the county of Monaghan. London. Pickering.</p> <p>Lewis, S. 1837 A topographical dictionary of Ireland, 2 vols. London. Lewis and Co.</p> <p>Livingstone, P. 1980 The Monaghan Story. Enniskillen.</p> <p>Coote, C. 1801 Statistical survey of the county of Monaghan. Dublin. Graisberry and Campbell.</p> <p>Hayes-McCoy, G. A. 1960 Ulster and other Irish maps. Dublin</p> <p>Duffy, P. J. 1981 The territorial organization of Gaelic landownership and its transformation in County Monaghan, 1591-1640. Irish Geography, 14, 1-26.</p> <p>Herity, M. (ed.) 2012 Ordnance Survey Letters: Londonderry, Fermanagh, Armagh-Monaghan, Louth, Cavan-Leitrim. Dublin, Fourmasters Press</p> <p>Six-Inch First edition: Gaol</p> <p>Six-Inch Latest edition: County Hospital</p> |
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| RMP No. | MO009-060009- |
| Class | Graveyard |
| Townland | Roosky |
| ITM Co-Ords | 667162, 833746 |
| Description (per www.archaeology.ie) | The parish church of Monaghan town (MO009-060012-) was established by 1641 (Shirley 1879, 309-10), and its graveyard that is still extant around the Church of Ireland church of St Patrick as a D-shaped area (dims c. 50m E-W; c. 40m N-S) with straight sides at the E and S where it is defined by buildings but the perimeter is curved W-N where it is defined now by railings. Archaeological testing (03E1672) undertaken in 2003 prior to the erection of a memorial to the victims of the Monaghan bombings in 1974 located c. 8m W of the perimeter of the graveyard exposed both disarticulated human remains and one in situ skeleton oriented in an east-west direction. The remains are part of the graveyard and were preserved in situ (McCarthy 2006). Further archaeological |

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| | <p>monitoring (05E0219) of trenches in Church Square recovered some disarticulated remains representing three individuals. (Delaney 2008).</p> <p>Compiled by: Michael Moore</p> <p>References:</p> <p>1. McCarthy, M. 2006 Church Square, Monaghan. Burials. In I. Bennett (ed.) Excavations 2003: summary accounts of archaeological excavations in Ireland, 400-1, No. 1492. Bray, Wordwell</p> <p>2. Delaney, D. 2008 1278. Monaghan. Urban, burials. in I. Bennett (ed.) Excavations 2005: summary accounts of archaeological excavations in Ireland, 314. Dublin, Wordwell</p> |
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| RMP No. | MO009-060010- |
| Class | House - 16th century |
| Townland | Roosky |
| ITM Co-Ords | 667191, 833837 |
| Description (per www.archaeology.ie) | <p>Archaeological excavation (Excavation Licence No. 02E1147) in advance of development at the Westenra Arms Hotel revealed continuous occupation levels dating from the 16th to the 20th century and an earlier phase of activity of which the exact date is unknown. This early phase of activity was represented by a series of post- and stake-holes and possible traces of wattles. Above this layer was a series of clay floors which are believed to date to between 1550 and 1590. A section of the town ditch (MO009-060004-) was also exposed. (O' Connor 2004, 440-1; O' Connor 2006, 401-2)</p> <p>References:</p> <p>O' Connor D. 2004, Westenra Arms Hotel, The Diamond, Monaghan Urban post-medieval. In I. Bennett (ed.), Excavations 2002: summary accounts of archaeological excavations in Ireland, 440-1 (No. 1546). Bray. Wordwell</p> <p>O' Connor D. 2006, Westenra Arms Hotel, The Diamond, Monaghan Urban. In I. Bennett (ed.), Excavations 2002: summary accounts of archaeological excavations in Ireland, 401-2 (No. 1494). Bray. Wordwell</p> |

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| RMP No. | MO009-060011- |
| Class | Graveslab |
| Townland | Roosky |
| ITM Co-Ords | 667150, 833732 |
| Description (per | The Ancketill graveslab was recovered c. 1830 from the foundations |

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| <p>www.archaeology.ie)</p> | <p>of the present Church of Ireland church of St Patrick (Shirley 1879, 310), which is in the graveyard of the seventeenth century parish church (MO009-060012-). The memorial is now preserved in the porch of the present church at the base of its tower. It is a sandstone slab (L 1.88m; Wth 0.85m) set upright into a wall and it is illustrated by Shirley (ibid. 155). The four corners are cut away in the original design and the inscription in false relief is within a slight moulded border and beneath the Ancketill crest. Oliver Ancketill was the first of the family to come to Ireland from Dorsetshire, and he was the father of Mathew Ancketill, whose graveslab (MO007-014006-) is preserved in St Saviour's Church of Ireland church at Glaslough. The family were prominent in Donagh parish into the nineteenth century (Lewis 1837, vol. 1, 464-5).</p> <p>The inscription reads: HERE LYETH THE BO / DY OF OLIVER ANCKE / TILL OF ANCKETILLS G / ROVE ESQVIRE DESCEND / ED OF THE ANIENT FA / MILY OF SHAWSTONE / IN DORSET SHIRE IN / ENGLAND, WHO DYE / D AT ARD MAGH A / ND WAS BURIED A / T MONAGHAN THE / 28th DAY OF / JVNE 1666.</p> <p>Compiled by: Michael Moore</p> <p>References:</p> <ol style="list-style-type: none"> 1. Lewis, S. 1837 A topographical dictionary of Ireland, 2 vols. London. Lewis and Co. 2. Shirley, E.P. 1879 (Reprint 1988) The history of the county of Monaghan. London. Pickering. |
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| RMP No. | MO009-060012- |
| Class | Church |
| Townland | Roosky |
| ITM Co-Ords | 667162, 833752 |
| <p>Description (per www.archaeology.ie)</p> | <p>A church at Monaghan town is not known before the seventeenth century, and a church is not depicted on Bartlett's map of 1602-03, or the Blaney map of c. 1611-13. However, a parish church of Rackwallace had been established in the town by the outbreak of the Rebellion in 1641 (Shirley 1879, 309-10), and when bishop Spottiswood describes the church of Rackwallace as 'new built but indifferently repaired' (Leslie 1929, 228-33) a church in the town is intended rather than at Rackwallace (MO014-014001-) c. 6 km to the SE. Rushe (1916, 34) asserts that there was no church in the town before 1725, although there are records of the Blaney family burying there from 1629 (Mahoney 1907 158). It is possible that the church was rebuilt during the eighteenth century.</p> <p>The present Church of Ireland church of St Patrick was built in 1830-35 when the Ancketill graveslab (MO009-060011-) was recovered from the foundations (Shirley 1879, 310). This graveslab is now preserved in the porch of the present church at the base of</p> |

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| | <p>its tower. The old church, of which nothing remains, is depicted on the 1835 ed. of the OS 6-inch map just N of the present building as a smaller structure (dims c. 20m E-W; c. 10m N-S) with a projection at the W end. It is described on the map as the 'Old Church' and is at the N edge of a D-shaped graveyard (dims c. 50m E-W; c. 40m N-S) with straight sides at the E and S where it is defined by buildings but the perimeter is curved W-N where it is defined now by railings. Archaeological testing (03E1672) undertaken in 2003 prior to the erection of a memorial to the victims of the Monaghan bombings in 1974 located c. 8m W of the perimeter of the graveyard exposed both disarticulated human remains and one in situ skeleton oriented in an east-west direction. The remains are part of the graveyard and were preserved in situ (McCarthy 2006).</p> <p>Compiled by: Michael Moore</p> <p>References:</p> <ol style="list-style-type: none"> 1. Leslie, J.B. 1929 Clogher clergy and parishes. Enniskillen. 2. Mahony, P. G. 1907 Glaslough, Parish of Donagh. Journal of the Association for the Preservation of the Memorials of the Dead, Ireland. vol. 7, 157-8. 3. McCarthy, M. 2006 Church Square, Monaghan. Burials. In I. Bennett (ed.) Excavations 2003: summary accounts of archaeological excavations in Ireland, 400-1, No. 1492. Bray, Wordwell 4. Shirley, E.P. 1879 (Reprint 1988) The history of the county of Monaghan. London. Pickering. |
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| RMP No. | MO009-060013- |
| Class | Bawn |
| Townland | Roosky |
| ITM Co-Ords | 667211, 833708 |
| Description (per www.archaeology.ie) | <p>A castle (MO009-060003-) was being built at Monaghan after 1604 by Sir Edward Blayney using material derived from the Franciscan friary (MO009-060002-). It is not represented on the Bartlett map of the town of 1602-03, but it is shown on a map of the town, probably c. 1611-13 and now held in Trinity College Dublin (Ms 1209 (32)), which was illustrated by Ó Gallachair (1962, 145). It shows the castle within a rectangular bawn (B) with a gate at the N and bastions at the NW and SE angles. South of the castle and within its curtilage the map shows gardens and fish ponds. In 1835 the site of the castle was pointed out as being on the Diamond opposite Glaslough St. (Herity 2012, 175) followed by Lewis (1837, 2, 384), but this structure was probably at the N side of the bawn, which would agree with the map of 1611-13. Archaeological excavations (96E0025; 96E0293) in the area to the SW failed to provide any evidence of the castle (Swan 1997a, 1997b).</p> |

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| | <p>Compiled by: Michael Moore</p> <p>References:</p> <ol style="list-style-type: none"> 1. Herity, M. (ed.) 2012 Ordnance Survey Letters: Londonderry, Fermanagh, Armagh-Monaghan, Louth, Cavan-Leitrim. Dublin, Fourmasters Press 2. Ó Gallachair, Rev. P. 1962 The 1641 war in Clogher. Clogher Record, vol. 4, No. 3, 135-47. 3. Swan, R. 1997a Dawson Street / Dublin Road, Monaghan. Urban. in I. Bennett (ed.) Excavations 1997: summary accounts of archaeological excavations in Ireland, 90, No. 317. Bray, Wordwell 4. Swan, D. L. 1997b Town centre carpark development, Dublin Road, Monaghan. Urban. in I. Bennett (ed.) Excavations 1997: summary accounts of archaeological excavations in Ireland, 90-1, No. 318. Bray, Wordwell |
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Previous licensed archaeological excavations in vicinity of Proposed Development site

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| Licence No. | 98E0175 |
| Author | Rónán Swan, Arch-Tech Ltd, 32 Fitzwilliam Place, Dublin 2 |
| Townland/Location | Ulster Bank, The Diamond |
| Description (per www.excavations.ie) | <p>Testing was undertaken at the above site to determine whether there were any surviving traces of Monaghan Castle. There is a tradition recorded in the Ordnance Survey Letters 'That the large house in the Diamond opposite Glaslough Street, is said to possess (occupy?) the site of a castle'. This suggests the possibility that the castle stood in the location of the present Ulster Bank, which is adjacent to the Church of Ireland church and has been in use as a bank for at least 100 years. The present building was built in the 1960s on the site of a previous one, which had extended the length of the entire yard.</p> <p>Two trenches were positioned across the length and breadth of the site; they revealed a stratigraphy consistent with the extensive works that have taken place on the site over the past 150 years, which have effectively destroyed any archaeological evidence.</p> |

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| Licence No. | 02E1447 |
| Author | John O'Connor |
| Townland/Location | The Diamond |
| Description (per www.excavations.ie) | <p>A pre-development assessment was undertaken before the construction of an extension to the Westenra Arms Hotel, Monaghan. The site is to the rear of the hotel, which is on the northern side of The Diamond, at its western corner. The proposed site had been cleared of outbuildings to surface level in the past. The development is near the area thought to contain the remains of Monaghan Castle and lies within the zone of archaeological</p> |

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| | <p>potential around Monaghan town (SMR 9:60). The proposed development consists of the construction of a three-storey-over-basement extension to the hotel. It will involve substantial ground disturbance in the excavation of a basement level, as well as the digging of foundations and the provision of services.</p> <p>Six trenches were excavated by a mechanical digger fitted with a 2m toothless ditching bucket on 30 September and 1 October 2002. Excavation was undertaken to the depth of archaeological deposits and natural, undisturbed subsoil. Trenches 1–3 revealed the surviving walls of a late 18th-/early 19th-century rectangular structure built of stone, with strong, mortared walls sitting on a poured mortared footing, oriented north–south. This is almost certainly the building depicted on the OS maps of 1835, 1858 and 1860. As a differently oriented building is shown on the 18th-century estate map, we can confidently date the construction of this building to between 1790 and 1835. It was probably constructed in association with the other buildings fronting onto The Diamond. It is known that in around 1880 these buildings were remodelled and their front alignments were changed somewhat. The OS map of 1907 shows the building still standing and incorporated in the Westenra Arms Hotel. Perhaps its function was as a wing of the original hotel. Indeed the hotel is listed in Pigot's directory of 1824, and so a late 18th-century date seems reasonable.</p> <p>Sitting directly underneath the late 18th-century building were two clay-bonded walls that appeared to be at right angles to each other. They represented the lower course or foundation of a rectangular building much earlier than the structure above. The building was also oriented differently from the structure above, another indication of its age. Cartographic evidence suggests that the western boundary of the site of the Westenra Arms Hotel has not changed through the years. Interestingly, this building is aligned parallel to this boundary. It can therefore be speculated that the building may date to as far back as the initial organisation and layout of The Diamond in around 1611–13. The 18th-century estate map appears to show a building with a similar orientation. However, when scaled off and overlaid on later (more accurate) maps, this building does not appear to stretch back to where the walls have been discovered, suggesting that it had been removed previously. The only cartographic evidence that might place buildings in this area before the Westenra Arms Hotel is Blaney's map of 1611–13. On this map The Diamond is shown with a house-lined street running north from its north-western corner toward the lake. This has long been interpreted as Glaslough Street. It is quite possible that Glaslough Street was laid out sometime later, replacing this street as the town suburbs began to grow. Certainly the street appears in the 18th century, but the lack of development of the corner area between the old courthouse and the Westenra Arms Hotel seems to indicate an old thoroughfare. If this is shown to be the case, the structure would be of great importance in understanding the growth and development of Monaghan. Unfortunately the test excavations failed to produce any dating evidence for this structure.</p> <p>Two slab-lintelled drains (one collapsed) appeared to have a similar</p> |
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| | <p>orientation to this earlier structure. The area around the collapsed drain produced some 17th-century pottery, although most came from secondary contexts.</p> <p>Trenches 4–6 may have uncovered evidence of the northern defensive ditch of the town, as displayed on Blaney's map of 1611–13. It appears that the eastern and southern sides of the town defences depicted on Blaney's map can be accurately traced on the 18th-century estate map, leading us to believe that the map is an accurate representation of the town. If the map is taken as accurate, it can be postulated that the northern ditch ran through the back yard of the Westenra Arms Hotel. Although further work is required to establish this firmly, it appears that evidence of a substantial ditch running across the site in an east–west direction was revealed in the test excavations. Organic marshy material over 3.5m deep was uncovered in Trenches 4 and 5, and Trench 6, despite being closer to the lake, contained natural subsoil quite close to the surface. The historical sources indicate that the town defences consisted of an external revetment of wood and earth and a large, wide wet moat (flooded presumably by the lake) with a substantial internal earthen rampart. The moat would over time become a marsh, as did a substantial part of the lake, and this is the material that has been uncovered in Trenches 4 and 5.</p> |
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| Licence No. | 03E0027 |
| Author | John O'Connor, CRDS Ltd, Unit 4, Dundrum Business Park, Dundrum, Dublin 14. |
| Townland/Location | The Diamond |
| Description (per www.excavations.ie) | <p>Test excavation took place to the rear of the Westenra Arms Hotel, Monaghan town, in January 2003. It consisted of the excavation by mechanical digger of two trenches. Both trenches revealed a very substantial ditch, ranging between 14 and 20m in width and up to 3m in depth. It is believed to be the northern defensive ditch of the town, as displayed in Blaney's map of c. 1611/13. The ditch is saucer-shaped in profile and appears to have been lined with a white marl, presumably to allow it to retain water when it was flooded by the nearby lake. Historical sources would suggest the ditch was dug in c. 1602–4.</p> <p>In addition, a 19th-century stone-built well was discovered cut into the fill of the ditch. The well was crudely built and subcircular in plan and contained modern rubble fill up to 2m in depth. A number of finds were recovered from the well, including two sherds of 17th-century pottery and some clay-pipe fragments.</p> |

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| Licence No. | 03E1672 |
| Author | Margaret MacCarthy, Archaeological Services Unit, University College Cork |
| Townland/Location | Church Square |
| Description (per www.excavations.ie) | Testing was undertaken in Church Square, Monaghan, at a location chosen by the Town Council for the erection of a memorial to the |

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| | <p>victims of the Monaghan bombings. The excavated area measured 3.5m by 3.5m and ground disturbance reached a maximum depth of 1.15m. The trench was initially opened by machine, due to the presence of paving material and recent infill. Mechanical excavation ceased following the exposure of disarticulated human remains and all work was then undertaken by hand. The lower section of an in situ skeleton was exposed at a depth of 1.15m in the south-western corner of the trench. The skeleton was oriented east-west and the upper portion of the body extended under the excavation cutting limit. The exposed bones included the right and left tibia, right and left fibula and a number of ribs. Three human skulls and fragmented disarticulated limb bones were noted in the south-eastern corner of the trench adjacent to a stone-capped drain. The skulls were very fragmented and the overall impression from the state of the surviving bone is that the original burials were subjected to considerable damage at some stage in the past, probably when the drain was constructed.</p> <p>The stone-capped drain abutted the eastern baulk and it extended across the entire north-south length of the trench leading from the Courthouse to the street frontage. It was stratified beneath a rubble infill layer and occurred at a depth of 0.68m below the surface. Its construction resulted in the disturbance to earlier burials and at least three individuals are represented in the disarticulated remains that were scattered on the surface.</p> <p>Most of the deposits above the in situ burial had been disturbed previously and the individual layers contained a large amount of butchered animal bone and some 19th- and 20th-century ceramics. Historic and cartographic evidence indicates that the area of the proposed memorial site was landscaped until the mid-19th century. The nearby St Patrick's Church was constructed in 1836 on the site of an earlier church built in 1725. The neoclassical courthouse was constructed in 1829 on the site of an old gaol. An OS map of 1836 shows the new St Patrick's Church, with the Courthouse to the west. The human remains uncovered may relate to the old gaol or to burial plots associated with either of the two churches. Skeletal remains recovered during the construction of public facilities in Church Square in the 1940s were interpreted as Famine victims.</p> <p>The burial and disarticulated bone remained unexcavated and were covered with heavy-duty industrial fibre prior to the trench being backfilled. The proposed development strategy in terms of buried archaeological remains was one of in situ preservation and a structural design has been developed in order to avoid intrusion into the archaeological strata.</p> |
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| Licence No. | 04E1566 |
| Author | Carmel Duffy, UMBERSTOWN GREAT, Summerhill, Co. Meath |
| Townland/Location | Park Street |
| Description (per www.excavations.ie) | Monitoring of groundworks took place on 26 October 2004 on a 13m by 11m site on the west side of Park Street, Monaghan, towards the western edge of the early 17th-century town (Mullaghmonaghan |

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| | <p>townland). Natural subsoil, a light-brown sandy clay, was exposed close to street level over most of the site. Within 4m of the street frontage, subsoil was overlain by a depth of 0.1m, or less, of brown silty clay with charcoal flecks and occasional small brick fragments. A small pit, approximately rectangular in shape, 0.62m by 0.37m and up to 0.32m deep, was revealed 2.7m from the street front and 0.44m from the wall of the adjacent building on the northern side of the site. A small stone slab, 0.2m by 0.14m by 0.08m, was set vertically against the southern edge.</p> <p>An interesting group of finds was recovered from the dark-purplish-brown silt fill. Pottery finds comprised part of a mottled ware tankard, sherds from a plain white tin-glazed earthenware chamber-pot and two sherds of brown-glazed earthenware in a hard sandy fabric, possibly of local manufacture. Other finds were a glass phial, a white glass domed button with metal shank, an iron key and a small quantity of bird and mammal bone. The pottery suggests a date range of c. 1680-1750 for the feature, which is possibly the base of a cesspit truncated by later developments on the site. The only other feature noted was the stone foundation of the front wall of the late 18th/early 19th-century building that was recently demolished.</p> |
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| Licence No. | 05E0219 |
| Author | Dominic Delany, Dominic Delany & Associates, Unit 3, Howley Court, Oranmore, Co. Galway |
| Townland/Location | Church Square |
| Description (per www.excavations.ie) | <p>Monitoring of excavations associated with the North East Broadband project in Monaghan town was carried out from January to July 2005. The excavation phase of the project involved the opening of a series of trenches throughout the town centre and its surrounding infrastructure. All of the trenches were located along roads, either in the carriageway proper or the adjoining verge or footpath. The trenches were 0.6m wide and excavated to a standard depth of 0.9m in carriageways and 0.6m in verges/footpaths. Junction boxes (1.25m²) were excavated where two or more trenches intersected, and at regular intervals along long straight sections. The standard method of opening the trenches was to cut the asphalt road surface with a circular saw and remove the soil using small tracked excavators. All trenches excavated within the zone of potential around the historic town and within the area of constraint around three monuments (SMR 9:38, 9:44 and 9:61) were subject to full-time monitoring. All works outside these areas were subject to intermittent monitoring.</p> <p>Pre-development testing was carried out at Church Square in the vicinity of St Patrick's Church and the site of the medieval Franciscan friary. Burials associated with the friary have been uncovered in this area on three separate occasions, the first being prior to 1815, the second during improvement works in the square in 1940, and more recently by Margaret McCarthy, in 2003 (Excavations 2003, No. 1492, 03E1672). No archaeological material was uncovered during testing, but some disarticulated human bone</p> |

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| | <p>was found at Church Square during subsequent monitoring of excavations. The bone was contained within a redeposit of black silty clay, which directly underlay the road construction layers. The minimum number of individuals for this small assemblage was three. Furthermore, a human skull was uncovered on the interface between the subsoil and the overlying redeposit at a depth of c. 1m. It was located c. 10m west of the double-gated entrance to St Patrick's Church. The skull was facing east and had collapsed inwards, with the facial bones becoming lodged in the cranial cavity. The mandible was not present and no other bones from this skeleton were evident. No grave cut was discernible, but the possibility that the skull represented articulated remains was not precluded. Following consultations with the relevant authorities, it was decided that the remains should be preserved in situ and an appropriate mitigation strategy was agreed.</p> |
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| Licence No. | 21E0230 |
| Author | Camilla Brannstrom, John Cronin and Associates, Burnside, Saint Oran's Road, Buncrana, Co. Donegal |
| Townland/Location | Roosky, Tirkeenan |
| Description (per www.excavations.ie) | <p>A programme of archaeological monitoring of geotechnical investigation (GI) pits and testing (one archaeological test trench) was implemented within the boundaries of the proposed South Dublin Street Monaghan regeneration scheme in June and July 2021. The development area is located within the Monaghan Zone of Archaeological Potential.</p> <p>The excavation of a total of thirteen GI slit trenches were archaeologically monitored and one 20 m long archaeological test trench machine excavated and examined. One possible 18th century cobbled surface was uncovered within ST006 and one sherd of North Devon slipware (Sgraffito ware) was retrieved from a disturbed deposit within TP003.</p> |

Appendix 13.3: Cultural Heritage Context, Market Cross, Old Cross Square

The Market Cross (SMR MO009-060006- / RPS 41000283) in Old Cross Square, Monaghan town, has a rich and varied history. In order to better understand how and why the monument is sited in Old Cross Square today, and whether its setting contributes to its overall character and integrity, a detailed Cultural Heritage desktop review was undertaken, together with consultation with Monaghan County Museum.

Illustrated below is the historical and social events that have shaped the landmark attachment and folk connection to the monument, as well as documentary and map-based evidence to support same. An Architectural Heritage Impact assessment of the monument, prepared by Alastair Coey Architects is presented in **Appendix 13.8**

The Market Cross was originally positioned in the Diamond are of the town, and possibly prior to the earliest stages of the post-plantation development of the Market Town in the early-mid 1600s. The usual sundial that sits atop the shaft today, is likely of Scottish origin, and a type favoured by Protestant planters (**Figure 1**). There are other comparable examples in Monaghan and northern counties, most notably at Tynan graveyard, Co. Armagh, only c. 10km distant. Similarly, the Tynan village cross (**Figure 1**) has been moved at least twice and is not in its original position, and the cross shaft and the cross head are of two different monuments.¹ Today, the associated sundial to this group, sits on top of a gate pier to the graveyard. There is a possibility that a 'cross' head in its true form (for example Clones Market Cross as well as Tynan village Cross) was originally part of the Market Cross monument in Monaghan, to be later replaced by the cut sandstone sundial, the act of which would have been an authoritative and religious statement of contested legacies and post-plantation landlordism.

It has been documented (Walsham, 2020)² that in the post-Reformation period in England, 'Market Crosses were implicated in the Protestant war against idols alongside the manner in which many were recycled for alternative purposes, probing the new layers of meaning they acquired as they were modified. Particular attention was paid to crosses upon whose decapitated pedestals subsequently became the base for sundials'.

McKenna (1920, 81)³ offers remarkable insight to the social history of the Market Cross in Monaghan where he states that in September 1870, an outcry was raised when the Town Commissioners placed a lamp, painted orange, on the top of the cross, and the shaft was painted purple. McKenna (ibid.) notes that it appears that all the lamps were painted at this time in purple and orange colours, as 'a compliment to the feelings of their Catholic fellow-townsmen'. In 1871, he notes (ibid.) there are records of riotous behaviour at the freshly painted cross in the Diamond, on the eve of an election.

¹ See full description here: <https://www.communities-ni.gov.uk/heritage-sites/tynan-village-cross> [Accessed 29.09.24]

² Walsham, A. 2020 *Converting the Cross*. In 'Monuments, Memory and Time in Post-Reformation England'. Online: Cambridge University Press, 30.10.2020. [Accessed 30.8.2024]

³ McKenna, J. E. 1920 *The Market Cross*. pp. 80-83. Enniskillen.

However the main contentions of ill-feeling and sectarianism were when the monument was removed to make way for the Rossmore memorial in 1875. Some refer that desecration of Catholic crosses in graveyards previous to this, also had relevance to the insistence of removal of the Market Cross, all of which was in fact a deep-rooted hostility to the Cross of Christ in the practice of Protestant faith. Mc Kenna (ibid. 82) notes that for

'the Town Commissioners, they wished to remove the only emblem of Christian faith within the limits of their jurisdiction to make way for a monument to the lord of the soil [Rossmore]. It was removed and dumped in a backyard on Glaslough Street, much to the outrage of Catholics in the town. It was soon after determined that it be re-erected in another part of the town. Several sites were suggested: The Shambles, Jail Hill, Mill Street, and what was then the Common before the Convent. Finally the claims of the warm-hearted people of the Shambles prevailed and it was set up in their fine open square, which is now known as Old Cross Square'.

The present location of the Market Cross within Old Cross Square is the result of five re-siting events within the square since the 1870s to 2011. During the establishment of Monaghan as a plantation town, since the 1600s, Old Cross Square was known as 'The Shambles' and was documented as being a place for extensive animal butchery, inns, adjacent to Pound Lane (local native Catholic residences) and Gallows Hill and at the edge of the more 'respectable' areas of the town. Old Cross Square continued in use as a Pork Market until at least the mid-20th century.



Figure 1 Market Cross, Old Cross Square, Monaghan (left) and Tyan village Cross and sundial, Co. Armagh (right)

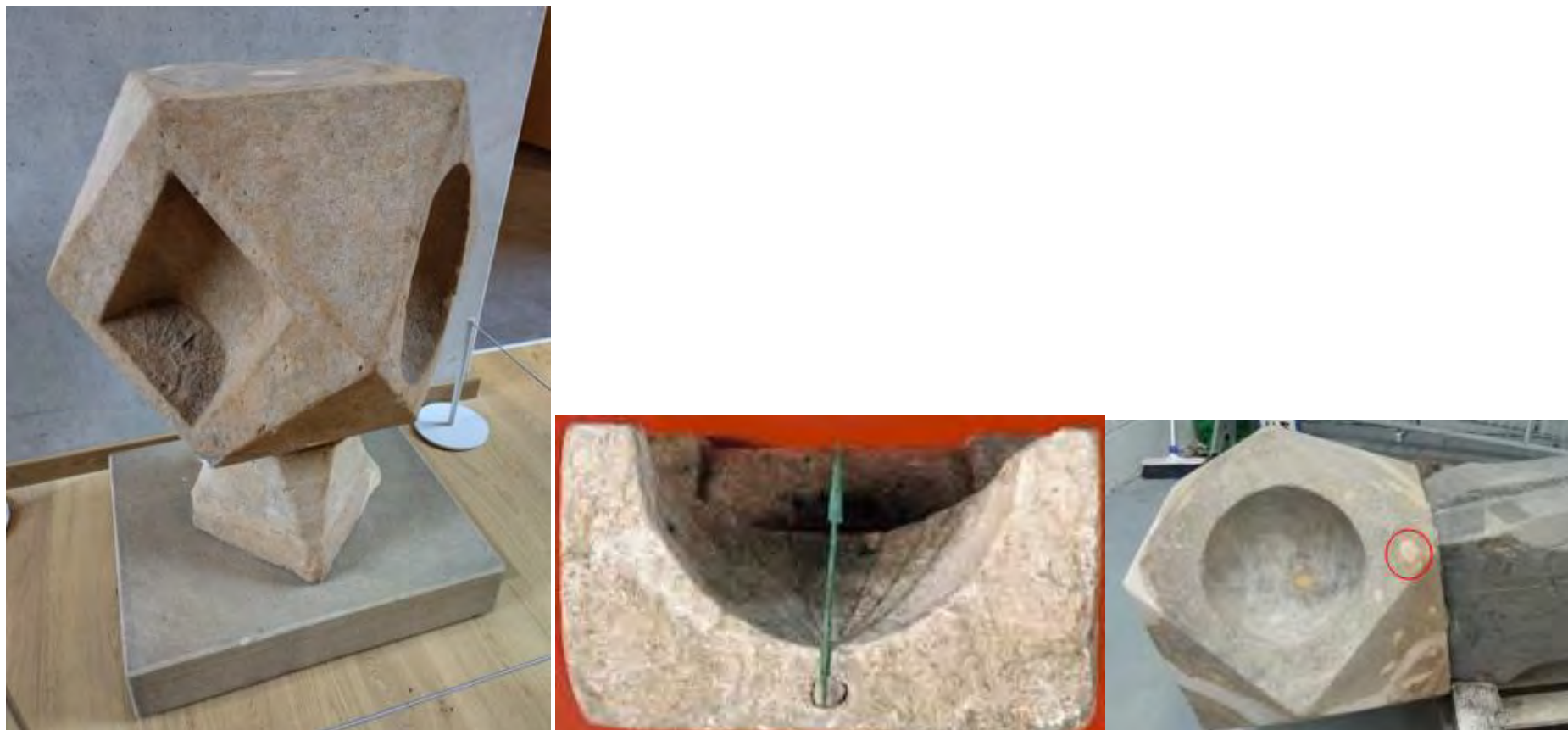


Figure 2 Sundial on display in Monaghan County Museum (left). This is described: Skillfully made stone structure, used to tell the time long before clocks and watches became the norm. Crafted from sandstone, this example is similar to sundials uniquely produced in Scotland in the early 17th century. This sundial and others in the region were either influenced or created by Scottish stonemasons that settled in the area. Look closely to find markings on the face of the stone that originally held gnomons. Gnomons are brass upright pieces that cast shadows allowing people to tell the time. Example of a gnomon in situ in sundial (middle) (image source sundials-ireland.com) and an original gnomon hole infilled on the Market Cross monument during conservation works in 2011

Desktop research

The earliest documentary evidence of the Market Cross is in the Monaghan town Borough Papers book, dated 1795, which indicates that the Market Cross was used as a place to display public notices, and thereby a key piece of town infrastructure (**Figure 3**):

June, 1795 The Notice whereof the above Writing is a true copy was posted upon the market cross in Monaghan on the 16th day of June 1795 in presence of Thomas Wright, Richard Jackson & William Wilson Merchants of Monaghan. By Thomas Reilly.

By the 1830s and the publication of the 1st edition 6-inch Ordnance Survey mapping, the Market Cross is clearly indicated within the Diamond area (**Figure 4**). It is referenced that as well as displaying public notices, the Market Cross was used for hiring on Fair Days (labourers) and as a place to punish criminals with the town stocks erected beside it and secured to its base (McKenna, 1920, 80).⁴

⁴ McKenna, J. E. 1920 The Market Cross. pp. 80-83. Enniskillen.

June 1795
The Notice whereof the above Writing
is a true Copy was posted up on
the Market Cross in Monaghan
on the 16th Day of June 1795 in
Presence of Tho: Wright, Rich: Jackson
and W^m Wilson Merchants of Monaghan
by Tho: Reilly

Figure 3 Extract from the Borough Papers 1795 indicating the use of the Market Cross as a place for Public Notices



Figure 4 Extract from 1st ed 6-inch OS 1836 showing location of the Market Cross in the Diamond area of Monaghan Town

It is noted that by the later nineteenth century, c. 1870, the Market Cross was augmented and in use as a gas-powered lantern (**Figure 5**). These direct changes are evidence in the cut chasing on the face of the shaft to accommodate the gas pipework. Furthermore, during conservation works by Nolan⁵ (2011) the gauging out of the upper portion of the sundial to accommodate the lantern was evident (**Figure 6**).



Figure 5 Photograph of the Diamond, Monaghan showing the Market Cross in active use as a gas lantern (Image Source: Livingston, H. 2000. *Francis Frith's Ireland*. Frith Book Company.). The lantern is documented as having been installed in 1870, and the monument painted, much to local dissatisfaction.

⁵ Dermot Nolan & Associates. 2011 *Report on the Restoration of the Sundial Monument, Market Square, Monaghan*. Unpublished Report.



Figure 6 Evidence of gauging out of the sandstone sundial (left) to accommodate a gas lantern in the later nineteenth century. This was repaired (infilled) (right) and the sundial corrected to its original upright functional position atop the shaft, as part of 2011 conservation works. (Image source: D. Nolan, 2011)⁶

By c.1875 we know that the Market Cross was moved and in situ at the northern portion of The Shambles (now Old Cross Square) (**Figure 7**). The relocation was due to making way for the erection of the Rossmore Monument in the Diamond, much to the outcry of locals at the time.

⁶ Dermot Nolan & Associates. 2011 *Report on the Restoration of the Sundial Monument, Market Square, Monaghan*. Unpublished Report.



Figure 7 Market Cross location in The Shambles, c. 1875, after having been relocated from the Diamond (Image source: Monaghan County Museum)

In the Monaghan Signposted Walking Tour⁷ booklet (McMahon, 1982, 15) it is referenced that ‘Old Cross Square was formally known as The Shambles. It was the centre of the butchering trade and no doubt the Shambles River was used as a disposal point’. It was not always a pleasant place in the late eighteenth century as travellers who passed remarked:

“Leaving Town, 1761. We took the stage at Ballywollen Street [later Dublin Street] on the first leg of our journey to Dublin for the coronation of His Majesty George II. At once we pass into a large square [Old cross Square]. Our nostrils learn us, our ears tell us, and our eyes show us that this is the shambles of the town. Evil-piled offal and smoking dug are everywhere as our splendid whip [driver] advanced. Pigs-a-plenty wallow in the gutter. Tinkers and hammersmiths ply their trades. Amidst the confusion a smiling woman, bottle in hand, sits on a heap of cockles, cheerful in gin. An ugly rascal jumps on the running board, fulsomely we are wished safe journey, one and all. A bottle is dislodged from the boot by the wretched fellow who disappears into a sea of ragged wretches. We are clear of this noisome place. We climb the hill. It is the Gallows Hill and 11 bodies hang on to the gibbets like a good wife’s washing. They are blown about in the wind. The hill is topped. It is airy. (quoted in Livingstone, 1980)” (ibid.) .

In a report dated 1890, the Shambles is still in use as a pork and pig market ‘pork and pig market held in Shambles Square, fowl and egg market in Park Street and adjoining it the flower market, the sheep ground and fair green’ (McMahon, 1982, 15). There is photographic evidence to support this market tradition in Old Cross Square up to at least the mid 20th century (**Figure 8**) and per descriptions by the Old Monaghan Society (2015)⁸:

One particular aspect of the history of Old Cross Square that brings back fond memories to many is the heady days of the ‘Monday Pork Market’ when the Square became the exciting and bustling centre of commerce and trade in Monaghan Town. The Northern Standard of June 11th 1954 records an account of the largest ever market held on the previous Monday June 7st 1954:-

“Monaghan sucker pig market on Monday was noteworthy. The lines of carts stretched along both sides of Old Cross Square and on the left-hand side leaving the town the lines of carts went beyond the rows of houses at the side of the Square almost approaching the near end of the wall dividing the Cathedral road. It is estimated that there were about 2000 pigs on offer and there was a good clearance at prices ranging from £6 to £10. Dealers associated with the market all their lives assert that Monday’s sucker market was the largest witnessed in Monaghan for over fifty years”.

⁷ McMahon, T. & Clogher Historical Society. 1982. Monaghan: A Signposted Walking Tour. Midland Region Tourism Organisation.

⁸ Old Monaghan Society. 07 Nov 2015. Online Facebook posts. Available at: <https://www.facebook.com/100064405581220/posts/1046642728719513/> [Accessed 30.08.2024]



Figure 8 An image of the Pork Market in Old cross Square c. 1910-1914 (Image source: Old Monaghan Society, online Facebook page)

There are various depictions of the Market Cross since the turn of the twentieth century, each of which have enabled the tracing of the five different locations that the monument occupied up to present day (**Figure 10 to Figure 16**). Further assessment of the re-siting of the monument is presented in **Appendix 13.9** and **Figure 9** prepared by **Alastair Coey Architects**.

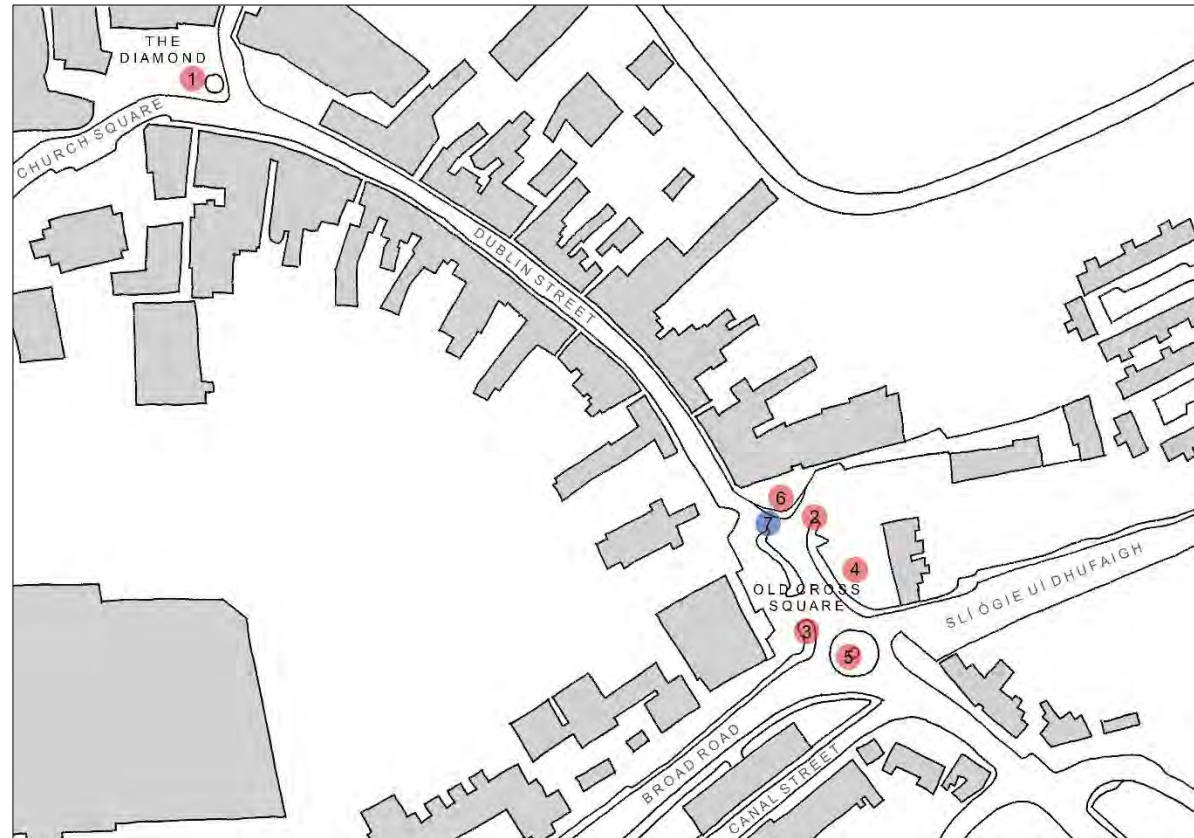


Figure 9 Mapping indicating approximate positions of re-siting of Market Cross since 1875 (six times) with location 7 showing proposed new location as part of the Dublin Street North Regeneration Plan



Figure 10 First position: View towards south of Market Cross and Old Cross Square, c. 1900 (Image Source: Monaghan County Museum)



Figure 11 Second position: View towards south of Market Cross and Old Cross Square, c. 1910, closer to terrace of houses (Image source: Livingston, H. 2000. *Francis Frith's Ireland*. Frith Book Company.)



Figure 12 View of children at the Market Cross, Old Cross Square c. 1910 (Image source: Historical Picture Archive, available at: <https://www.historicalpicturearchive.com/shop/pictures/mn-00156/>)

By the 1970s, Old Cross square, was described as 'a rather shapeless open space on a slanting slope, traversed by the roadway, bored under by the turgid remains of the canal. This square is surrounded by a mixed bunch of 18th century modest houses, very variously treated, some obtrusively modernised. However as a group, they lend form and character to the square, notwithstanding the variety in their appearance' (Brett, 1970)⁹.

An image of this time is presented in **Figure 13**. Thereafter until 2005, it appears that the monument was re-positioned twice (**Figure 14 & Figure 15**).

⁹ Brett, C. E. B. 1970 Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the Town of Monaghan. Ulster Architectural Heritage Society and An Taisce, County Monaghan Branch. Ireland.



Figure 13 Position 3: View towards south of Old Cross Square (1979). Note road changes and layouts, and culverted canal. (Image source: Monaghan County Museum)



Figure 14 Position 4: View of Market Cross position pre-2005 (No Date). Image source: Ask About Ireland. Available at: <https://www.askaboutireland.ie/reading-room/history-heritage/architecture/vernacular-architecture-of-the-unique-layout-of-mona/the-squares/> [Accessed 30.08.2024]



Figure 15 Position 5: View of Market Cross in the roundabout area of Old Cross Square, 2005 (Image Source: Monaghan County Museum)



Figure 16 Position 6: View of newly repositioned, current location, in 2011 after conservation works overseen by D. Nolan, 2011.

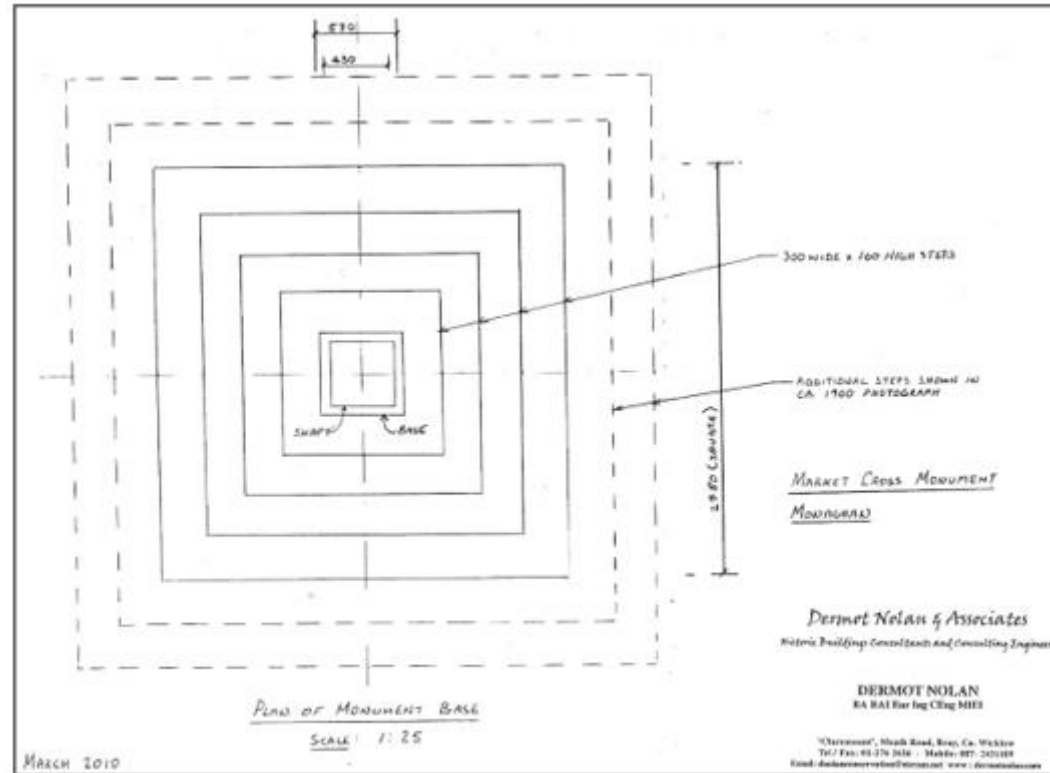


Figure 17 Plan of Market Cross prior to locating to present-day position (D. Nolan, 2010)

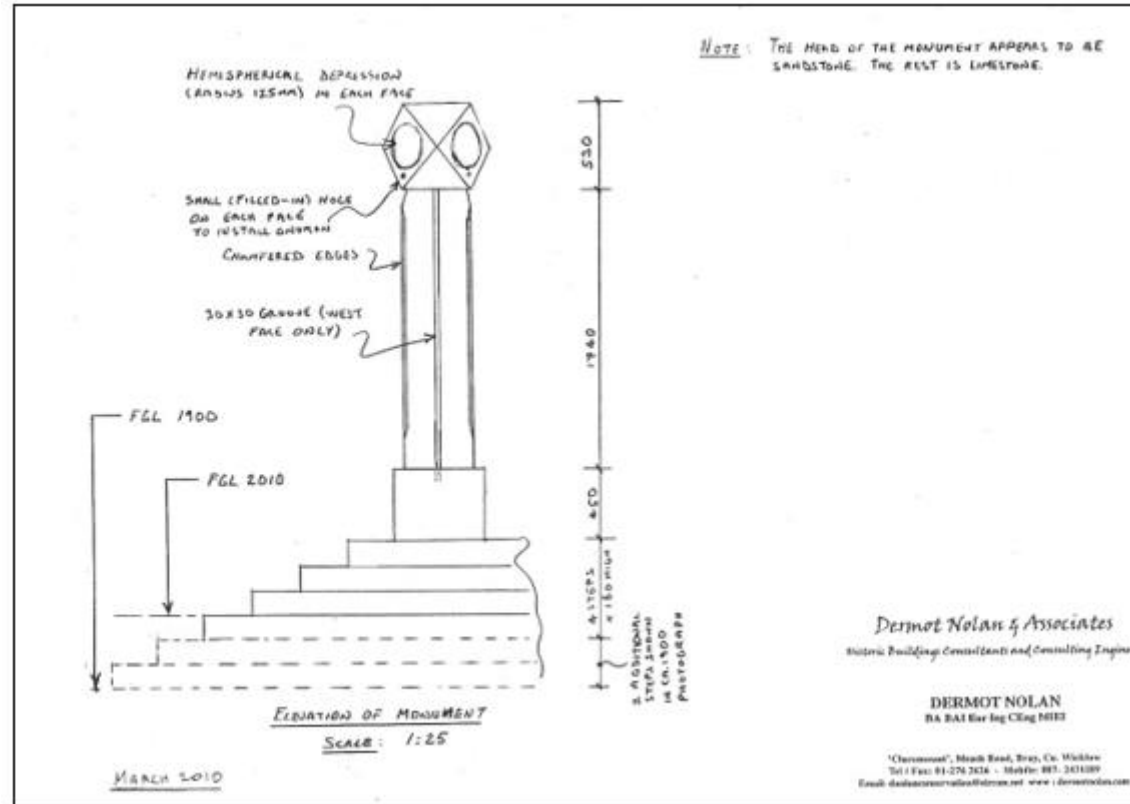


Figure 18 Market Cross Drawing before relocation to present-day position (D. Nolan, 2010)

Cultural Heritage Photographic Log of Market Cross, Old Cross Square, 30.07.2024



Setting of Market Cross within Old Cross Square view north (left) and east (right)



Landscaping and surface treatment at Market Cross today





North elevation



East elevation



South elevation



West elevation



OS Benchmark on first step surface (left. Detail of first limestone step (right)



Detail of later augmentation for gas lantern and/or public notice mount (left) and chasing for gas pipework (right)



Detail of cut chasing for gas pipework (left) and limestone step conservation and replacement works undertaken in 2011 (right)



Detail of limestone step repairs and replacement conservation works (undertaken 2011)



Detail of plinth repair works (left) and mortar detail (right) undertaken 2011

Appendix 13.4: Cultural Heritage Photographic Record



Plate 13.1: View of Dublin Street from the Diamond, showing Monaghan Town Hall (RPS ref. 41001080, NIAH ref. 41303128) facing southeast



Plate 13.2: View of Dublin Street from Old Cross Square (The Shambles), facing northwest



Plate 13.3: View southern portion of proposed development area, facing northwest



Plate 13.4: View of Old Town Cross (RMP MO009-060006- RPS no. 41001042) and Old Cross Square (The Shambles), facing southeast



Plate 13.5: View of Old Town Cross (RMP MO009-060006-) facing west



Plate 13.6: View of Canal Bridge (NIAH ref. no. 41303165), facing southwest



Plate 13.7: View of 54-57 Dublin Street (RPS no. 41001178-41001181), facing north



Plate 13.8: View of Presbyterian Church and Graveyard (RPS no. 41001050, 41001052, NIAH ref. 41303165) from Dublin Street, facing southwest



Plate 13.9: View of former Monaghan Infirmary wall, F04, adjacent to Pet Store, facing northwest



Plate 13.10: View of boundary wall to rear of Nos 38-42 Dublin Street, facing southwest



Plate 13.11: *View of internal face of boundary wall to rear of No. 46 Dublin Street, facing northeast*



Plate 13.12: *View of area to rear of Nos 43-45 Dublin Street facing southwest*



Plate 13.13: View of the Diamond from development boundary, facing northwest



Plate 13.14: View of area proposed for archaeological testing to rear of No. 40 Dublin Street, facing northeast (prior to testing investigations)



Plate 13.15: View of boundary walling with red brick gate pier, F01, at central (east) boundary of the Old Infirmary site



Plate 13.15: View towards north at levelled front elevation of the Old Infirmary building (F05), covered in vegetation



Plate 13.16: View towards north at southern boundary wall to Old Infirmary site, F02, external elevation



Plate 13.17: View towards cut stone gate pier at main entrance of Old Infirmary site, F03



Plate 13.18: View towards portion of upstanding masonry canal walling (F06) abutting end of terrace house in Old Cross Square. The surviving canal tunnel NIAH 41303165 is located at the roadside opposite (hidden behind tree)

Archaeological Testing and Monitoring Report

Dublin Street North Regeneration Scheme, Roosky, Tirkeenan, Monaghan Town

Excavation Licence Number: 24E0606

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PROJECT DETAILS

| | |
|------------------------------------|--|
| Project type | Archaeological testing and monitoring of GI test pits |
| Archaeologist | Camilla Brännström |
| Excavation Licence | 24E0606 |
| Townland | Roosky, Tirkeenan |
| Town | Monaghan |
| County | Monaghan |
| OS Sheet | M0009 |
| ITM | 667402 / 833740 |
| Description of subject site | The subject site is located within the Monaghan Area of Archaeological Importance as identified in the Monaghan County Development Plan 2019-2025 and the Zone of Notification (ZoN) associated with the historic settlement of Monaghan (M0009-060----). A programme of archaeological monitoring of ten GI pits and testing (two test trenches) was implemented within the boundaries of the subject site to identify and assess any previously unrecorded sub-surface archaeological remains. |
| Summary of findings | The excavation of a total of ten site investigation pits were archaeologically monitored and two 8m long archaeological test trenches were machine excavated and examined. No archaeological features were uncovered. |

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1. Introduction

John Cronin & Associates have been commissioned by McAdam Design on behalf of Monaghan County Council to undertake archaeological works during Geological Investigation (GI) works on the proposed Dublin Street North Regeneration Scheme in Monaghan Town.

The archaeological works entailed a programme of archaeological monitoring of geotechnical test pits throughout the development area and the excavation of two 8m long archaeological test trenches within an available greenfield plot. The archaeological works were undertaken to inform any potential impacts the development may have on the archaeological resource. An EIAR is currently being prepared for this scheme. The archaeological investigations described in this report were carried out under Excavation Licence no. 24E0606.

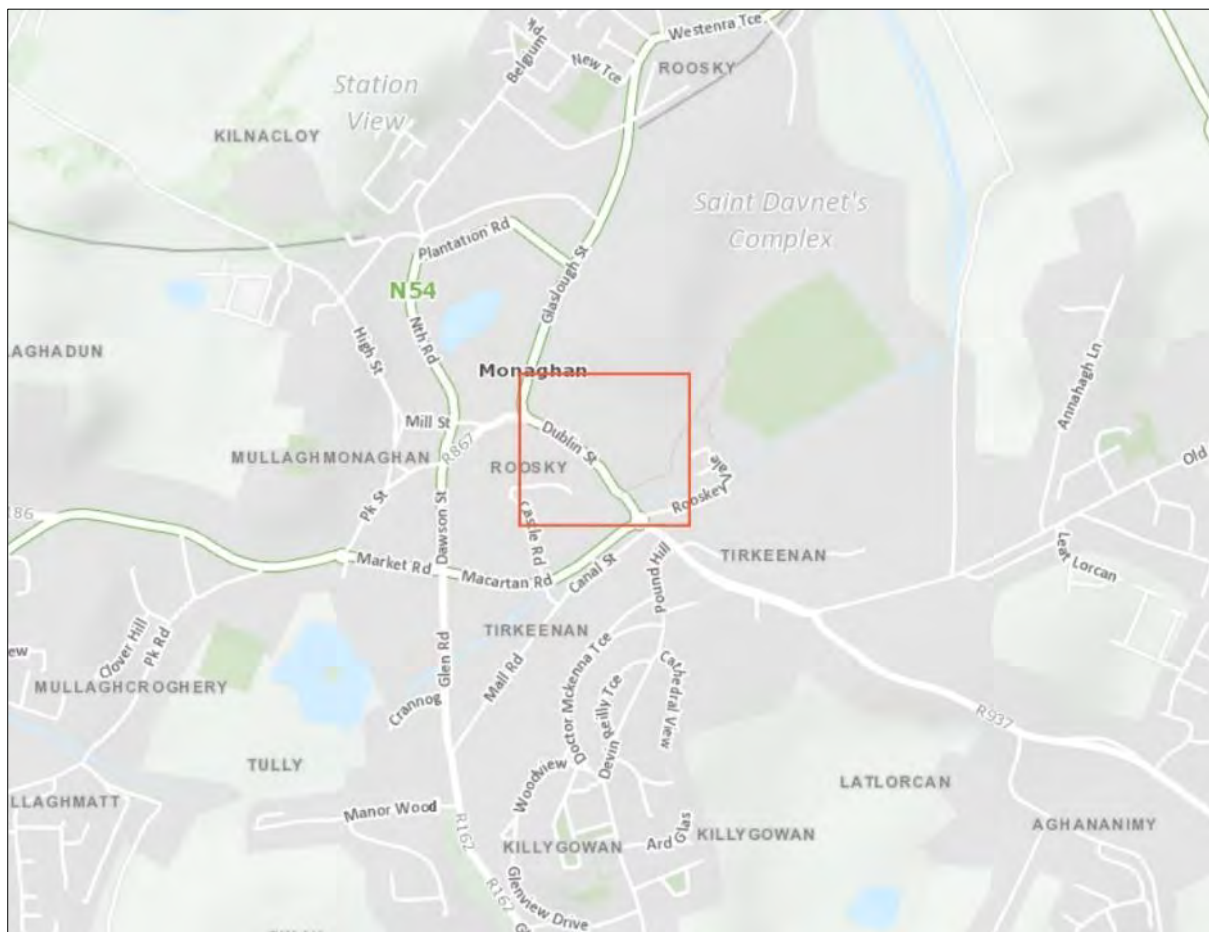


Figure 1: General location of subject site (red square) (Source: Government of Ireland)

This report has been compiled to present the results of the test trenching investigations and archaeological monitoring of geotechnical test pits. Written descriptions of each trench are provided in **Section 3** of the report and extracts from the photographic record are presented in the **Appendix**.

2. Context

Location

The proposed Dublin Street North Regeneration Scheme is located within the northeast of the historic core of Monaghan town. The subject site incorporates Old Cross Square to the south and Dublin Street to the southwest and is bounded by The Diamond to the northwest, Dublin Street to the southwest and Infirmary Hill to the east. Dublin Street is lined with three-storey terraced buildings that are interspersed with laneways and archways which lead to the back lands. The topography of the site rises gradually from Dublin Street in the south-west to the back lands before rising significantly towards the rear boundaries of the back lands which are located adjacent to Infirmary Hill (**Figure 2**).



Figure 2: Detailed location of proposed development site (red line) (Source: OpenStreetMap)

Archaeological and historical background

The proposed development site is located within the Monaghan Town Area of Archaeological Importance as defined in the Monaghan County Development Plan 2019-2025. It is also located within the ZoN of the historic town of Monaghan (MO009-060----) (**Figure 3**).

The Historic Environment Viewer (ASI) records 15 archaeological sites (incl. one redundant record) within approximately 500m (study area) of the proposed development boundary (**Figure 4** and **Table 1**). There is one recorded archaeological site within the development site, a Market Cross (MO009-060006-) located at Old Cross Square. In addition, excavations at the Diamond

have uncovered evidence of the 17th-century town defences (M0009-060004-) and it is possible that these are also present within the boundaries of the development. All town defences are designated National Monuments.

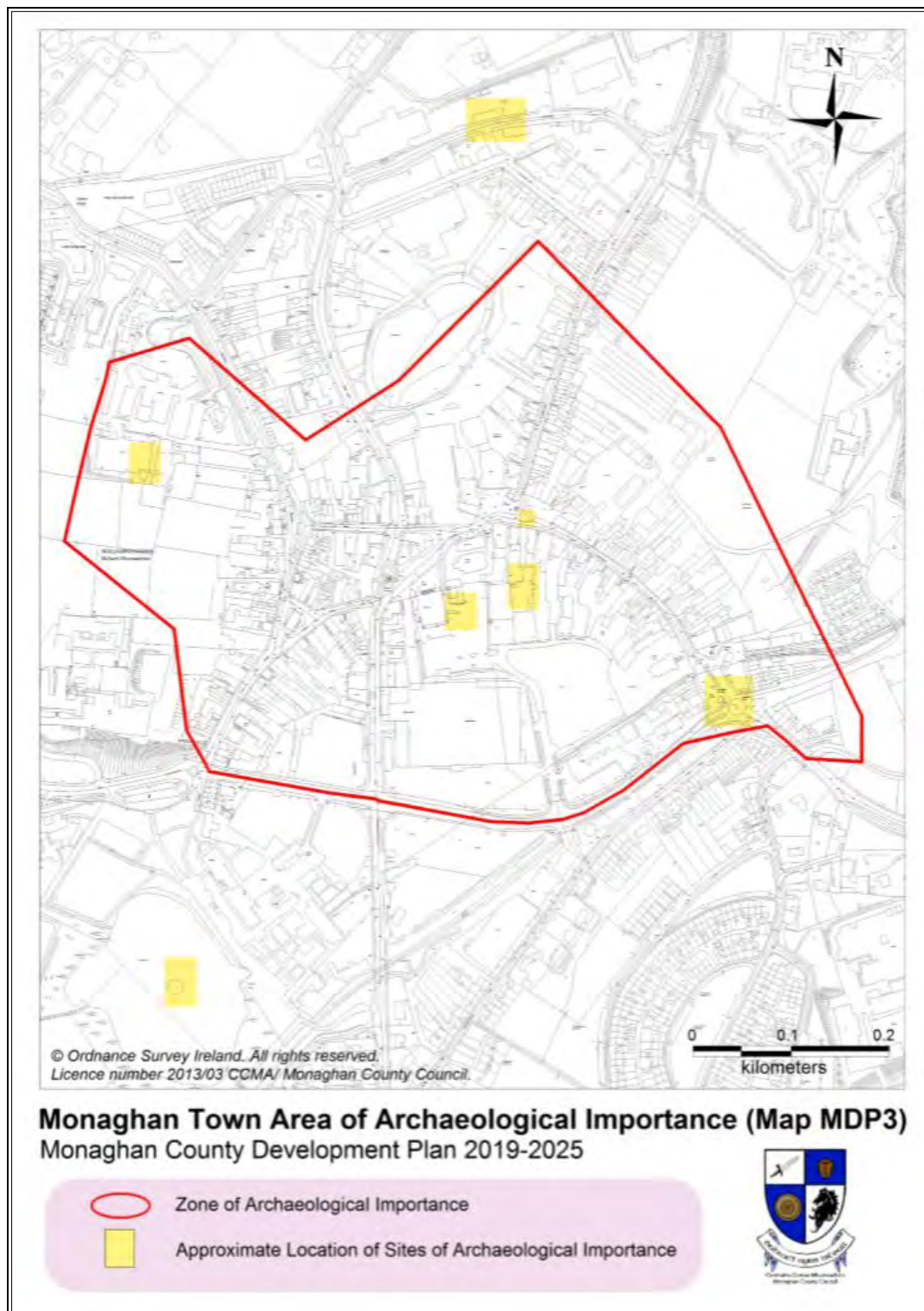


Figure 3: Area of Archaeological Importance as defined in Monaghan County Development Plan 2019-2025



Figure 4: Recorded location of archaeological sites within approximately 500m of the subject site (red line)
(Source: Government of Ireland, OpenStreetMap)

Table 1: List of recorded archaeological monuments within 500m study area

| Monument no. | Townland | ITM co-ords (E, N) | Class |
|---------------|---|--------------------|--|
| MO009-044---- | Tirkeenan | 667800, 833399 | Burial ground |
| MO009-060---- | Kilnacloy, Tirkeenan, Mullaghmonaghan, Roosky | 667117, 833735 | Historic town |
| MO009-060001- | Mullaghmonaghan | 667023, 833893 | Burial |
| MO009-060002- | Roosky | 667029, 833568 | Religious house - Franciscan friars |
| MO009-060003- | Roosky | 667211, 833725 | House - fortified house |
| MO009-060004- | Roosky | 667162, 833871 | Town defences |
| MO009-060005- | Roosky | 667127, 833728 | Burial |
| MO009-060006- | Tirkeenan | 667409, 833642 | Cross - Market cross |
| MO009-060007- | Mullaghmonaghan | 666853, 833908 | Bastioned fort |
| MO009-060009- | Roosky | 667162, 833746 | Graveyard |
| MO009-060010- | Roosky | 667191, 833837 | House - 16th century |
| MO009-060011- | Roosky | 667150, 833732 | Graveslab |
| MO009-060012- | Roosky | 667162, 833752 | Church |
| MO009-060013- | Roosky | 667211, 833708 | Bawn |
| MO009-061---- | Redundant record | - | - |

Monaghan town (from the Irish *Muineacháin* meaning ‘hilly place’) is situated on a low ridge between Peter’s Lake to the north and Convent Lake to the south within the ancient kingdom of Airgialla or Oriel. During the late medieval period the area was under the Gaelic lordship of the McMahons. A Franciscan friary (MO009-060002), founded in 1462 by Phelim McMahon is marked on a map dating to c.1591 in an area between the Diamond and Convent Lake, probably in the vicinity of the present-day Court house and parish church (**Figure 5**). The Annals of the Four Masters contain references to a McMahon ‘*caislean*’ or castle at Monaghan in 1492 which the Annals of Ulster later describe as a ‘house’ in 1496. This may have been located on the crannog in Convent Lake (MO009-037---), described on a map of c. 1591 as ‘McMahon’s house’ (**Figure 6**). Excavations at the site of the Westenra Arms Hotel at the Diamond (Licence No. 02E1147) have uncovered the remains of a mid-16th century house (MO009-06010-) constructed from posts and wattle which represents an early phase of the town’s development. Monaghan was incorporated as a county with five baronies in 1587, marking the end of the kingdom of Oriel, but remained a stronghold of the McMahons.



Figure 5: Detail from Brown and Baptiste’s map of the County of Monaghan (1590)

In 1590 the lord deputy, Sir William FitzWilliam, launched an expedition to Monaghan to hang Hugh Roe MacMahon, the then principal Gaelic chieftain in County Monaghan, accused of raiding cattle belonging to the Earl of Essex and burning the crops of his enemy Heber MacCooley MacMahon. After his death the MacMahon lands were divided between the remaining members of the clan and other prominent families of the area which reduced the power of the MacMahons and allowed the English crown more control over the territory. The annals record the sacking of the Franciscan Abbey (MO009-060002-) by the Crown in 1589. FitzWilliam later established a garrison at the site but it was later probably abandoned in the wake of the battle of Clontibret in 1595 when the army of Hugh O’Neill the 2nd Earl of Tyrone won a decisive victory over the crown forces led by Sir Henry Bagenal. The garrison was re-established by John Berkley a few years later in 1602. In 1604 Sir Edward Blayney was appointed governor of the county and the garrison and shortly after was granted a large amount of land around the town of Monaghan and in the area of present-day Castleblaney which he founded.

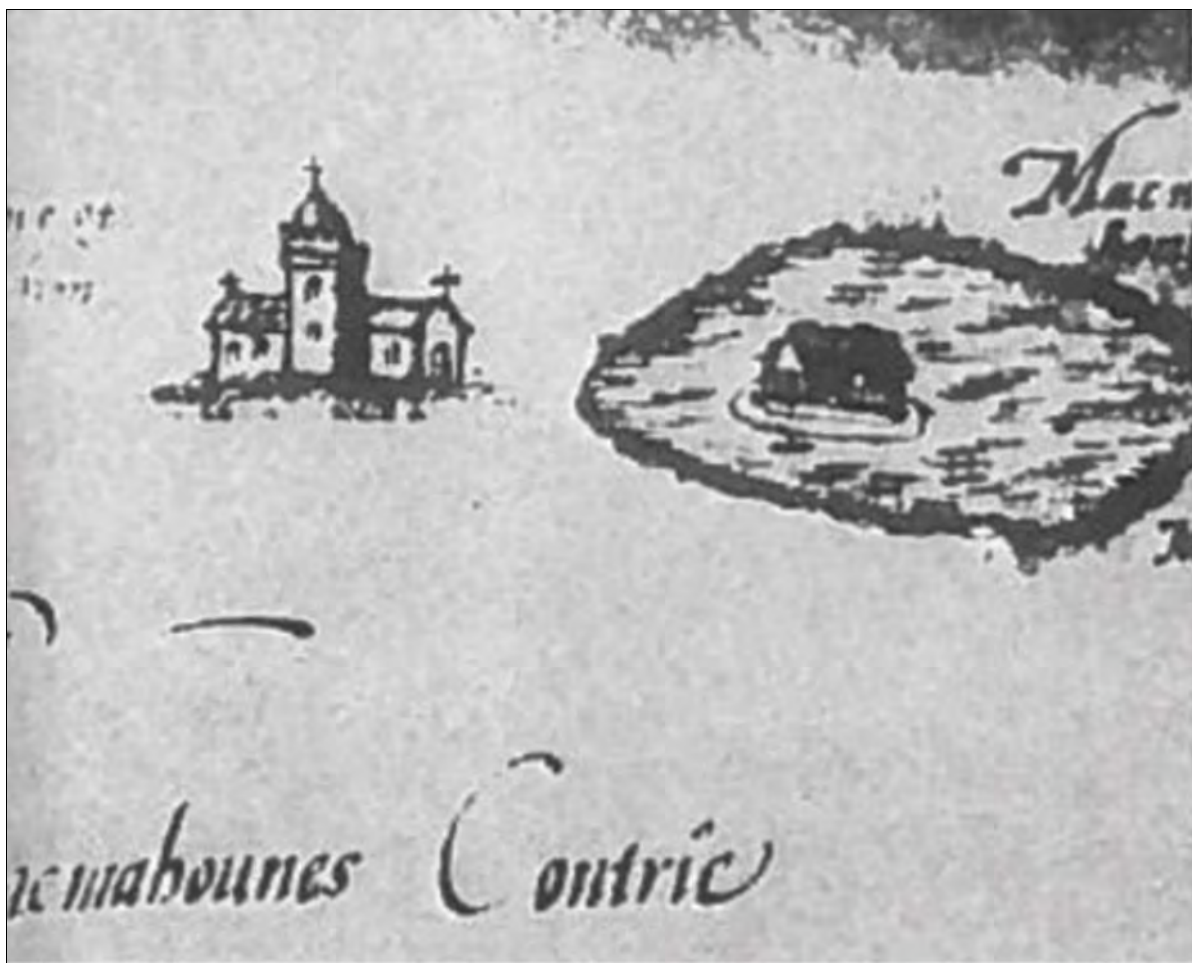


Figure 6: Detail from c.1591 map believed to depict Franciscan Friary and Crannog (labelled 'MacMahoons house') at Monaghan (after Mooney 1957 pl.12)

In 1606 Sir John Davies, the attorney general, described the town of Monaghan as '*...consisting of divers scattered cabins or cottages, whereof the most part was possessed by the cast soldiers of that garrison. In the northmost part thereof there is a little fort, which is kept by the foot company of Sir Edward Blaney, who is seneschal or governor of the county by patent*'. Blaney began to build a castle (MO009-060003-) using material taken from the former Franciscan friary (MO009-060002-) in Monaghan, however by 1606 John Davies, the attorney general, described '*the foundation of a new castle, which being raised ten or twelve feet from the ground, and so left and neglected for the space of two years, is now ready to fall into ruin again*.' Five years later, in 1611 the castle is described as '*a fayre castle buylte at Monaghan on the king's charge wherein Sr. Edward Blayne nowe dwells, who for making of it more convenient for himself for his owne tyme hath layde out good somes of money of his owne*.'

Blaney's castle is not depicted on Richard Bartlett's map of c. 1602-03 which presents an idealised version of the town as a cluster of houses set within a star-shaped fort which did not exist (**Figure 7**). Bartlett's map does however contain the ruins of the friary (MO009-060002-) and the fort mentioned by Davies in the background. A slightly later map made for Sir Edward Blaney, believed to date to c.1611-1613, depicts the town as a fortified rectangular area defended by walls or ramparts and outer ditches with a fortified house or castle at its centre. The straight boundary lines to the rear of the plots on the northeast side of Dublin Street and the western side of Park Street are believed to mark the line of these fortifications. The precise location of the castle

has not been found and archaeological excavations (96E0025; 96E0293) in the area has failed to identify any remains relating to it. In the Ordnance Survey Letters of 1835, John O'Donovan noted: *'The large house in the Diamond opposite Glaslough Street is said to occupy the site of a Castle ... in the rear of this, some old walls are to be seen, said to be the remains of an old Abbey'*. Excavations (02E1147; 03E0027) on the north side of the Diamond revealed the presence of a large ditch with a width of c.14-20m and a depth of c.3m. It is possible that similar traces of the 17th century fortifications have survived at other locations in the town centre, including within the subject site.

The estate of Sir Edward Blaney, including the town of Monaghan, was sold by his descendants in 1680, and through a series of marriages it had become part of the Rossmore Estate in the late 18th century. A map of Monaghan Town drawn by Arthur Richard Neville c.1787 show buildings lining Glaslough Street, Dublin Street, Mill Street, Hill Street and Park Street which radiated out from the open spaces of the Diamond, Church Square and Market Street (**Figure 10**). The town prospered during the first half of the nineteenth century through linen and agricultural products and it was during this period that the town got its character of a market town through the construction of several public buildings, monuments and private residences of good quality. An infirmary, depicted on a map from 1790, was built within the boundary of the proposed development area near Old Cross Square (formerly the site of the Shambles) on what was then the eastern edge of the town. In 1768 while a fine classical market-house made of granite was erected at Market Street in 1792. A Courthouse was built in 1829 at Church Square near St Patrick's Parish Church (CoI) dating to 1836. Several ecclesiastical buildings, banks and a Model school were also added to the town's architecture during the mid to late nineteenth century. The completion of the Ulster Canal in 1839 led to the creation of a canal bridge of stone on Dublin Street but the canal was shortly after made obsolete by the arrival of the Great Northern Railway in 1863 which prompted the building of a railway station c.1860 and other necessary infrastructure. Other examples of the industrial heritage of the town can be seen at the site of the Monaghan Lighting Company's old Gasworks site near the Old Cross Square while a Saw Mill is recorded in the location of the Monaghan Shopping Centre and a Brewery on the eastern shore of Convent Lake.

An excavation (Licence No. 02E1147) at the Westenra Arms Hotel produced evidence of a mid-16th-century wattle and post built structure (MO009-06010-) thought to represent an early stage of settlement in Monaghan. In 1835 the Ordnance Survey recorded that in the rear of a large house on the Diamond opposite Glaslough St., which was thought to be Blaney's castle (MO009-060003-), were *'some old walls, said to be the remains of an old Abbey, whose burying ground in common with that of the church (MO009-060012-) would seem to have extended beyond its present bounds, as in levelling that open space before the old Gaol a quantity of human bones were dug up.'* Archaeological testing (Licence nos. 96E0025; 96E0293) in this area did not uncover any traces of Blaney's castle.

The layout of the fortified town in the first decade of the seventeenth century has been recorded on a contemporary map prepared for Sir Edward Blaney (**Figure 8**) as a large rectangular area defended by walls or ramparts and outer ditches enclose a castle and rows of houses. Remains of these town defences (MO009-060004-) have been identified through excavations (Licence nos. 02E1147; 03E0027) at the site of the Westenra Arms Hotel on the north side of the Diamond where a large ditch with a width of 14-20m and a maximum depth of 3m was found. The ditch was lined with marl so as to retain water. Similar trenches can be expected to survive on the other sides of the original fortification. The castle (MO009-060003-), set within a bawn (MO009-060013-) was constructed by Sir Edward Blaney using materials from the Franciscan Friary. A

bastioned fort (M0009-060007-) is also documented from this period and is believed to have been located on relatively high ground to the northwest of Monaghan town in the grounds of the County Hospital. Samuel Lewis Topographical Dictionary of Ireland (1837) states that silver coins had been found at this location, including one of Henry VIII and another of James I.

A Market or Hiring Cross (M0009-060006), first recorded in 1714, was moved to its present location in Old Cross Square (formerly the Shambles) in 1875 from the Diamond at the time of the erection of the Rossmore Memorial, a neo-gothic memorial fountain. The cross is believed to be a seventeenth century sundial and is located within the proposed development site.

No church is known in Monaghan town before the seventeenth century, and no church is depicted on the available early seventeenth century maps made by Bartlett in 1602-03, or the Blaney map of c.1611-13. A parish church had however been established in the town by the time of the Rebellion in 1641. The Blaney family were buried there since 1629. A 17th century grave slab (M0009-060011-) commemorating Oliver Ancketill was uncovered during the excavation of foundations for the present parish church of St. Patrick which was built in 1830-1835. Oliver Ancketill was the first of the Ancketill family to come to Ireland from Dorsetshire and the inscription reads: HERE LYETH THE BO / DY OF OLIVER ANCKE / TILL OF ANCKETILLS G / ROVE ESQUIRE DESCEND / ED OF THE ANIENT FA / MILY OF SHAWSTONE / IN DORSET SHIRE IN / ENGLAND, WHO DYE / D AT ARD MAGH A / ND WAS BURIED A / T MONAGHAN THE / 28th DAY OF / JVNE 1666.

The old church (M0009-060012-) is depicted on the 1835 ed. of the OS 6-inch map just north of the present building as a smaller structure measuring c. 20m E-W; c. 10m N-S with a projection at the western end. It is described on the map as the 'Old Church' and is set at the northern edge of a D-shaped graveyard (M0009-060009-) measuring c. 50m E-W; c. 40m N-S. Archaeological testing (licence no. 03E1672) undertaken in 2003 c. 8m west of the perimeter of the graveyard exposed disarticulated human remains and one *in situ* skeleton oriented in an east-west direction. Burials of uncertain date have also been uncovered at during construction work in Church Square in the 1940s (M0009-060005-) and a note in the IFC Schools MSS (957, 157) record how *'the monks from the monastery, murdered by English soldiers in either 1540 or 1589 are thought to be buried near the holy well which was on the site of the present provincial bank'* (M0009-060001-).

Topographical files

Consultation of the Topographical Files maintained by the National Museum of Ireland and the NMI Online Finds Database (available at www.heritagemaps.ie) did not reveal any archaeological finds from the townlands of Roosky or Tirkeenan.

Archaeological excavations

There have been two recorded licensed archaeological investigations within the proposed site boundary. Two programmes of archaeological testing were carried out at The Diamond Centre (Licence no. 99E0141) and No.57 Dublin Street (Licence no. 99E0161) neither of which uncovered any archaeological features. A programme of archaeological monitoring of GI trenches (Licence no. 21E0240) undertaken for the South Dublin Street and Backlands Regeneration Project in 2021 identified a cobbled surface of unknown date and an unstratified sherd of 17th-century Sgraffito Ware. A large number of licensed archaeological excavations have been

undertaken within the wider study area, however only six investigations have produced archaeological material (**Table 2**).

Table 2: List of licensed archaeological excavations within study area which have produced archaeology (www.excavations.ie)

| Licence no. | Year | Location | Result |
|-------------|------|---------------|--|
| 02E1147 | 2002 | The Diamond | 16th century house (M0009-06010) |
| 03E0027 | 2003 | The Diamond | Town defences (M0009-060004) |
| 03E1672 | 2003 | Church Square | Burials (near graveyard M0009-060009) |
| 04E1566 | 2004 | Park Street | Post medieval pit (c. AD1680-1750) |
| 05E0219 | 2005 | Church Square | Disarticulated human remains |
| 21E0230 | 2021 | Dublin Street | Post-medieval cobbled surface, 17th century ceramics |

Cartographic review

Browne and Baptiste's map (1590)

The earliest surviving map of the county of Monaghan dated December 1590, made by the mapmakers John Browne and Jean Baptiste with additional annotations by William Cecil, Lord Burghley details its baronies and place names and also records buildings of note. The location of the modern-day town of Monaghan is marked by a schematic depiction of a building labelled 'Monaghan Abbey' set within open ground north of the river (**Figure 5**).

Bartlett's map of Monaghan Fort (1602)

A second depiction of Monaghan made a decade later, in 1602, by Richard Bartlett show Monaghan as a fortified town defined by eight bastions enclosing a group of 14 thatched houses covered by thatch within its star shaped interior. Entrances to the fort can be seen to the south, leading up from the river and the northeast where a path leads to a moated stone fort or cashel to the north. Clusters of thatched houses can be seen between the river and the star-shaped fort. Bartlett's illustration of Monaghan was an idealised depiction however as the town was not fortified at the time of his survey (**Figure 7**).



Figure 7: Detail from Richard Bartlett's plan of Monaghan Fort (c.1602)

Map of Monaghan town (c.1611-13)

The town is represented on a slightly later map prepared for Sir Edward Blayney, probably c.1611-13 and now held in Trinity College Dublin (Ms 1209 (32)) It depicts the town as a fortified rectangular area (measuring approximately 500m east-west by 400m north-south) laid out between a lake to the north and a river to the south, defended by walls or ramparts and outer ditches. A total of five bastions mark the northwest, southwest and northeast corners, with a further two at the centre of the eastern and southern walls. The river forms a natural boundary at its southeast corner. At its centre a castle stands within a square bawn defended by two bastions while knot gardens and fishponds occupy an enclosed area to the north between the bawn and lake. Individual dwellings are depicted along two streets which extend along the eastern and southern boundaries of the fortified area forming a small square to the south, near the entrance to the castle bawn. Four entrances are depicted in the defensive walls to the north, south, east and west (**Figure 8**).

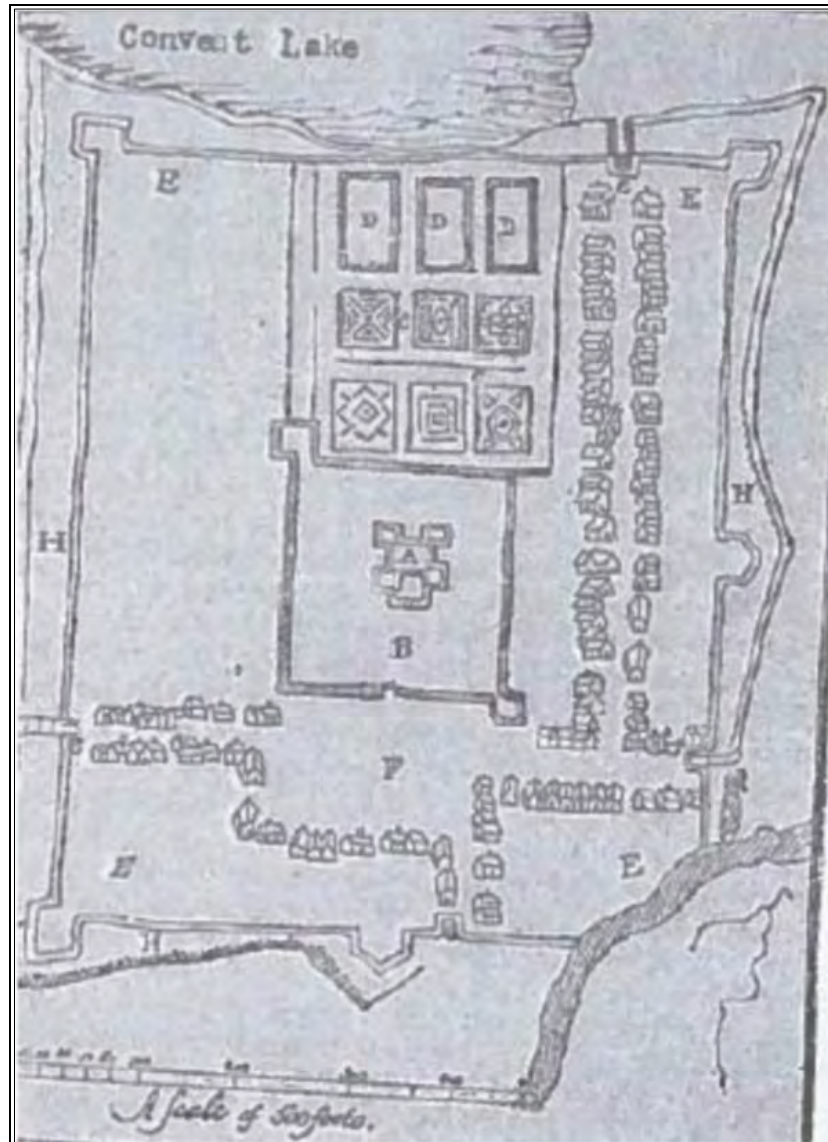


Figure 8: Illustration of c.1611-13 map likely drawn up for Sir Edward Blaney (Ó Gallachair after Trinity College Dublin (Ms 1209 (32))

Taylor and Skinner (1777)

The late 18th century map of Monaghan Town in Taylor and Skinner's *Maps of the Roads in Ireland* surveyed in 1777 gives a schematic description of the town as laid out in a cruciform pattern along the Dublin, Clones and Cootehill roads to the north and south of the river (**Figure 9**).



Figure 9: Detail from Taylor and Skinner's Maps of the Roads of Ireland (1777)

A map of Monaghan town made c.1790 by Andrew Richards Neville for Rossmore Estate show the town relatively built up with a similar street pattern to today. A central square (The Diamond) and a second square to the west (Market Street) dominate the map with a church between the two. A somewhat irregular network of roads extends from each square, fronted by houses set within long narrow plots, some of which border the lake to the north. A rectangular building is depicted at the location of the old infirmary on the eastern outskirts of the town near the present-day Old Cross Square (**Figure 10**).

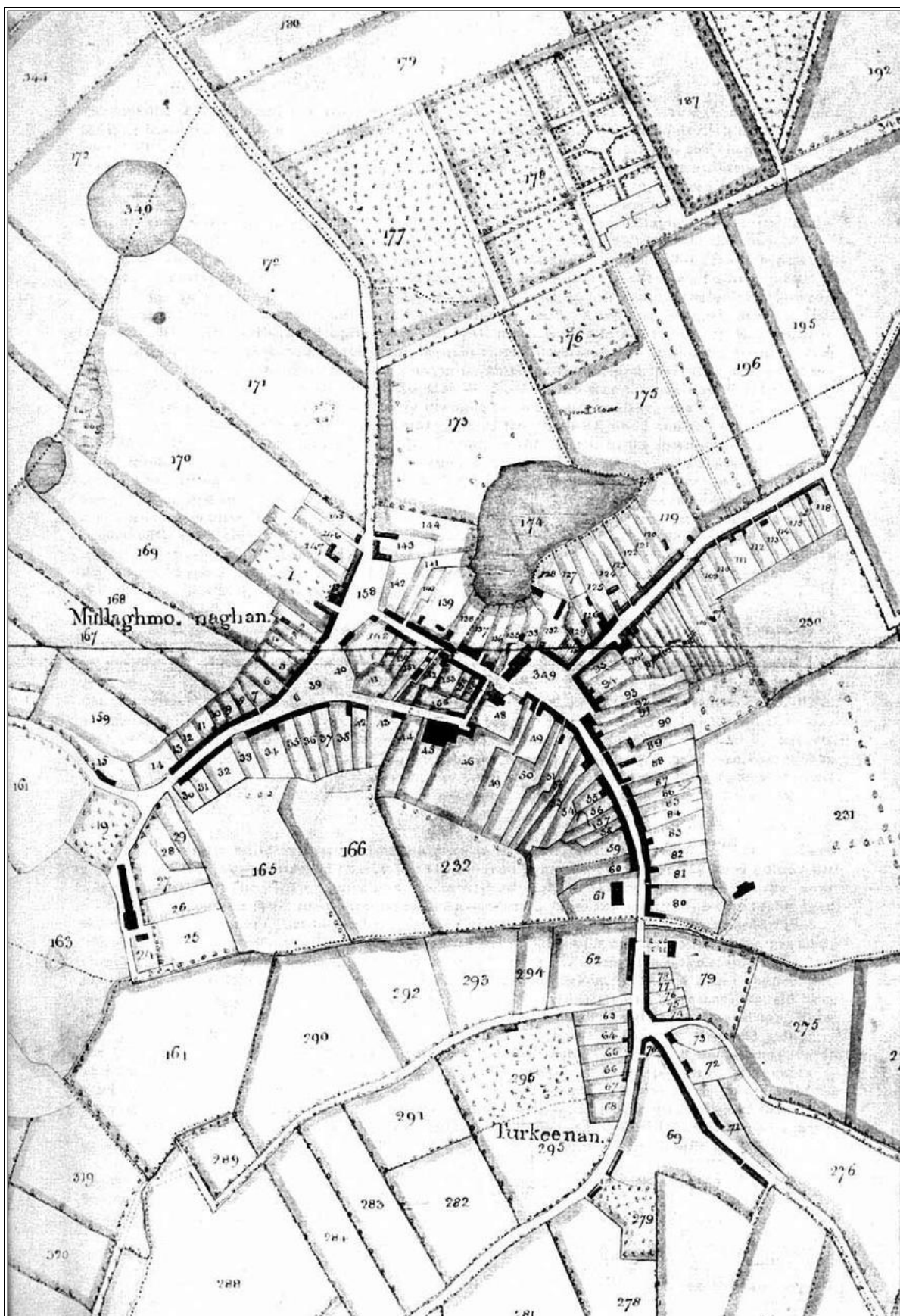


Figure 10: Map of Monaghan town made by Arthur Richards Neville for the Rossmore Estate (1790)

Ordnance Survey maps

The first edition 6-inch OS map depicts the Shambles Square (now Old Cross Square) within the southern portion of the development site (**Figure 11**). The townland boundary of Roosky and Tirkeenan is marked in its current location extending east-west across the square. The projected outline of the Ulster canal is also visible in this area. A large building labelled 'Infirmary' is depicted within the eastern portion of the development site. Dublin Street is flanked by buildings whose narrow rear plots extends north-eastwards across the backlands which occupies the central portion of the development area. A 'Market Cross' (later moved to its current location at Old Cross Square) is depicted at the Diamond, immediately north of the development boundary.



Figure 11: Extract from 1st edition six-inch OS map showing approximate site location (Source: Tailte Éireann)

The 25-inch edition OS map (**Figure 12**) does not record any significant changes within the development site except for the completion of the Ulster Canal and a canal bridge depicted at the southern end of the renamed Old Cross Square (formerly the Shambles).

Aerial images

Current orthorectified aerial images (**Figure 13**) show that the development site currently consists of Dublin Street and its backlands to the west, the Diamond Centre car park to the north, Old Cross Square to the south, and the former Infirmary grounds to the east.

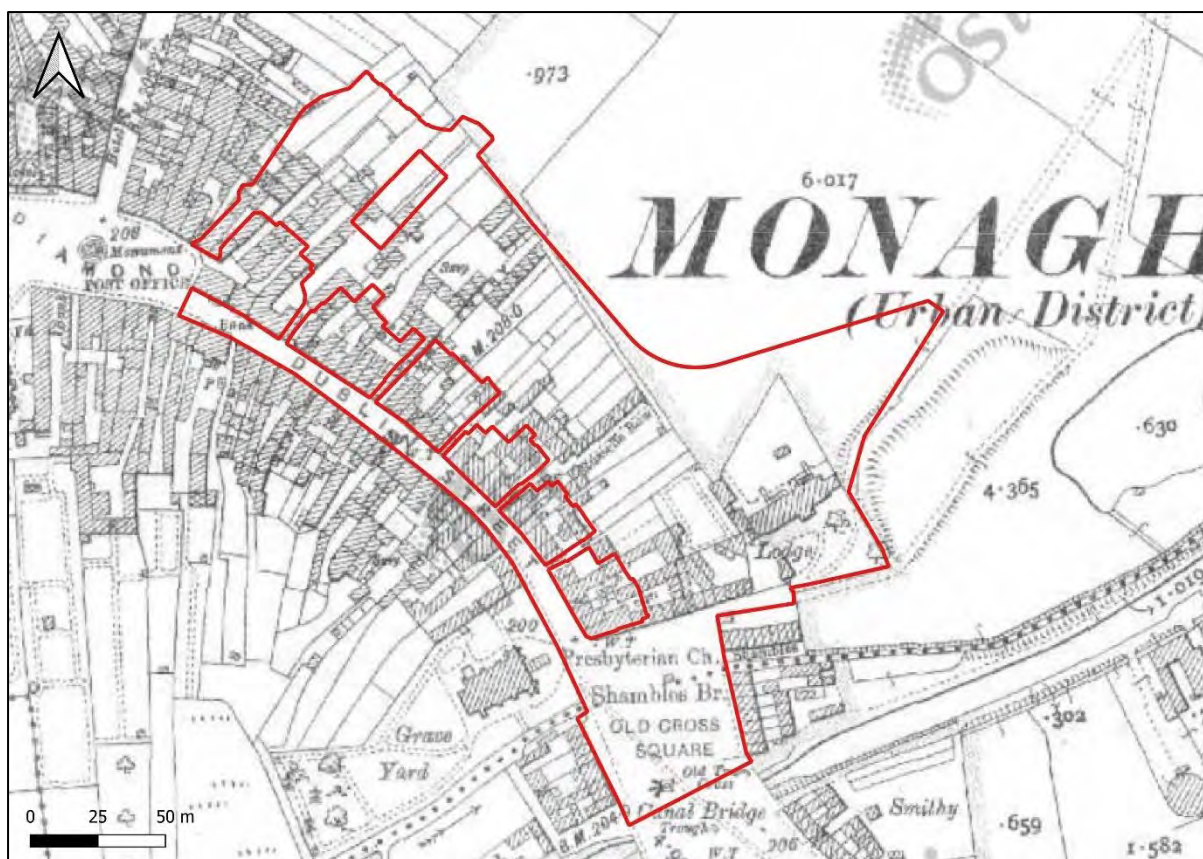


Figure 12: Extract from 25-inch OS map showing approximate site location (Source: Tailte Éireann)



Figure 13: Aerial image of the proposed development site (Source: Google Maps)

3. Results from archaeological investigation

Introduction

A programme of archaeological monitoring and test trenching was carried out under licence no. 24E0606 over a period of five days from 8 to 14 August. Testing was carried out at various locations within the boundaries of the proposed development site with two 8m long archaeological test trenches (Trench 1 and 2) excavated within a vacant greenfield plot to the rear of No. 46 Dublin Street. In addition, 10 no. geological test pits (TP 1- 10) were archaeologically monitored (**Figure 14, Table 3** and **4**). The archaeological test trenches were excavated by a 3 tonne 360° mechanical excavator, fitted with a 1.4m wide toothless grading bucket, which operated under constant archaeological supervision by the licensee. TP 1 - 4, 6, 7 and 9 were excavated by a 3 tonne 360° mechanical excavator, fitted with a 0.3m wide toothless grading bucket. TP 5, 8 and 10 were excavated using a 13 tonne mechanical excavator, fitted with a 0.9m wide toothless grading bucket. All excavations were carried out under constant archaeological supervision by the licensee.



Figure 14: Location of archaeological test trenches (yellow) and GI test pits (green) within development area (red line). The ZoN of historic town (M0009-060---) is shaded purple

Table 3: Archaeological test trench details. See **Figure 14** for trench locations

| Trench | Dimensions | Orientation |
|--------|------------|-----------------------|
| T1 | 1.4m x 8m | Northeast - southwest |
| T2 | 1.4m x 8m | Northeast - southwest |

Table 4: SI test pit details. See **Figure 14** for locations

| ID | ITM (E) | ITM (N) |
|------|------------|------------|
| TP01 | 667513.826 | 833754.553 |
| TP02 | 667483.729 | 833704.490 |
| TP03 | 667455.493 | 833748.874 |
| TP04 | 667398.660 | 833736.693 |
| TP05 | 667367.083 | 833761.952 |
| TP06 | 667384.730 | 833759.309 |
| TP07 | 667368.934 | 833783.885 |
| TP08 | 667347.830 | 833798.869 |
| TP09 | 667335.072 | 833770.471 |
| TP10 | 667354.211 | 833748.457 |

The archaeological trenches (TR1 and TR2) were excavated to determine the location and extent of any unidentified sub-surface archaeological remains liable to be negatively impacted by the proposed development. The GI trenches were excavated to investigate the overall ground conditions. The excavated spoil from all trenches was systemically inspected to assist with artefact retrieval. No archaeological features or artefacts were identified.

As outlined in the method statement submitted to the NMS as part of the application for the archaeological licence, Trench 1 and 2 were excavated to the surface of the natural subsoil which was encountered at . The trench was backfilled with the topsoil following the completion of works.

Constraints/changes to methodology

No constraints were encountered during the course of excavation of archaeological trenches (TR1 and 2). The number of GI test trenches was increased from 8 to 10 and the National Monuments Service was informed accordingly.

Trench descriptions

While the majority of the GI trenches were excavated through modern infill deposits (gravel and demolition rubble), topsoil/garden soil deposits were identified within Trench 1 and 2 and TP 1 and 2 in the eastern greenfield portion of the proposed development area. The natural subsoil was encountered at a depth of 0.4 to 0.7m within TR1 and TR2. The majority of GI test pits were excavated within areas previously disturbed by modern development, confirming the significant degree of modern ground levelling which has taken place within the backlands plots. The archaeological test trenches (TR1 and TR2) were excavated through layers of leaf mould, modern refuse, gravel and garden soil (loam) which overlay a sandy silt subsoil at a depth of 0.4 – 0.7m.

| Trench ID | TP1 |
|-------------|---|
| ITM Co-Ords | 667513.826, 833754.553 |
| Dimensions | L: 2.30m W: 0.40m D:2.50m |
| Description | Trench located within greenfield area adjacent to footpath. 0 – 0.6m: Light brown silty clay 0.6 – 1.1m: Light orange gritty silty clay (natural subsoil) 1.1 – 2.5m: Light brownish grey sandy clay with moderate stones and boulders (0.15-0.25m diam.) Plate 1 |

| | |
|--------------------|---|
| Trench ID | TP2 |
| ITM Co-Ords | 667483.729, 833704.490 |
| Dimensions | L: 2.6m W:0.60m D:2.5m |
| Description | Trench located within greenfield area adjacent to former infirmary building. 0 – 0.05m: Gravel 0.05 – 2.5m: Grey stony gravelly clay containing demolition rubble and modern ceramics, red brick, 20 th century floor tile. Plate 2 |

| | |
|--------------------|--|
| Trench ID | TP3 |
| ITM Co-Ords | 667455.493, 833748.874 |
| Dimensions | L:2.5m W: 0.9m D: 2.5m |
| Description | Trench located in greenfield area adjacent to laneway 0 – 0.7m: Stony grey gritty clay 0.7 – 2.5m: Light brownish grey sandy clay Plate 3 |

| | |
|--------------------|---|
| Trench ID | TP4 |
| ITM Co-Ords | 667398.660, 833736.693 |
| Dimensions | L:2.0m W: 0.60m D: 2.5m |
| Description | Trench located in greenfield rear plot/backlands, recently cleared of trees 0 – 0.15m: Woodchip 0.15m – 0.20m: Dark brownish grey gritty silty clay (topsoil) 0.20m – 2.5m: Light brownish yellow silty sand. Plate 4 |

| | |
|--------------------|--|
| Trench ID | TP5 |
| ITM Co-Ords | 667367.083, 833761.952 |
| Dimensions | L: 3.0m W: 0.9m D: 3.0m |
| Description | Trench located in rear plot/backlands 0 – 0.15m: Hardcore fill 0.15 – 1.0m: Modern rubble and rubbish 1.0-3.0m: Light brownish grey sandy clay with moderate stones (0.10-0.20m diam.) Plate 5 |

| | |
|--------------------|---|
| Trench ID | TP6 |
| ITM Co-Ords | 667384.730, 833759.309 |
| Dimensions | L: 2.2m W: 0.80m D: 1.6m |
| Description | Trench located in rear plot/backlands 0 – 0.05m: Grey fine gravel / dust 0.05 – 0.8m: Grey gritty sandy clay with moderate stones (0.10-0.25m diam.) 1.0-1.6m: Yellowish grey gritty sandy clay with moderate stones (0.10-0.25m diam.) Plate 5 |

| | |
|--------------------|-------------------------|
| Trench ID | TP7 |
| ITM Co-Ords | 667368.934, 833783.885 |
| Dimensions | L:2.5m W: 0.60m D: 2.5m |

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|--------------------|--|
| Description | Trench located in an overgrown vacant area of rear plot/backlands 0 – 1.0m: Light brown gritty silt with frequent stones, red brick, slate, plastic 1.0m – 2.5m: Grey gritty sandy clay with moderate stones and boulders. Plate 7 |
|--------------------|--|

| | |
|--------------------|--|
| Trench ID | TP8 |
| ITM Co-Ords | 667347.830, 833798.869 |
| Dimensions | L:3.0m W:1.0m D:3.0m |
| Description | Trench located in rear plot/backlands 0 – 0.15m: Hardcore fill 0.15 – 1.5m: Mid brown gritty clay mixed with frequent modern refuse (textile, concrete, red brick) 1.5 – 2.0m: Light brownish yellow silty sand (natural subsoil) 2.0 – 3.0m: Light greyish brown clay with frequent stones and boulders (0.10-0.30m diam.) Plate 8 |

| | |
|--------------------|--|
| Trench ID | TP9 |
| ITM Co-Ords | 667335.072, 833770.471 |
| Dimensions | L: 1.8m W: 0.3m D: 2.5m |
| Description | Trench located in rear plot/backlands 0 – 0.15m: Hardcore fill 0.15m – 1.0m: Dark brown silty clay mixed with fragments of red brick 1.0 – 2.5m: Light brown clayey silt with occasional large pebbles Plate 9 |

| | |
|--------------------|--|
| Trench No. | TP10 |
| ITM Co-Ords | 667354.211, 833748.457 |
| Dimensions | W: 1.1m L: 4.0m D:3.0m |
| Description | Trench located in rear plot/backlands 0 – 0.15m: Hardcore fill 0.15 – 1.4m: Dark brown garden soil with moderate inclusions of red brick and modern ceramics 1.4 – 2.80m: Light brownish yellow silty sand (natural subsoil) 2.80 – 3.0m: Light brownish greyish brown stony clay. Plate 10 |

| | |
|--------------------|--|
| Trench ID | TR1 |
| ITM Co-Ords | 667405.91, 833735.88 667407.76, 833732.82 |
| Dimensions | L: 8.0m W: 1.4m D: 0.6 to 0.7m |
| Description | Located within vacant greenfield plot overgrown with shrubs and small trees. Excavated through a 0.20m thick layer of overburden comprising leaf mould, rubble and refuse. The overburden overlaid a 0.25m thick layer of fine gravel which had been laid down on a 0.10-0.20m thick layer of dark brown gritty garden soil (loam) with moderate inclusions of red and yellow brick fragments and coal. This deposit directly overlay the natural subsoil, a light brownish yellow silty sand with moderate stone inclusions. A slab of concrete, perhaps formerly used as a garden path, was noted at the southwest end of TR2. Plate 11 |

| | |
|--------------------|--|
| Trench ID | TR2 |
| ITM Co-Ords | 667406.12, 833730.68 667400.34, 833724.87 |
| Dimensions | L: 8.0m W: 1.4m D: 0.4to 0.6m |
| Description | <p>Located within vacant greenfield plot overgrown with shrubs and small trees. Excavated through a 0.40m – 0.60m thick layer of overburden comprising leaf mould and dark brown garden soil (loam) mixed with large quantities of stone and gravel with inclusions of modern red brick fragments and glass. This deposit directly overlay the natural subsoil, a light brownish yellow silty sand with moderate stone inclusions. A concrete pipe covered with a slab of concrete, perhaps formerly functioning as a garden path, was noted along the western edge of TR2.</p> <p>Plate 12</p> |

4. Conclusions and recommendations

A programme of archaeological testing in the form of the machine excavation of two 8m long test trenches and the archaeological monitoring of ten geotechnical test pits was carried out within the proposed development site over a period of five days between 8 and 14 August 2024 under licence no. 24E0606. No archaeological features or artefacts were identified within any of the excavated areas. The proposed development site is located within the Monaghan Town Area of Archaeological Importance (as defined in the Monaghan County Development Plan 2019-2025) and the ZoN of the historic town of Monaghan (MO009-060----). The findings of these investigations will also inform an EIAR which is currently being prepared for this development.

The ground within the rear plots of the properties along Dublin Street showed signs of considerable ground disturbance, including ground reduction, due to attempts at creating level parking areas and access roads. The ground within greenfield areas at the eastern portion of the site appeared less disturbed except for an area in front of the now demolished Infirmary building which showed signs of demolition rubble having been used to landscape the public park/recreational area at that point. It is important to note that the investigated areas are very small in relation to the size and impact of the overall development. Despite the evidence of ground disturbance noted in some of the test pits the potential for previously unrecorded sub-surface archaeological features to survive within the boundaries of the proposed development area must be considered **high**. **A programme of archaeological monitoring of any future ground reduction works in all areas of the proposed development site is therefore recommended.**

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Appendix: Photographic record



Plate 1: TP1 looking southwest



Plate 2: TP2 looking west



Plate 3: TP3 looking west



Plate 4: TP4 looking south



Plate 5: TP5 looking southwest



Plate 6: TP6 looking northeast



Plate 7: TP7 looking southeast



Plate 8: TP8 looking southeast



Plate 9: TP9 looking northwest



Plate 10: TP10 looking southwest



Plate 11: TR1 looking southwest



Plate 12: TR2 looking southwest

Dublin Street North Regeneration

OLD CROSS MONUMENT CONDITION REPORT



Prepared for McAdam Design

By the Project Conservation Architects: Alastair Coey Architects

September 2024 Last updated 21st February 2025

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1 INTRODUCTION

This condition report has been prepared by Alastair Coey Architects for McAdam Design as part of proposals for Dublin Street North Regeneration Project. Alastair Coey Architects specialises exclusively in the conservation of historic buildings and places. The company is accredited by the Royal Institute of the Architects of Ireland as a Grade One Conservation Practice. All professional and technical members of staff have specialist conservation training.

The text represents a distillation of comprehensive contemporaneous survey notes.

STATUTORY PROTECTION

The Old Cross Monument is designated a national monument (RMP reference number MO009-060006) and listed as a protected structure of national importance (number 41001042) in the County Monaghan list of protected structures.

ORIENTATION

For the purposes of this report the south elevation is deemed to face towards Dublin Street. These notional compass references are used throughout this report.

LIMITATIONS OF THE SURVEY

The survey was carried out by visual observation. No opening up was carried out and therefore it was not possible to inspect for possible metal fixings etc. Alastair Coey Architects is therefore unable to report that such parts, and other hidden aspects of the monument, are free from defect or the presence of metal fixings.

DESCRIPTION

The Old Cross Monument is a free-standing 2.7 metres tall tapered limestone column and base on a square series of six-tiered limestone steps. The column carries a sandstone polygonal gnomonic block or multi-faceted sundial typical of similar designs found in Scotland having vertical diamond shaped faces with sloping triangular faces squared off top and bottom. Each of the diamond faces has a 250mm diameter hemispherical recess, above each recess a hole (now filled) originally used to hold a gnomon or iron rod probably set in molten lead. The sundial head is currently upside down, the gnomon holes now showing below the spheres.

It was erected in the seventeenth century (date unknown), originally located in the Diamond, the original market place of Monaghan, the cross being referred to then as the Market Cross. It was relocated to Old Cross Square in the 1870s, and later relocated within the Square on Dublin Street.

The only known similar object in Ireland is located in Tynan, County Armagh where it appears on top of a gatepost. Several similar sundial heads exist in Scotland dated to the seventeenth century, which may suggest the sundial head replaced an earlier cross and had been installed there by Scottish settlers during the Plantation period. It had at a time a gas light on top, there is currently a recessed channel on the north face that may have accommodated the gas feed pipe.

The monument was dismantled and rebuild on a different orientation in its current position in 2010. Extensive repairs were undertaken which consisted of replacement of heavily damaged steps, indent repairs, stitching together broken parts of the sundial and conservation mortar repairs. The monument as it currently stands clearly show the extent of the repairs that had been carried out. The surviving original steps are heavily worn with spalled arrisses and have a vertical tooled finish whereas replacement steps have a semi-polished finish with bull nosed edging. The column has a horizontal tooled finish and its base vertical tooled. The sundial is diagonally tooled and mortar repairs are accentuated with moss.

DRAWINGS

The plan and elevational drawings included in Appendix A are not to scale and are intended only to assist in locating matters referred to in the report.

In order to facilitate the assessment of condition, the monument has been divided into three stages:

:

- Stage 1 – Tiered steps
- Stage 2 – Column (base and shaft)
- Stage 3 – Sundial

REFERENCES

Nolan, Dermot, Conservation and Relocation of Sundial Monument, Old Cross Square, Monaghan, 24 March 2010.

Nolan, Dermot, Report on the Restoration of the Sundial Monument at Market Square, Monaghan, Dermot Nolan & Associates, Historic Buildings Consultants, 20 Feb 2011.

2 INSPECTION REPORT

METHODOLOGY

As previously stated, this survey was primarily based on a visual observation from the ground. During the survey a comprehensive digital photographic record was prepared including measured survey information.

VISUAL NON-INVASIVE INSPECTION

The inspection was carried out on 17 September 2024 by Adrian Curran, a member of staff at Alastair Coey Architects. A Senior Architectural Technologist, formerly a stonemason with wide-ranging experience of work on masonry structures. Weather conditions on 17 September were calm, dry, sunny.

Visual inspection of the ashlar stonework indicated that the extent of stone decay is generally negligible and that the stonework is generally in reasonable condition albeit with some localised deterioration, fractures or fissures and spalling. The structure remains largely stable and intact.

Past repairs were carried out as outlined in Dermot Nolan's report and are evident in the form of indent repairs and fracture repairs using epoxy resin and specially designed mortar repairs. Stainless steel fixings had been advised in the report however it is not known if these dowels have been deployed or how many and their locations.

3 CONDITION SURVEY

Freestanding horizontal tooled limestone column having stop chamfered corners on chamfered vertical tooled base surmounted with diagonally tooled polygonal sandstone sundial and erected off six tiered ashlar limestone steps with vertical tooling to risers.

NORTH ELEVATION

Stage 1 Steps to north side of column

Tiered steps – Fractures evident on stones nos. B3, D2 and E2. Indent repairs carried out to stones nos. A4 and B3 all in reasonable condition. Replacement stones nos. A2, B1, B2 and C1 in reasonable condition. Incised bench mark to east end of stone no. F1. All original stones have minor varying degrees of spalling to leading arrises otherwise in reasonable condition.

Pointing – Excessively wide joints, appears to be coarse aggregate lime-based mortar.

Stage 2 Column and base

Ashlar column shaft – Extensive fractures evident to top and bottom, possibly result of failed fixings. Horizontal fracture mid-point.

Base stone – Extensive fracture evident.

Stage 3 Sundial

Polygonal sundial – Evidence of major mortar repairs previously carried out having accumulated moss growth. Mortar repair to track or fracture with moss attached.

Original gnomons missing, mortice infilled with repair mortar.

EAST ELEVATION

Stage 1 Steps to east side of column

Tiered steps – Fractures evident on stones nos. B6, C6 and D3. Indent repairs carried out to stones nos. B6 and D3 all in reasonable condition. Replacement stones nos. A5, A6, B4 and E3 in reasonable condition. Extensive spalling to leading arrises of stones nos. C3, C4, D2 and D3 otherwise all other original stones have minor varying degrees of spalling.

Pointing – Excessively wide joints, appears to be coarse aggregate lime-based mortar.

Stage 2 Column and base

Ashlar column shaft – Isolated area of surface delamination at neck of column.

Base stone – Face free from fractures or defects.

Stage 3 Sundial

Polygonal sundial – Evidence of major mortar repairs previously carried out having accumulated moss growth. Mortar repair to tracks or fractures with moss attached.

Original gnomons missing, mortice infilled with repair mortar.

SOUTH ELEVATION

Stage 1 Steps to south side of column

Tiered steps – Fractures evident on stone no. A7. Indent repair carried out to stone no. A9 in reasonable condition including area of surface delamination on tread. Replacement stones nos. A8, B7, B8, B9, C7 and C8 all in reasonable condition with exception of minor fracture to stone no. B8. Extensive spalling to leading arrise of stone no. F1 otherwise all other original stones have minor varying degrees of spalling.

Pointing – Excessively wide joints, appears to be coarse aggregate lime-based mortar.

NOTE: Monaghan Heritage Trail bronze plaque installed in paving adjacent to steps.

Stage 2 Column and base

Ashlar column shaft – Face free from fractures or defects.

Base stone – Indent repair to upper corner in reasonable condition.

Stage 3 Sundial

Polygonal sundial – Evidence of major mortar repairs previously carried out to sandstone head having accumulated moss growth. Additional cracks evident.

Original gnomons missing, mortice infilled with repair mortar.

WEST ELEVATION

Stage 1 Steps to west side of column

Tiered steps – Fractures evident on stone no. A10. Indent repair carried out to stone no. D7 in reasonable condition. Replacement stones nos. A11, B10 and C9 all in reasonable condition.

Pointing – Excessively wide joints, appears to be coarse aggregate lime-based mortar.

Stage 2 Column and base

Ashlar column shaft – Two major delaminations on chamfered corners.

Base stone – Indent repair to upper corner in reasonable condition.

Stage 3 Sundial

Polygonal sundial – Evidence of major mortar repairs previously carried out to sandstone head having accumulated moss growth. Additional cracks evident.

Original gnomons missing, mortice infilled with repair mortar.

4 CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

1. Isolated fracturing of stone is evident, some of which could be a result of movement or rusting iron fixings. Some fracture lines appear more recent given these had not been repaired during the previous interventions.
2. Delamination is occurring on the tread of a single step and at the neck of the column shaft.
3. Fractures and areas where the stone surface is spalling or delaminating are vulnerable to ice and rain damage.
4. Joints in steps are irregular and excessively wide.
5. Conservation mortar repairs appear to be deteriorating and attracting moss growth which will absorb moisture leading to possible issues in the future.
6. The limestone plinth steps are in variable condition. They have been pointed and possibly bedded, in the past with inappropriate cement mortar which may have damaged the jointing ends of each step which has resulted in joint irregularities and excessive joint widths. Some steps are so badly damaged by spalling and fractures that they will require replacement. Previous indent repairs do appear sound. Generally, the arrisses of the original steps are spalled to a varying degree however there are a few that are badly spalled and these could present a hazard.
7. Otherwise, the structure generally remains largely stable and intact.

RECOMMENDATIONS AND SEQUENCE OF WORKS

Monaghan Town Council intends to carry out an Environmental Improvement Plan at Old Cross Square, Monaghan. As part of this plan it is proposed to carefully dismantle the monument, repair and move it to a new location within the square.

The following are to be considered in this process:

1. Further inspection is recommended using minimal invasive means by using a metal detector survey to locate and concealed fixings and map their location with current spalling and fracture lines in the stonework and assist with the methodology of carefully dismantling the monument without inflicting further damage.
2. Conservation Architect to prepare comprehensive package of tender documentation to include existing and proposed drawings, NBS Specification and Schedule of Works.
3. Before any works can commence the proposals will be subject to a full planning application. In addition, Ministerial Consent under Section 12(3) of the 1994 National Monuments Act will be required prior to carrying out any works to, or moving the monument. No works can be carried out to the monument until the appropriate approvals are in place.
4. Appointed Contractor to or Sub-contractor must demonstrate skill and experience appropriate for heritage work of a similar nature and provide documentary evidence of Safe Pass, CSR, CSCS construction and heritage skills accreditation.

5. Appointed Contractor is to prepare detailed method statements for each stage of the works and for every intervention proposed.
6. The principles of minimum intervention should apply to all work proposed.
7. The use of power tools, percussive chisels and grinders will not be permitted without the express permission of the Conservation Architect and their use must not be assumed. The cutting of joints should be carried out using the Arbortech Allsaw AS170 oscillating power tool with BL170S HP cutting tool and BL170 HN TCT Heritage blades range.
8. It is not known if the steps have been bedded on cementitious mortar and dismantling should proceed with caution. Should cementitious mortar be encountered work should cease immediately and the Conservation Architect contacted for further instructions.
9. The monument should be carefully dismantled into its individual component parts using nylon slings and edge protectors. All remnants of mortar is to be removed from stones and stones label on concealed faces indicating its original position and markings transcribed onto record drawings and photographs.
10. All stone components to be palletised, resting and separated on polystyrene or similar soft 'skids' to prevent collision and damage to arrises and shrink wrapped to prevent oversteering during transit handling and fixing. The sundial head should be shrink wrapped and crated and crate packed with polystyrene or foam filled to prevent damage in transit. Pallets will be lifted by forklift or hi-ab crane on to a flatbed lorry with openable sides. Pallets will be stored (single stacked) at a secure lockable workshop or yard (preferably with CCTV).
11. The Conservation Architect will visit the workshop to carry out a full inspection of each stone component to re-confirm the full scope of repairs to damaged parts and removal of all metal fixings.
12. Existing foundations are to be grubbed up as part of the overall Environmental Improvement Plan under the supervision of the area Archaeologist.
13. Material analysis – Samples of existing stone and mortars should be sent to a laboratory for full analysis. This will inform of compatible stone type for replacement repairs and replication of mortars.
14. The entire monument requires to be cleaned with a light steam clean (Doff system) and a suitable biocide applied in a two coat application. Other forms of chemical or abrasive cleaning prohibited.
15. Any damage as a result of failing cramps or fixings should be cut out and stone indents inserted to replace lost stone.
16. Fractures should be repaired with low viscosity epoxy resin.
17. Fissured and delaminations should be preserved by consolidation treatment in order to stem the weathering process. It is essential this work is carried out by a qualified specialist stone conservator aware of conservation principles and methods. Demonstrable proof to this effect will be sought.
18. The sundial needs full reassessment of its condition in a workshop in order to determine if the previous repairs are sound or need attention.
19. A specialist sundial expert should be appointed to inspect the sundial and prepare a report with advice on the feasibility of reinstating it as a fully working sundial complete with new bronze gnomons installed.
20. Chipped or spalled arrisses of the steps are part of the aging process and do not generally pose an issue with the exception of a few badly damaged steps which should be considered for replacement or at least indent repaired.
21. On completion of repairs, the refurbished work will be transported back to site in the same manner for removals and will only be delivered as and when required. No items will be left on site. Any unfixed items will be returned to the workshop until next required. The monument should then be re-erected on its

new location of a new concrete foundation pad designed to Structural Engineer's specification.

22. All components of the monument are to be secured using 304 marine grade stainless steel fixings set in epoxy resin.
23. All bedding and pointing mortar should be carried out as specified using natural hydraulic lime NHL3.5: aggregate.
24. All decisions relating to cleaning, repairs and conservation of the monument, and the actions resulting from them, will be thoroughly documented. A photographic record of the process and full details of the treatments carried out will be maintained and submitted by the Contractor for inclusion in the Health and Safety Plan.
25. On completion the Contractor is to make good all damage to surfaces resulting from the works, remove all temporary works and leave neat and tidy at completion.

Dublin Street North

Regeneration

CONSERVATION DESKTOP ASSESSMENT



Prepared for McAdam Design

By the Project Conservation Architects: Alastair Coey Architects

May 2023 Last updated 21st February 2025

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| 8.103 | Number 59b | 203 |
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| 8.106 | Number 60 | 209 |
| 8.107 | Number 60a | 211 |
| 8.108 | Number 60b | 213 |
| 8.109 | Number 61 | 215 |
| 8.110 | Number 61a | 217 |
| 8.111 | Number 61b | 219 |
| 8.112 | Number 62 | 221 |
| 8.113 | Number 62a | 223 |
| 8.114 | Number 62b | 224 |
| 8.115 | Number 62c..... | 226 |
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1 INTRODUCTION

Alastair Coey Architects has been appointed by McAdam Design to provide conservation architectural support to the Integrated Design Team responsible for developing the Monaghan Dublin Street North Masterplan. The Scheme aims to develop the Roosky Masterplan (by Sheridan Woods) to deliver new access and development potential to the backlands behind Dublin Street North, and to improve the safety and quality of circulation on Dublin Street.

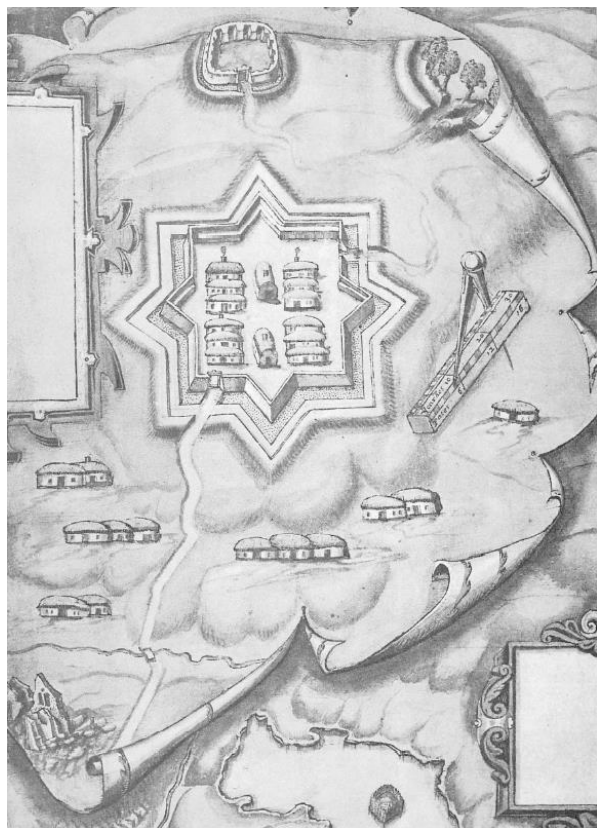
The Ulster Architectural Heritage Society noted in its survey of the town in 1970 that *"There is not a single inappropriate or intrusive building in the street; the rooflines are varied but always pleasing; though there are few buildings of great architectural interest, this street would lend itself to a potentially most rewarding civic-trust type scheme."*¹



¹ Historic buildings, groups of buildings and areas of architectural importance in the town of Monaghan. Ulster Architectural Heritage Society, 1970. Page 23

2 HISTORY

Historically, Monaghan County was ruled by Gaelic clans including the McMahons until the conquest of Ireland in the sixteenth century. Monaghan town may originally have grown up as a village around first a monastery, which then expanded around a fortified English garrison which was built c.1602.



Irish Manuscripts Commission Map, C.1602²

There is a suggestion that the garrison was walled as evidenced by a map of 1602, and that some of this stone was used to build the older buildings in the town.ⁱ³ The local stone used in many buildings is generally grey limestone. Later buildings use stone from the quarry visible to the east of Old Cross Square in the OS First Edition of 1836. Monaghan town eventually became part of the Cleremont Estate (later the Rossmore Estate). From 1801 until the early twentieth century the principal landlords were the Westernra family, based at the now demolished Rossmore Castle. The town has the characteristics of a nineteenth century market town. The town suffered large population loss during the Famine years in the 1840s.

Dublin Street runs north-south from the central Diamond in Monaghan and as the name suggests was once the main road towards Dublin from the town. It is characterised by three-storey nineteenth century shop units which form a sweeping curve from the Diamond to Old Cross Square. Notable residents include Charles Gavan Duffy (1816-1903) who was born at no.10 Dublin Street. He was a poet, journalist, Young Irelander and politician, eventually becoming Premier of Victoria in Australia.

² Historic buildings, groups of buildings and areas of architectural importance in the town of Monaghan. Ulster Architectural Heritage Society, 1970. Page 3

³ Ibid. Page 6

Dublin Street is unusual in retaining its historic long plot layout to the north side, likely due to the challenging topography which has hindered the town expanding in this direction. The backlands behind the Dublin Street shopfronts are a complex mix of outbuildings, entrys and detached gardens. Much of the historic built fabric in this area is in poor condition.

The Ulster Canal flows through the town and passes under the south side of Old Cross Square in a culvert. It has not been in commercial use since 1931.



View south along Dublin Street from the Diamond



View from the top of Pump Entry towards the Diamond



View towards the rear of nos 36-39 Dublin Street



Visually pleasing group in Pump Entry, behind no. 54 Dublin Street



View east along the canal towards Old Cross Square

3 STANDARDS

The approach to re-modelling and restoration of the historic structures and intervening spaces should be conservation-led in the context of internationally-recognised best practice, with reference to:

1. James Semple Kerr's 'Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance';
2. The ICOMOS Burra Charter;
3. British Standard BS7913: 2013 (the management and treatment of historic buildings); and
4. The Department of Arts, Heritage and the Gaeltacht's publication 'Architectural Heritage Protection – Guidelines for Planning Authorities'

In Ireland, Local Authorities have a statutory responsibility to safeguard architectural heritage in accordance with Part VI of the Planning and Development Act 2000. Under S.51 (1), a County Council must compile a Record of Protected Structures (RPS), listing all structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The protection, unless otherwise stated, includes the exterior and interior of the structure, lands lying within its curtilage, other structures and their interiors within the curtilage, plus all fixtures and fittings which form part of the interior or exterior of any of these structures.

4 STRATEGY

The site was assessed as follows:

1. A walkover survey to identify and photograph each building fronting Dublin Street and all of the associated backland structures.
2. Cartographic analysis of historic Ordnance Survey Maps to establish which structures may be of historic interest.
3. Analysis of further sources including:
 - a. Monaghan County Museum
 - b. Irish Architectural Archive
 - c. Old Monaghan Society (Facebook group)
 - d. Leslie Crawford (Facebook page)
4. Planning history search.
5. Cross reference of each structure to draft masterplan.
6. Summary of findings in tabular form in this report.



Area of analysis outlined with buildings highlighted

5 PROTECTED STRUCTURES

A Protected Structure is a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical perspective. The owner or occupier of a Protected Structure is legally obliged to prevent it becoming endangered, whether through damage or neglect.⁴

Within the study area there are four protected structures and one that is recorded by the National Inventory of Architectural Heritage as noted below. It is important to establish the curtilage of the protected buildings to verify the extent of the protected status. The Market Cross is scheduled for inclusion in the next revision of the Record of Monuments & Places (RMP).

| No | Name | Image | Reference | AHIA Reference |
|----|---------------------|---|------------------|----------------|
| 54 | Ernie's Alterations |  | MCC_RPS_41001181 | MAD-R019 |
| 55 | Les Cadeaux |  | MCC_RPS_41001180 | MAD-R020 |
| 56 | Macho Man |  | MCC_RPS_41001179 | MAD-R021 |

⁴ <https://www.citizensinformation.ie>

| No | Name | Image | Reference | AHIA Reference |
|----|---|--|--|----------------|
| 57 | Mr J |  | MCC_RPS_41001178 | MAD-R022 |
| | The Monument (Market Cross, Old Cross, Sundial Monument) |  | MO009-060006 MCC_RPS_41000283 | MAD-013 |
| 62 | S McKenna |  | NIAH 41303117 On the National Inventory of Architectural Heritage, not on the Record of Protected Structures. | |

6 CARTOGRAPHY



Cleremont Estate Map, c.1791

Currently known as the Rossmore Estate, the townland of Rooskey is within what was the Cleremont Estate at the end of the eighteenth century. It can be seen that there are thirteen plots identified to the north (right) side of Dublin Street. If any outbuildings were present, they are not noted on the map. The buildings appear long, presenting a wide façade to the street and are shown without any returns.



Clermont Estate map c.1791 detail of Dublin Street

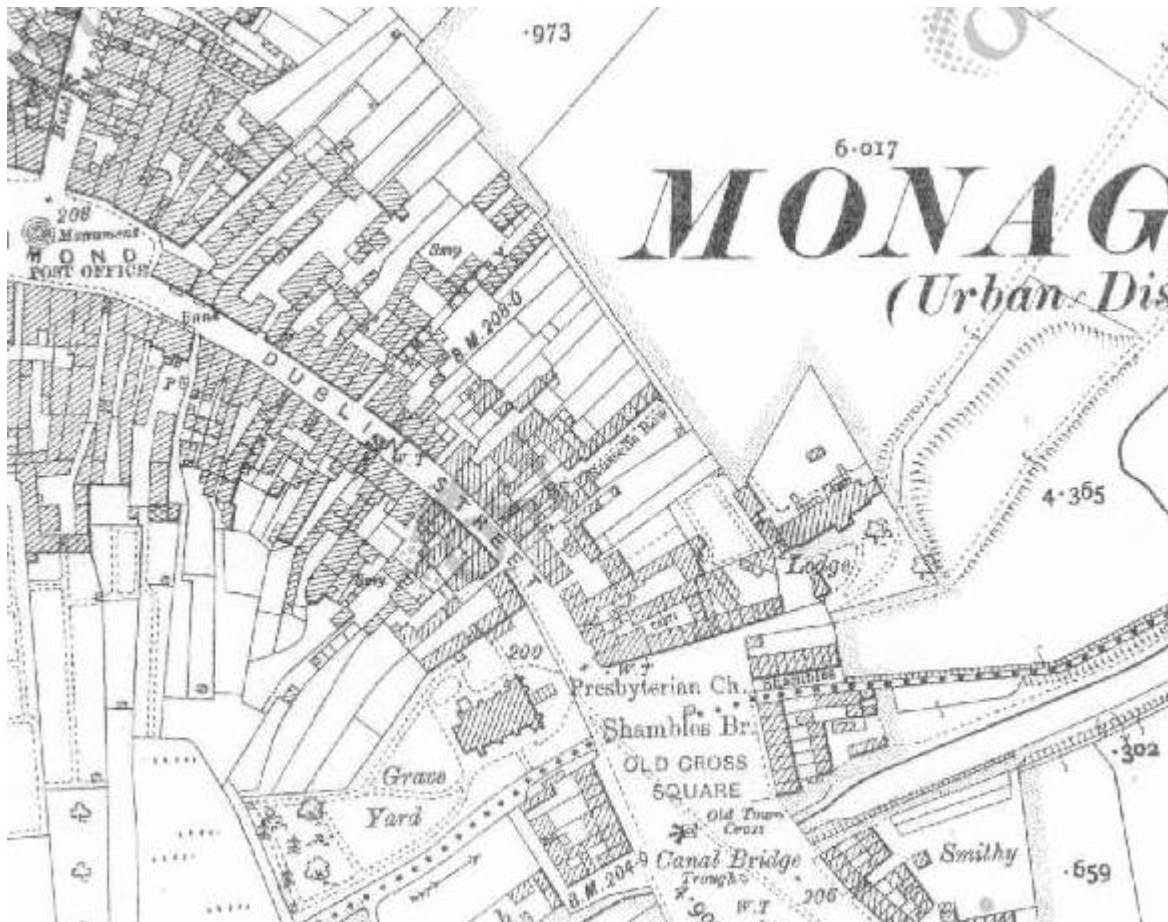
On closer inspection, it can be seen that there are only two entries through the buildings; currently there are five. To the lower right of the map the footprint of the now demolished Asylum infirmary can be seen.



OS First Edition c. 1836

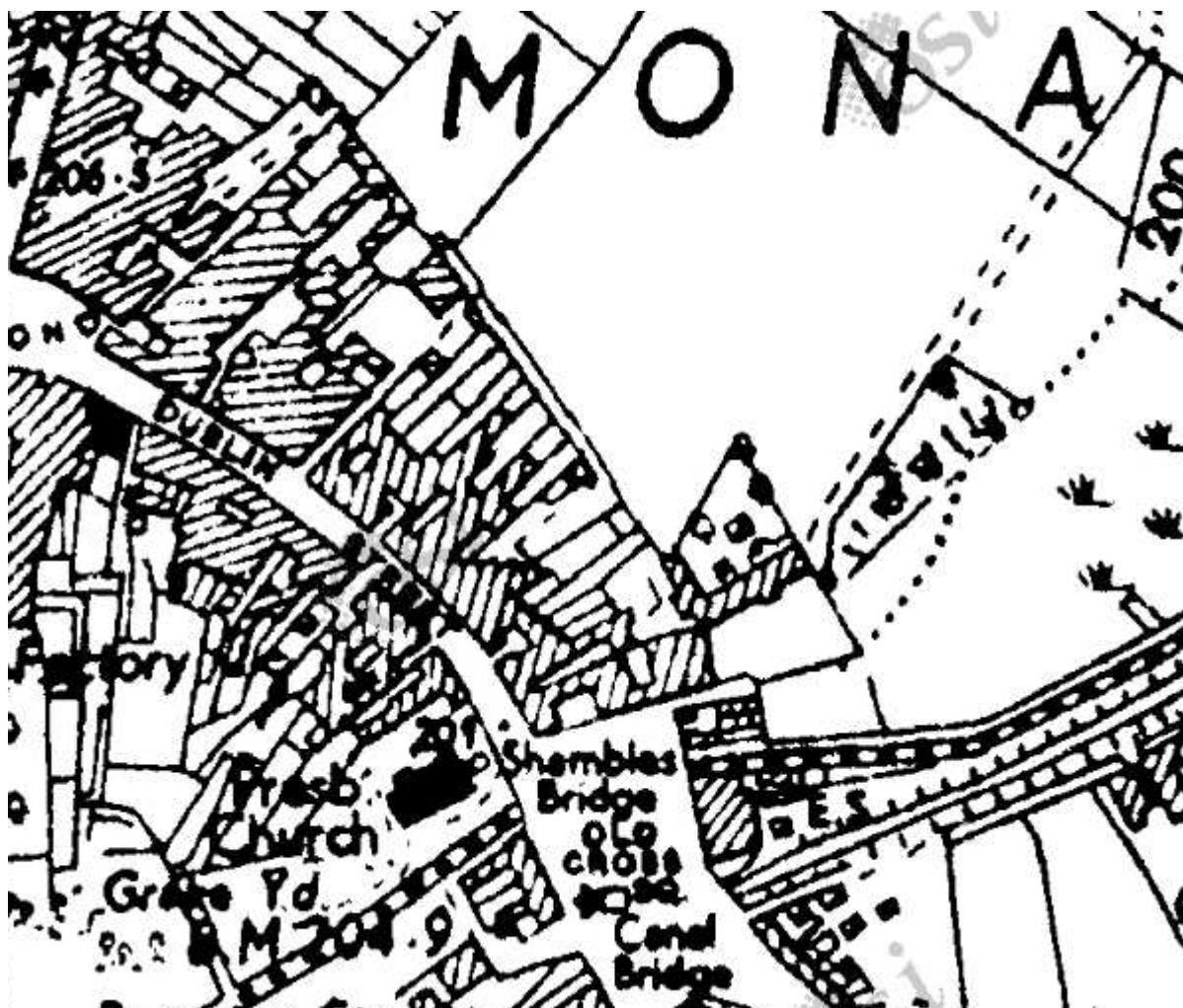
The OS First edition shows all five entries together with footprints and outbuildings similar to the current situation. This is quite different in building form and plot size to the 1791 map. A date plaque showing WM 1810 is set into no. 49 suggesting the building dates from then. The Shambles terrace is present at the south end of the street and the Square is known as Shambles Square. At this time the Old Town Cross is located in the Diamond at the north of the street.





OS Second Edition c. 1908

This map indicates further development, including the Russell's Row terrace perpendicular to Dublin Street, and the original position of the Old Town Cross within Old Cross Square. The cross was moved from the Diamond to Old Cross Square in the 1870s, and later relocated within the Square.



OS Last Edition c.1951

This edition shows a plan similar to the OS Second Edition but is less legible, and less reliable for detail.



Dublin Street Architectural Conservation Area

There are several Architectural Conservation Areas (ACAs) in the town, and Dublin Street is a dedicated ACA. The boundary of the area takes in the main buildings fronting the street only, without including returns and outbuildings.

7 DEMOLITIONS PLAN

This report should be read in conjunction with the McAdam Design Demolitions plan.

Each structure has been assigned an identifying reference number used in this report and on associated drawings. The street numbers were used for Dublin Road, and every return, extension or separate structure behind was given that number with a letter. These are for identification purposes only and do not imply addresses or ownership.

8 ASSESSMENT OF HERITAGE ASSETS

8.1 Market Cross



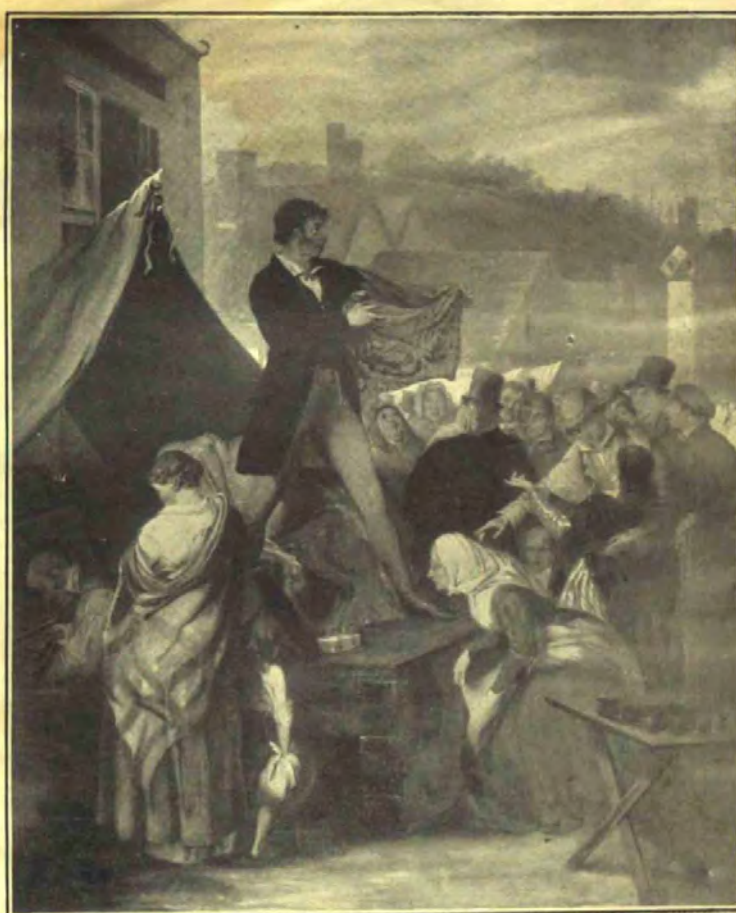
| | | | | | | |
|------------------------------|---|--------------------|-------------------|------------------------|------------------|------------------------|
| Name | Market Cross | | | | | |
| Statutory protections | Register of Monuments and Places MO009-060006 MCC_RPS_41000283 | | | | | |
| Cartographic analysis | OS First Edition | Y (in the Diamond) | OS Second Edition | Y (different position) | OS Final Edition | Y (different position) |
| Location |  | | | | | |
| Context image |  | | | | | |

Image 2





Rushe's History
of Monaghan-
Cross is visible in
the background



MONAGHAN MARKET, 1830

ii



| | |
|-------------------------|--|
| Image 1 |  <p>Postcard of Old Cross Square c.1900⁵</p> |
| Image 2 |  <p>Present day Old Cross Square</p> |
| Description | <p>The Market Cross is notably not cross shaped, it is apparently a sundial. It is scheduled for inclusion in the next revision of the RMP and is described therein as follows:</p> <p><i>The cross is first recorded in 1714 (McKenna 1920, 1, 80-3) and it is described as 'Market Cross' in italic lettering on the 1834 edition of the OS 6-inch map at the centre of the Diamond where it had stood with the stocks beside it. Around 1875 the Rossmore Memorial, a neo-gothic memorial fountain, was erected in its stead and the Market cross was discarded. This caused great controversy at the time, when Nationalists rescued it and re-erected in the small square known as the Shambles and now called Old Cross Square. By the time Nationalists had a majority on the council in 1898 the heat had gone out of the issue, and the cross remains in Old Cross Square (McKenna 1920 1, 80-3). It is depicted on the 1907 edition of the OS 6-inch map as being in the centre of the square but this location must have caused traffic problems and it is now at the N side of the square. However, in setting up the cross here the head was attached upside down so that it no longer functions as a sun-dial (McMahon and Walsh 1982, 16).</i></p> <p><i>Six limestone steps lead to the rectangular base (dims 0.56m x 0.56m; H 0.446m) which supports a tapering limestone shaft (dims at base 0.44m x 0.43m; H 1.72m) with chamfered edges and curved stops. The head is a polygonal stone with four hemispherical hollows on different facets, each of which was originally aligned on a cardinal point. A gnomon or pointer would cast a shadow on lines in a particular cup depending on the time of day and season of the year. Even the N-facing cup provided readings on long summer's evenings. (ibid.)⁶</i></p> |
| Planning History | <p>None</p> |


⁵ Monaghan County Museum

⁶ <https://webgis.archaeology.ie/>

| | |
|-----------------------------------|---|
| Other relevant information | Refer to Alastair Coey Architects documents Architectural Heritage Impact Assessment MAD-R013 and Old Cross Monument Condition Report MAD-R015 |
| Consideration | Design proposals could potentially consider relocating the Market Cross within Old Cross Square. It has been relocated at least twice in its history. During the construction phase a risk assessment should be carried out by a suitable qualified conservation specialist to ensure that it is not damaged by any works. It may be an opportunity to investigate the McMahon and Walsh statement referred to in the RMP description of the head being upside down. If this is indeed the case consideration could be given to replacing it to its original functional position. |



8.2 Asylum infirmary



| | | | | | | |
|-----------------------|---|---|-------------------|---|------------------|---|
| Name | | | | | | |
| Statutory protections | No | | | | | |
| Cartographic analysis | OS First Edition | N | OS Second Edition | N | OS Final Edition | N |
| Location |  | | | | | |
| Context image |  iii | | | | | |

| | |
|-----------------------------------|--|
| Image 1 |  |
| Image 2 | |
| Description | Site of asylum infirmary building, now demolished. Outwith current development area but included within this report for context. Demolished c.2003 |
| Planning History | None |
| Other relevant information | |
| Consideration | To be assessed as archaeology. |



8.3 Historic boundary walls

8.3.1 Stone Wall SW01

| Name | Rear of 31-40 | | | | | |
|-----------------------|--|--------------------|-------------------|--------------------|------------------|--------------------|
| Statutory protections | No | | | | | |
| Cartographic analysis | OS First Edition | Position indicated | OS Second Edition | Position indicated | OS Final Edition | Position indicated |
| Location |  | | | | | |
| Context image |  | | | | | |

| | | |
|----------------------------|---|--|
| Image 1 |  | |
| Image 2 |  | |
| Description | Tall coursed rubble boundary wall with coping to top. Colonised by vegetation to a greater or lesser extent along its length. Follows the line of the historic boundary between the Dublin Street plots and the hill behind. Does not follow the boundary line of 1791 but follows the line present on the OS First Edition in 1836. Was associated with the now demolished Asylum infirmary and its gate lodge; the wall turns the corner at Old Cross Square and a break line where the return was demolished is evident. | |
| Planning History | None | |
| Other relevant information | | |
| Consideration | A strong urban boundary denoting the historic edge of Monaghan town and the last intact feature of the former Asylum infirmary site. Where possible this should be incorporated into future development plans. | |

8.3.2 Stone Wall SW02

| | | | | | | |
|-----------------------------------|---|--------------------|-------------------|--------------------|------------------|--------------------|
| Name | Rear of 32 | | | | | |
| Statutory protections | No | | | | | |
| Cartographic analysis | OS First Edition | Position indicated | OS Second Edition | Position indicated | OS Final Edition | Position indicated |
| Location |  | | | | | |
| Context image |  | | | | | |
| Description | Stone boundary wall of varying rubble sizes, painted in some areas and modified with concrete block in others. Follows the line present on the OS First Edition in 1836 | | | | | |
| Planning History | None | | | | | |
| Other relevant information | | | | | | |
| Consideration | Historic structure of low architectural interest. | | | | | |