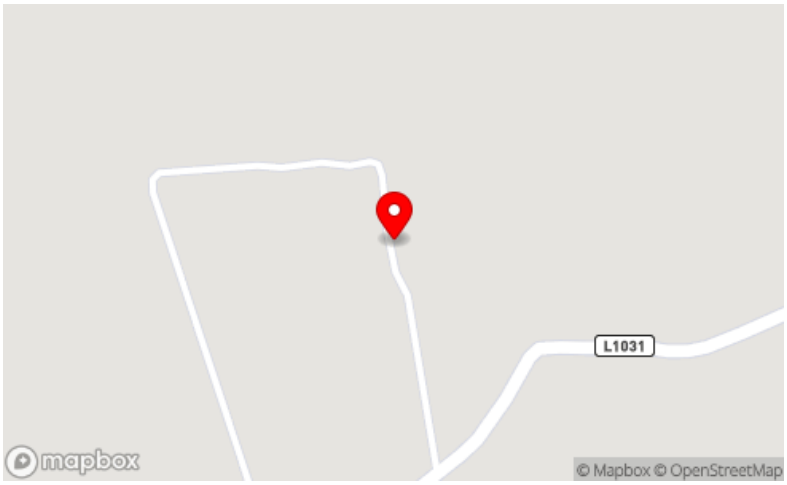
TAG-21-002-BCC-SITE INSPECTION REPORT

INSPECTION DETAILS

Site Name:	Corneddan, Ballinalee
Location / GPS:	
Project Number:	TCCE-2022-097 – OGP - LD
Date of Visit:	16/03/2023
Inspector Name:	Thomas Campbell
Developer Name:	Longford County Council
In Attendance:	
Weather:	Showers
Time of Visit (Start):	08:01 (0 GMT)
Time of Visit (Finish):	11:24 (0 GMT)

UNITS

No. of Active Unit Number(s):	1

PROJECT FIELDS

Inspection Type(s):	Foundation
Unit Number(s) Inspected:	1
Additional Information:	Site investigation- trial holes

FOUNDATION

Foundation Type(s):	
Unit Number(s):	
Additional Information:	Trial holes for foundations

SUPERSTRUCTURE

Superstructure Type(s):	Masonry-Cavity
Unit Number(s):	1
Additional Information:	

RENDER/EXTERNAL

External Render Type(s):	Traditional Render
Additional Information:	
Other Render Type:	

HEATING SYSTEM

Heating System Type(s):	Heat Pumps
Unit Number(s)	1
Additional Information:	

ROOF TYPE

Roof Type(s):	Roof Tiles
Unit Number(s):	1
Other Roof Types:	

WALL INSULATION

Wall Insulation Type(s):	Full Fill
Unit Number(s):	1
Other Wall Insulation Types:	

STAGE OF UNITS/DEVELOPMENT

Photo Guidance:	Minimum photos per visit - Front, Back and Side of the Building, Identify Unit/House Number, Photo Unit(s)/House(s) in sequence.
TGD Part A	**STRUCTURE 2012**
Unit(s) Number(s) Inspected:	1 unit
Description of Observation(s):	Trial hole no 1 / plate bearing test 50mm top soil 400mm of silty boulder clay light brown and grey 3% CBR achieved Trial hole 2 50mm topsoil 550mm of silty boulder clay Moisture in clay at 400mm bgl 15% CBR achieved Trial hole 3 50mm topsoil 650mm of silty boulder clay Trial Hole completed at 2.0mBGL Boulders encountered at 1.5m BGL

Photo(s)	

Trial hole

Are Actions Required?	
Has the Client/Contractor been notified?	
Required Actions/Additional Comments:	
TGD Part B	**FIRE SAFETY 2017 VOLUME 2 DWELLING HOUSES**
Unit(s) Number(s) Inspected:	
Description of Observation(s):	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments:	
TGD Part C	**SITE PREPERATION AND RESISTANCE TO MOISTURE**
Unit(s) Number(s) Inspected:	
Description of Observation(s):	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments:	
TGD Part D	**MATERIALS AND WORKMANSHIP**
Unit(s) Number(s) Inspected:	
Description of Observation(s):	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	
TGD Part E	**SOUND**

Unit(s) Number(s) Inspected:	
Description of Observations	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	
TGD Part F	**VENTILATION 2009**
Unit(s) Number(s) Inspected:	
Description of Observation(s):	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	
TGD Part G	**HYGEINE 2008**
Unit(s) Number(s) Inspected:	
Description of Observation(s):	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	
TGD Part H	**DRAINAGE AND WASTE WATER DISPOSAL**
Unit(s) Number(s) Inspected:	
Description of Observation(s):	
Photo(s)	
Are Actions Required?	N/A

Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	
TGD Part J	**HEAT PRODUCING APPLIANCES**
Unit(s) Number(s) Inspected:	
Description of Observation(s):	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	
TGD Part K	**STAIRWAYS, LADDERS, RAMPS AND GUARDS 2014**
Unit(s) Number(s) Inspected:	
Description of Observation(s)	
Photos(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	
TGD Part L	**CONSERVATION OF FUEL AND ENERGY DWELLINGS**
Unit(s) Number(s) Inspected:	
Description of Observation(s):	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	
TGD Part M	**Access And Use**

Unit(s) Number(s) Inspected:	
Description of Observation(s):	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	

NEXT INSPECTION

Next Inspection Date:	
Next Inspection Comments:	

LIMITATIONS OF INSPECTION

Terms and Conditions of Building Inspection "Appendix 2"	Appendix 2 Based on an inspection as defined below, the Inspector, will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property. 1. The Inspection Accessibility and Voids The Inspector will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible. (a) Floors - The Inspector will lift accessible sample loose floor boards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets of other fixed floor coverings. The Inspector will not attempt to raise fixed floor boards without permission. (b) Roofs - The Inspector will inspect the roof spaces if there are available hatches. The Inspector will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m above the floor or adjacent ground. It may therefore not be possible to

inspect roofs above this level. In such cases pitched roofs, will be inspected with the aid of binoculars. The Inspector will follow the guidance given in Surveying Safely, issued by the RICS in April 1991. This incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

(c) Grounds, Boundaries and Outbuildings. - The inspection will include the above but specialist leisure facilities such as swimming pools, equestrian facilities and tennis courts will not be inspected.

(d) Services - The Inspector will carry out a visual inspection of the service installations where accessible. Manhole covers will be lifted, where accessible and practicable. No tests will be applied unless previously agreed. The Inspector will report if, as a result of his/her inspection, the Inspector considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained.

(e) Areas Not Inspected - The Inspector will identify any areas which would normally be inspected but which he/she was unable to inspect and indicate where he/she considers that access should be obtained or formed. Furthermore, the Inspector will advise upon possible or probable defects based upon evidence from what he/she has been able to see.

2. Environmental Hazards Flooding Risk

The property is on a relatively flat site. Your legal advisers should make enquiries about the risk of flooding. We recommend your legal advisor consult the Maintenance and Water Works Department of the Local Authority to establish the potential risk for flooding to this property.

Tree Proximity

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under, and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on;

- the proximity of the tree to the building concerned

- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

There are no trees in close proximity to the building of sufficient size to merit concern at present.

Radon Risk

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks. Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

We have not measured the levels of Radon inside the property, as this can take several months to undertake. Whilst the property is NOT located in an area identified by the RPII as generally susceptible to higher radon levels, detailed local information is not available. Local information is not available, but it is possible to have the building tested by contacting: -

Radiological Protection Institute of Ireland, 3, Clonskeagh Square,
Clonskeagh Road, Dublin 14.
Telephone 01 2697766

There is a modest charge for this service. Measurements may take some months. If high
levels are found, there are remedial works, which may be undertaken. The cost of such works would be subject to a Specialists Survey and Report.

Electromagnetic Fields and Microwave Exposure

Electromagnetic Fields (Overhead and Buried Cables)

There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia, and headaches to

	depression, allergies, and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables. It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted. Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the National Radiological Protection Board's website. You should be aware that the presence of power cabling in the vicinity of a building could affect its value and liquidity in addition to the health of those occupying the property. For this reason, during our inspection we looked for any visual indications that electrical power cables are located under, on or over the property or adjacent to it. We have not undertaken any separate inquiries with the relevant statutory authority however. We did not note any high voltage cabling in the vicinity of the property, but such cabling might exist below ground out of sight. Microwave Exposure Health concerns exist with regard to microwave emissions from transmissions masts forming mobile phone networks. Conclusive guidance is not available at present regarding the health risks. During our inspection we did not note the presence of any mobile phone transmissions masts affixed to either the land or buildings comprising the property. Japanese Knotweed and Giant Hogweed We did not note the existence of any Knotweed or Hogweed at the property. Japanese Knotweed was introduced into the Ireland in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes

through foundations. Japanese Knotweed is a highly invasive plant and is not easy to control due to its extensive underground rhizome system, which enables the plant to survive when all above ground parts of the plant are removed. It grows to a height of about 3 metres and is formed from stiff purple speckled stems or canes resembling bamboo. The canes grow densely in the summer and die back in the autumn with white flowers appearing late in the season. The costs incurred in control of the plant are significant.

3. Contamination

We will not make any formal enquiries or carry out investigations into the potential contamination of the site or neighbouring land. If, after our inspection, we consider that further detailed investigation is appropriate, we will inform you accordingly.

The Inspector will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from local knowledge or the inspection, the Inspector considers that contamination might be a problem advice will be given as to the importance of obtaining a report from a specialist.

4. Consents, Approvals and Searches

(a) The Inspector will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

(b) The Inspector will assume that all bye-laws, Building Regulations and other required consents have been obtained. The Inspector will not verify whether any such consents have been obtained. The client and his/her legal advisers should make all necessary enquiries. Drawings/specifications will not be inspected by the Inspector.

(c) The Inspector will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a Statutory

Notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.

5. Fee & Expenses

The client will pay the Inspector the agreed fee for the report and any expressly agreed disbursements in addition. The fee is subject to VAT at the current rate.

6. Restriction on Disclosure

The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers. Any other parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the Inspector.
NOTE: A Building Inspection report does not automatically include advice upon value or a reinstatement cost assessment for insurance purposes. However, the Inspector will be prepared to provide such opinions/assessments if these are agreed from the outset.

7. Limitations Applying to Our Professional Service

LIMITATIONS APPLICABLE TO PRE-ACQUISITION INSPECTIONS AND REPORTS

Concealed Parts

If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open-up for inspection any permanently enclosed or concealed parts of the structure and fabric.

Services Installations

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any of the installations. Unless otherwise instructed, we will not commission the inspection and testing of any installations by specialist consulting engineers. If we find visual evidence to suggest that there might be significant problems with any of the installations,

	or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations and/or testing by specialists. Building Occupancy As the property is partly occupied, access to some areas could be restricted or denied. If we find that our inspection has been excessively limited, we will advise you accordingly and seek your further instructions. Our report will list any significant internal and external areas that we are unable to inspect. Compliance with Legislation Our inspection will involve a general review of the state of compliance with statutory requirements such as the Building Regulations and Fire Regulations. However, compliance with these regulations often requires a more detailed study and involves the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of the type of inspection and report proposed. Article 5 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008): Structural Condition. The purpose of this article is to ensure that the rented house is in a proper state of structural repair. Where an inspector carries out an inspection for the purpose of the Regulations and finds that the conditions set out below have all been met, this will indicate compliance with the Regulations. Requirement under Article 5 of the Regulations a house shall be maintained in a proper state of structural repair. A proper state of structural repair is defined as sound, internally and externally, with roof, roofing tiles and slates, windows, floors, ceilings, walls, stairs, doors, skirting boards, fascia, tiles on any floor, ceiling and wall, gutters, down pipes, fittings, furnishings, gardens and common areas maintained in good condition and repair and not defective due to dampness or otherwise. Liability and Confidentiality Our building inspection report may be relied upon by the client and to whom we owe a duty of care. Our report must

not be passed for information, or for any other purpose, to any third party without our prior written consent, which consent will not be unreasonably withheld or delayed. Such consent shall not entitle the third party to place any reliance on the report and shall not confer on any third party any benefit or right.

8. Deleterious and Hazardous Materials

We will advise you if we consider that there exists a significant possibility that deleterious or hazardous materials exist at the property. Unless otherwise instructed, we will not undertake, or commission, inspections, or laboratory tests to confirm the extent and precise nature of any deleterious and hazardous materials that might be present.

Since the early 1980s the property and construction industry has evolved and adopted a list of materials, which, for one reason or another, have been labelled deleterious and/or hazardous to health and safety. Some of these materials only become deleterious and hazardous due to the particular circumstances of their use and are not inherently deleterious or hazardous in themselves. Materials that have been branded “deleterious” have usually been so classed because they either:

(a) pose a direct risk to the health and safety of persons occupying or visiting a particular property (e.g. asbestos) or

(b) can be detrimental to the structural performance of a building (e.g. High Alumina Cement in concrete) or

(c) are generally perceived by the property investment market as undesirable features of a building, which can affect the liquidity of the property concerned (e.g. calcium silicate bricks) or, in the case of composite panels, its insurability. Some deleterious materials might fall into more than one of the forgoing three categories above.

Unless otherwise expressly stated in the report, the Inspector will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Inspector will advise in the

	Report if, in his/her view, there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that, in such cases, specific enquiries should be made, or tests carried out by a specialist. Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up The Inspector will advise in the report if the property is in an area where, based upon information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Inspector will advise that tests should be carried out to establish the radon level. The Inspector will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property. The Inspector cannot assess any possible effects on health or report on underground cables. Few of the deleterious materials given below can be detected with the naked eye alone. Often sampling and testing of a component or element is required to confirm the presence, or absence of a material. The materials marked with an asterisk below are, in general, those materials that require sampling and testing to establish their existence with certainty. At present, the list of deleterious and problematic materials comprises the following: • Composite Cladding Panels to roofs and walls. • Nickle Sulphide inclusions in toughened glazing • High Alumina Cement (HAC) when used in load-bearing concrete components and elements. • Chloride additives when used in pre-cast or in situ cast concrete. • Calcium Silicate Bricks or Tiles (also known as sand/lime or flint/lime bricks). • Mundic Blocks and Mundic Concrete. • Woodwool slabs when used as permanent shuttering to in situ cast structural concrete.

	• Lead based in paint when the paint concerned could be used in locations that could result in the ingestion, inhalation or absorption of the material. • Lead used for drinking water pipework except when used as solder to pipe fittings. • Sea dredged aggregates or other aggregates for use in reinforced concrete which do not comply with British Standard 882: 1992 and aggregates for use in concrete which do not comply with the provisions of British Standard Specification 8110: 1985. • Asbestos in any raw form or asbestos based products. • Manmade mineral fibres in materials when these fibres are loose and have a diameter of 3 microns or less and a length of between 5 and 100 microns. • Urea Formaldehyde Foam in large quantities used, in particular, as cavity insulation (due to vapours released from the foam.

ADDITIONAL COMMENTS

Additional Photos:	
Comments:	

Signature

Signature:	

CBR TEST REPORT

Analysing
Testing
Consulting
Calibrating

Client: TA Group
Kiltimagh
Co Mayo

BHP Ref. No.: 23/03/212-1
Order No.: Not Supplied
Date Tested: 16/03/2023
Test Specification: Client Spec.
Item: Formation

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New Road
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Ireland
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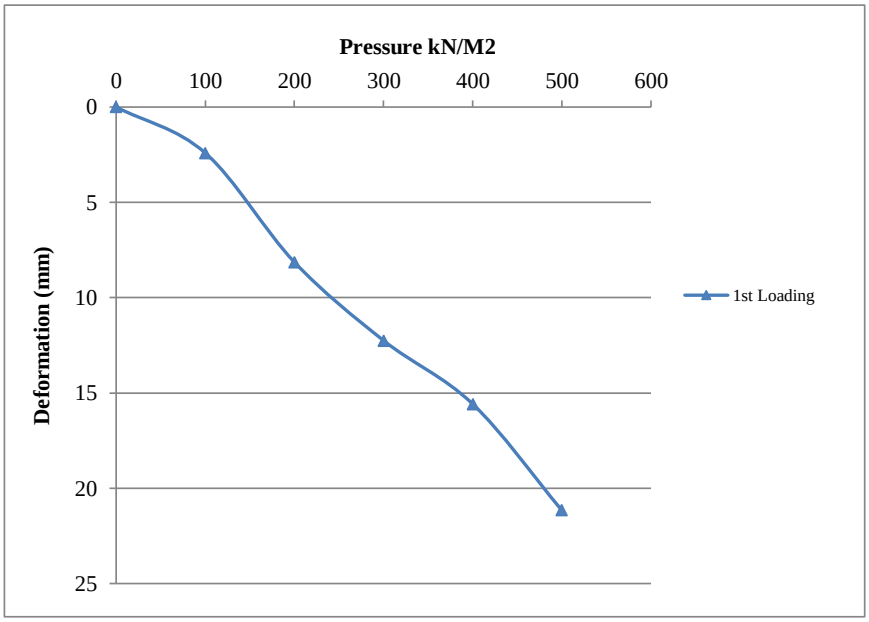
FAO: Mr. Thomas Campbell

Client Reference: Corneddan, Ballinalee, Co. Longford
Location Reference: Site CBR Test Location - Test 1
Type of Reaction Load: Excavator
Plate Diameter: 450mm
BS 1377:Part 9:1990, Cl.4.1 (Plate Loading Test)



Bearing Pressure kN/m²	Plate Settlement (mm)
0	0
100	2.41
200	8.14
300	12.25
400	15.58
500	21.16

Maximum Applied Pressure (kN/m^2)	500
Maximum Deformation (mm)	21.16
Estimated CBR % @ 1.25mm deformation	3
K= (KN/m^2/m) @ 1.25mm deformation	25792
K= (MN/m^2/m) @ 1.25mm deformation	26

Remarks:
CBR calculated in in accordance with Part 2 DMRB Volume 7 : Part 2 HD 25/94.
Time Recorded at each interval was 2 minutes.

Tony Hehir
Field Testing Services Manager
For and On Behalf of BHP Laboratories

Seamus O' Connell
Laboratory Technical Manager
Issue Date: 20/03/2023

Tested by BHP Laboratories, Limerick (c/o above address) Phone:(061) 455399 Fax:(061) 455447

Where the deformation does not exceed 1.25mm during the test, the CBR and K values have been estimated and are not included under our scope of accreditation.

CBR TEST REPORT

Analysing
Testing
Consulting
Calibrating

Client: TA Group
Kiltimagh
Co Mayo

BHP Ref. No.: 23/03/212-2
Order No.: Not Supplied
Date Tested: 16/03/2023
Test Specification: Client Spec.
Item: Formation

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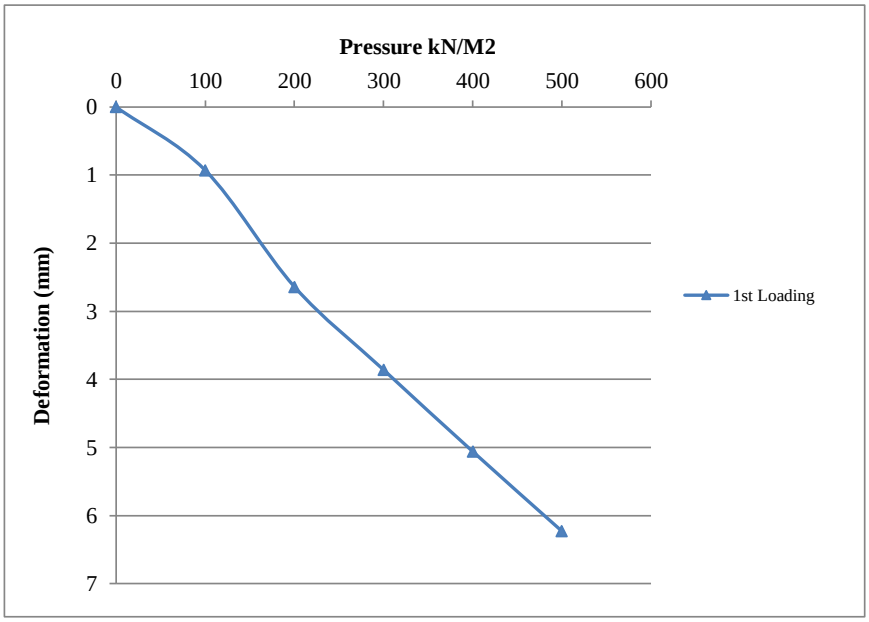
Fax +353 61 455447
E Mail jamespurcell@bhp.ie

FAO: Mr. Thomas Campbell

Client Reference: Corneddan, Ballinalee, Co. Longford
Location Reference: Site CBR Test Location - Test 2
Type of Reaction Load: Excavator
Plate Diameter: 450mm
BS 1377:Part 9:1990, Cl.4.1 (Plate Loading Test)



Bearing Pressure kN/m²	Plate Settlement (mm)
0	0
100	0.93
200	2.64
300	3.86
400	5.06
500	6.23

Maximum Applied Pressure (kN/m^2)	500
Maximum Deformation (mm)	6.23
Estimated CBR % @ 1.25mm deformation	11
K= (KN/m^2/m) @ 1.25mm deformation	59024
K= (MN/m^2/m) @ 1.25mm deformation	59

Remarks:
CBR calculated in in accordance with Part 2 DMRB Volume 7 : Part 2 HD 25/94.
Time Recorded at each interval was 2 minutes.

Tony Hehir
Field Testing Services Manager
For and On Behalf of BHP Laboratories

Seamus O' Connell
Laboratory Technical Manager
Issue Date: 20/03/2023

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