COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL

Registered Post

Brothers of Charity Clare
C/o Larry Boyce
Banner House, Clare Road
Ennis
Co. Clare
V95 PV29

16th July 2025

Section 5 referral Reference R25-59 – Brothers of Charity Clare

Is the proposed demolition, due to pyrite, of the two-storey extension at the rear of 15 Cappa Drive, Kilrush, V15 KW93 & re-building of a slightly wider extension, development and if so, is it exempted development? Is the removal of part of the front porch & installation of wheelchair accessible ramp development and if so, is it exempted development?

A Chara,

I refer to your application received on 4th July 2025 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

The Planning Authority has considered the matter and I attach herewith the Council's findings in this matter.

Where a declaration is issued by the Planning Authority, any person issued with a declaration, may on payment to An Coimisiún Pleanála of the required fee, refer a declaration for review by An Coimisiún Pleanála within 4 weeks of the date of the issuing of the declaration. Details on making such appeal are available on the Board's website at www.pleanala.ie.

Mise, le meas

Anne O'Gorman

Anne O'Gorman
Staff Officer
Planning Department
Economic Development Directorate

CLARE COUNTY COUNCIL

SECTION 5 OF THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED

DECLARATION ON DEVELOPMENT AND/OR EXEMPTED DEVELOPMENT

Chief Executive's Order No:	85919
Reference Number:	**R25-59**
Date Referral Received:	**4th July 2025**
Name of Applicant:	**Brothers of Charity Clare**
Location of works in question:	**15 Cappa Drive, Kilrush, Co. Clare**

Section 5 referral Reference R25-59 – Brothers of Charity Clare

Is the proposed demolition, due to pyrite, of the two-storey extension at the rear of 15 Cappa Drive, Kilrush, V15 KW93 & re-building of a slightly wider extension, development and if so, is it exempted development? Is the removal of part of the front porch & installation of wheelchair accessible ramp development and if so, is it exempted development?

AND WHEREAS Clare County Council, in considering this referral, had regard in particular to –

(a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended,
(b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended,
(c) Class 1 and Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
(d) The works as indicated in submitted documents from the referrer on the 04th July 2025.

AND WHEREAS Clare County Council has concluded:

(a) The demolition, due to pyrite, of the two-storey extension at the rear of the dwelling, and the rebuilding of a slightly wider two-storey rear extension, and the removal of part of the front porch and the installation of a wheelchair accessible ramp at 15 Cappa Drive, Kilrush, County Clare, constitutes "works" which come within the scope of section 2 (1) of the Planning and Development Act 2000, as amended,
(b) The said works constitute "development" which comes within the scope of section 3 (1) of the Planning and Development Act 2000, as amended,
(c) The said development of the demolition, due to pyrite, of the two-storey extension at the rear of the dwelling is exempted development having regard to Class 50 of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended,
(d) The said development of the rebuilding of a slightly wider two-storey rear extension is not exempted development having regard to Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended, as the total floor area of the extension would exceed 40 square metres, the first floor area of the extension would exceed 12 square metres, and the first floor extension would be less than 2 metres from the shared boundary,

(e) The said development of the removal of part of the front porch and the installation of a wheelchair accessible ramp is exempted development having regard to Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as the proposed works would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

ORDER: Whereas by Chief Executive's Order No. HR 343 dated 19th May 2025, Gordon Daly, Chief Executive for Clare County Council, did, pursuant to the powers conferred on him by Section 154 of the Local Government Act 2001, delegate to Garreth Ruane, Senior Executive Planner, the powers, functions and duties as set out herein,

NOW THEREFORE pursuant to the delegation of the said powers, functions and duties and under Section 5(2)(a) of the Planning & Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the referral described above, I, Garreth Ruane, Senior Executive Planner, hereby declare that the demolition due to pyrite, of the two-storey extension at the rear of the dwelling, and the removal of part of the front porch and the installation of a wheelchair accessible ramp at 15 Cappa Drive, Kilrush, Co. Clare is **considered development** which is **exempted development**.

Now therefore Clare County Council (Planning Authority), also hereby decides that the rebuilding of a slightly wider two-storey rear extension is **considered development** which is **not exempted development**.

Signed: _____

GARRETH RUANE
SENIOR EXECUTIVE PLANNER

Date: **16th July 2025**

DECLARATION ISSUED UNDER SECTION 5 OF THE PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)

Reference No.: R25-59

Comhairle Contae an Chláir
Clare County Council

Section 5 referral Reference R25-59

Is the proposed demolition, due to pyrite, of the two-storey extension at the rear of 15 Cappa Drive, Kilrush, V15 KW93 & re-building of a slightly wider extension, development and if so, is it exempted development? Is the removal of part of the front porch & installation of wheelchair accessible ramp development and if so, is it exempted development?

AND WHEREAS, Brothers of Charity Clare has requested a declaration from Clare County Council on the said question.

AND WHEREAS Clare County Council, in considering this referral, had regard in particular to –

(a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended,
(b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended,
(c) Class 1 and Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
(d) The works as indicated in submitted documents from the referrer on the 04th July 2025.

And whereas Clare County Council has concluded:

(a) The demolition, due to pyrite, of the two-storey extension at the rear of the dwelling, and the rebuilding of a slightly wider two-storey rear extension, and the removal of part of the front porch and the installation of a wheelchair accessible ramp at 15 Cappa Drive, Kilrush, County Clare, constitutes "works" which come within the scope of section 2 (1) of the Planning and Development Act 2000, as amended,
(b) The said works constitute "development" which comes within the scope of section 3 (1) of the Planning and Development Act 2000, as amended,
(c) The said development of the demolition, due to pyrite, of the two-storey extension at the rear of the dwelling is exempted development having regard to Class 50 of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended,
(d) The said development of the rebuilding of a slightly wider two-storey rear extension is not exempted development having regard to Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended, as the total floor area of the extension would exceed 40 square metres, the first floor area of the extension would exceed 12 square metres, and the first floor extension would be less than 2 metres from the shared boundary,
(e) The said development of the removal of part of the front porch and the installation of a wheelchair accessible ramp is exempted development having regard to Section 4(1)(h) of

the Planning and Development Act 2000 (as amended) as the proposed works would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

THEREFORE: The Planning Authority in exercise of the powers conferred on it by Section 5 of the Planning and Development Act, 2000 (as amended), hereby decides that:

The proposed development consisting of the demolition due to pyrite, of the two-storey extension at the rear of the dwelling, and the removal of part of the front porch and the installation of a wheelchair accessible ramp at 15 Cappa Drive, Kilrush, Co. Clare **constitutes development** which is **exempted development** as defined within the Planning & Development Acts, 2000 (as amended) and associated regulations.

The rebuilding of a slightly wider two-storey rear extension **constitutes development** which is **not exempted development**

Anne O'Gorman
Staff Officer
Planning Department
Economic Development Directorate

16th July 2025

CLARE COUNTY COUNCIL
SECTION 5 DECLARATION OF EXEMPTION APPLICATION
PLANNERS REPORT 1

FILE REF:	R25-59
APPLICANT(S):	Larry Boyce - Brothers of Charity Clare
REFERENCE:	Whether the demolition, due to pyrite, of the two-storey extension at the rear of the dwelling, and the rebuilding of a slightly wider two-storey rear extension, and the removal of part of the front porch and the installation of a wheelchair accessible ramp at 15 Cappa Drive, Kilrush, County Clare, is or is not development and is or is not exempted development.
LOCATION:	15 Cappa Drive, Kilrush, County Clare
DUE DATE:	31st July 2025

Site Location

The site is located in Cappa Kilrush. It is within the Cappa Drive housing estate. The site accommodates a part 2 storey, part single storey semi-detached dwelling. The main views towards the site are from the north and the rear of the properties in the environs of the site.

Recent Planning History

Onsite

None

West

06-31042 – Granted - Mr Liam Coffey - to extend dwelling house with all necessary ancillary services.

Background to Referral

This Referral under Section 5(3)(a) of the Planning and Development Act 2000 (as amended) has been made by Larry Boyce who states that he an employee of the owner of the site. The applicant is seeking a Section 5 Declaration as to whether the demolition, due to pyrite, of the two-storey extension at the rear of the dwelling, and the rebuilding of a slightly wider two-storey rear extension, and the removal of part of the front porch and the installation of a wheelchair accessible ramp at 15 Cappa Drive, Kilrush, County Clare, is or is not development and is or is not exempted development.

Statutory Provisions

Planning and Development Act, 2000 (as amended)

In order to assess this proposal, regard has to be had to the *Planning and Development Act 2000, as amended.*

> S.3.(1)In this Act, *"development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.*

'Works' are defined in Section 2 of the *Planning and Development Act 2000, as amended* as follows:

> *"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.*

Planning & Development Regulations, 2001, as amended

Article 6 refers to Exempted Development and states that subject to Article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Planning & Development Regulations, 2001, as amended Schedule 2, Part 1, Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

1. *(a)*
   Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

   (b)
   Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

(c)
Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. *(a)*
Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

(b)
Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c)
Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

3. *Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.*

4. *(a)*
Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c)
The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. *The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.*

6. *(a)*
   Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

   (b)
   Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

   (c)
   Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. *The roof of any extension shall not be used as a balcony or roof garden.*

Planning & Development Regulations, 2001, as amended Schedule 2, Part 1, Class 50

(a)
The demolition of a building, or buildings, within the curtilage of—

(i) a house,
(ii) an industrial building,
(iii) a business premises, or
(iv) a farmyard complex

1. *No such building or buildings shall abut on another building in separate ownership.*
2. *The cumulative floor area of any such building, or buildings, shall not exceed:*
   a) *in the case of a building, or buildings within the curtilage of a house, 40 square metres, and*
   b) *in all other cases, 100 square metres.*
3. *No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.*

(b)
The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.

Planning & Development Regulations, 2001, as amended, Article 9(1)

Under Article 9 (1) of the same Regulations, *development to which Article 6 relates shall not be exempted development for the purposes of the Act:*

(a) if the carrying out of such development would –

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act

(ii) consist of or compromise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(iii)(a) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,

(iv) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12(1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000."

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,
(xi) obstruct any public right of way,
(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.

Assessment

Particulars of the Development

- Rear Extension Demolition 33sqm
- Rear Extension Floor Area 46.2sqm
- Porch – remove porch door, partial demolition of front wall and inclusion of ramp

Planning Exemption Assessment

Outlined below is the assessment of the various elements of the development as proposed.

Demolition

Planning & Development Regulations, 2001, as amended Schedule 2, Part 1, Class 50

(a)
The demolition of a building, or buildings, within the curtilage of—

(i) a house,
(ii) an industrial building,
(iii) a business premises, or
(iv) a farmyard complex

The demolition works would be within the curtilege of the existing dwelling.

1. *No such building or buildings shall abut on another building in separate ownership.*

The building is semi-detached. The part to be demolished does not abut a third party building.

2. *The cumulative floor area of any such building, or buildings, shall not exceed:*
    c) *in the case of a building, or buildings within the curtilage of a house, 40 square metres, and*
    d) *in all other cases, 100 square metres.*

This threshold would not be exceeded.

3. *No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.*

The demolition would be carried out to facilitate a larger rear extension and a more accessible front door.

(b)
The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.

The demolition would be carried out to facilitate a larger rear extension.

Rear Extension

Planning & Development Regulations, 2001, as amended Schedule 2, Part 1, Class 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

The proposed extension would be located at the rear of the dwelling.

1. *(a)*
    Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

The floor area of the proposed extension would exceed 40sqm (i.e. 46.28sqm internal floor area).

(b)
Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

The first-floor area would be 23.14sqm.

(c)
Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

Not applicable.

2. *(a)*
Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

The floor area of the proposed rear extension would exceed 40sqm.

(b)
Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

Not applicable.

(c)
Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

Not applicable.

3. *Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.*

The rear extension and escape stairs would be less than 2 metres from the shared boundary.

4. *(a)*
Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

No elevations received. Design proposed is unclear.

(b)
Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

No elevations received. Design proposed is unclear.

(c)
The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

No elevations received. Design proposed is unclear.

5. *The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.*

The area of open space remaining would be in excess of 25sqm.

6. *(a)*
Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

Not applicable.

(b)
Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

This separation distance would be met.

(c)
Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

The first floor area would exceed 12sqm.

7. *The roof of any extension shall not be used as a balcony or roof garden.*

Not applicable.

Front Porch Alterations

Planning and Development Act 2000 (as amended) Section 4(1)H

(1) The following shall be exempted developments for the purposes of this Act

(h)
development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Article 9 of the Planning and Development Regulations 2001, as amended

Article 9 of the Planning and Development Regulations 2001, as amended outlines restrictions on exempted development, and these are assessed below:

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act

Not applicable.

(ii) consist of or compromise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

No alterations to the existing access point are proposed.

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

Not applicable in this instance.

(iii)(a) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,

The proposal would not endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft.

(iv) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.

The proposal would be acceptable from a visual impact perspective.

(v) consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies,

This is not applicable in this instance.

(vi) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

This is not applicable in this instance.

(vii)

a. *consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12(1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,*

This is not applicable in this instance.

b. *comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,*

This is not applicable in this instance.

c. *consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000."*

This is not applicable in this instance.

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

This is not applicable in this instance.

(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

This is not applicable in this instance.

(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,

This is not applicable in this instance.

(xi) obstruct any public right of way,

This is not applicable in this instance.

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.

This is not applicable in this instance.

Recommendation

The following question has been referred to the Planning Authority:

Whether the demolition, due to pyrite, of the two-storey extension at the rear of the dwelling, and the rebuilding of a slightly wider two-storey rear extension, and the removal of part of the

front porch and the installation of a wheelchair accessible ramp at 15 Cappa Drive, Kilrush, County Clare, is or is not development and is or is not exempted development.

The Planning Authority in considering this referral had regard to:

(a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended,
(b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended
(c) Class 1 and Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
(d) The works as indicated in submitted documents from the referrer on the 04th July 2025

And whereas Clare County Council (Planning Authority) has concluded:

(a) The demolition, due to pyrite, of the two-storey extension at the rear of the dwelling, and the rebuilding of a slightly wider two-storey rear extension, and the removal of part of the front porch and the installation of a wheelchair accessible ramp at 15 Cappa Drive, Kilrush, County Clare, constitutes "works" which come within the scope of section 2 (1) of the Planning and Development Act 2000, as amended
(b) the said works constitute "development" which comes within the scope of section 3 (1) of the Planning and Development Act 2000, as amended
(c) the said development of the demolition, due to pyrite, of the two-storey extension at the rear of the dwelling is exempted development having regard to Class 50 of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended,
(d) the said development of the rebuilding of a slightly wider two-storey rear extension is not exempted development having regard to Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended, as the total floor area of the extension would exceed 40 square metres, the first floor area of the extension would exceed 12 square metres, and the first floor extension would be less than 2 metres from the shared boundary,
(e) The said development of the removal of part of the front porch and the installation of a wheelchair accessible ramp is exempted development having regard to Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as the proposed works would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

Now therefore Clare County Council (Planning Authority), hereby decides that the demolition, due to pyrite, of the two-storey extension at the rear of the dwelling, and the removal of part of the front porch and the installation of a wheelchair accessible ramp at 15 Cappa Drive, Kilrush, County Clare is development and is exempted development.

Now therefore Clare County Council (Planning Authority), also hereby decides that the rebuilding of a slightly wider two-storey rear extension is development and is not exempted development.

Executive Planner
Date: 14th July 2025

Senior Executive Planner
Date: 15/07/25

Clare County Council
Screening for Appropriate Assessment & Determination

1. Table 1 to be filled in for all development applications.
2. Where proposed development is within a European site(s) site, go directly to table 3.
3. For all other development proposals, fill in table 2, and if required, table 3.
4. A Habitats Directive Screening Statement should be sought for all developments regardless of location which require an EIS

Table 1: Project Details

Planning File Reference	R25-59
Applicant Name	Liam Boyce – Brothers of Charity
Development Location	Cappa Drive Kilrush
Application accompanied by an EIS	No
Application accompanied by an NIS	No
Description of the project (To include a site location map):	
Dwelling alterations	

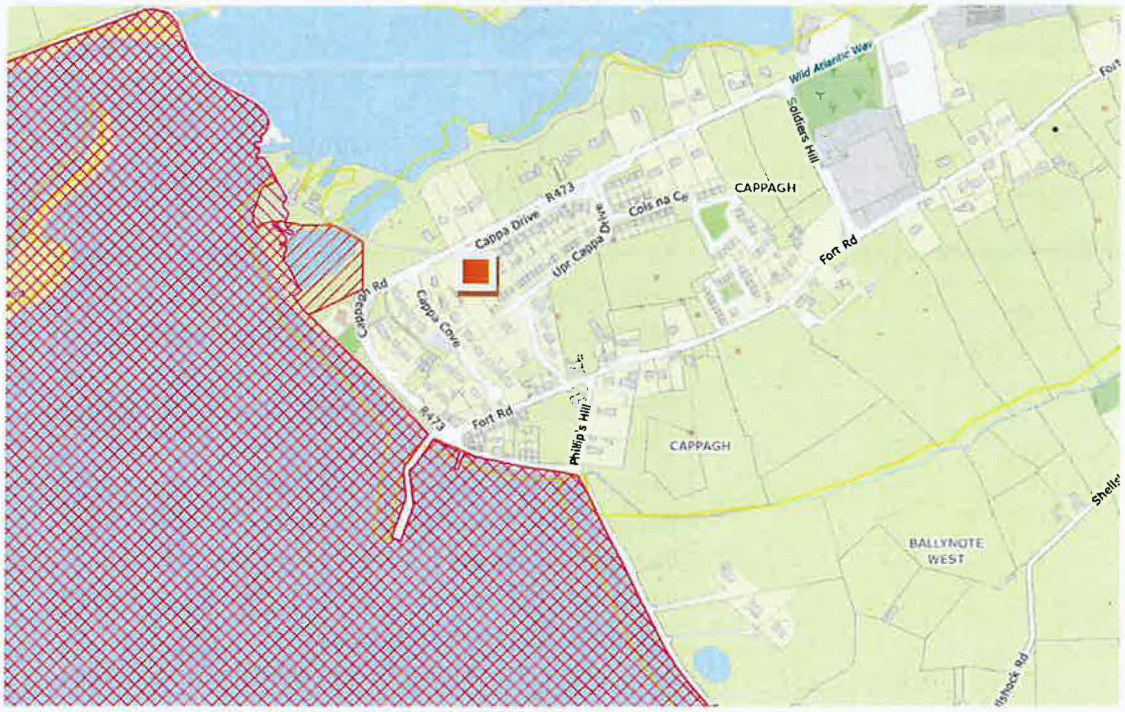


Table 2: Identification of European sites which may be impacted by the proposed development.

This section identifies the European Sites within the likely zone of impact of the plan or project. For plans an initial 15km zone of influence (NPWS-DAHG)[1] is recommended. For projects, the distance could be much less than 15km, and in some cases less than 100m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in combination effects. Qualifying Interests/Special conservation Interests for each site and the distance relevant to the proposal are listed (Table 2 (a)).

Table 2 (a): European Sites within 15km of Applicant Site

European Sites[2]	Qualifying Interests (QIs)/Special Conservation Interests (SCIs) and conservation objectives (either generic or detailed) (available on www.npws.ie/protectedsites) or through Intranet.	Distance to Applicant Site (km)
Lower River Shannon SAC	Sandbanks which are slightly covered by sea water all the time [1110] Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Coastal lagoons [1150] Large shallow inlets and bays [1160] Reefs [1170] Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Alluvial forests with Alnus glutinosa and Fraxinus	0.12

[1] European Sites that are more than 15km from the proposal may have to be considered. For example in the case of sites with water dependent habitats or species and where a proposal could affect water quality or quantity it may be necessary to consider the full extent of the upstream and/or downstream catchment.

[2] European Site details are available on http://webgis.npws.ie/npwsviewer/ or maybe obtained from internal mapping systems.

European Sites[2]	Qualifying Interests (QIs)/Special Conservation Interests (SCIs) and conservation objectives (either generic or detailed) (available on www.npws.ie/protectedsites) or through Intranet.	Distance to Applicant Site (km)
	excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Margaritifera margaritifera (Freshwater Pearl Mussel) [1029] Petromyzon marinus (Sea Lamprey) [1095] Lampetra planeri (Brook Lamprey) [1096] Lampetra fluviatilis (River Lamprey) [1099] Salmo salar (Salmon) [1106] Tursiops truncatus (Common Bottlenose Dolphin) [1349] Lutra lutra (Otter) [1355]	
River Shannon and River Fergus Estuaries SPA	Cormorant (Phalacrocorax carbo) [A017] Whooper Swan (Cygnus cygnus) [A038] Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Wigeon (Anas penelope) [A050] Teal (Anas crecca) [A052] Pintail (Anas acuta) [A054] Shoveler (Anas clypeata) [A056] Scaup (Aythya marila) [A062] Ringed Plover (Charadrius hiaticula) [A137] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Lapwing (Vanellus vanellus) [A142] Knot (Calidris canutus) [A143] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Curlew (Numenius arquata) [A160] Redshank (Tringa totanus) [A162] Greenshank (Tringa nebularia) [A164] Black-headed Gull (Chroicocephalus ridibundus) [A179] Wetland and Waterbirds [A999]	0.24

1	**Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species.**	*Is the development in the catchment of or immediately upstream of a watercourse that has been designated as a European site?*	Yes
2	**Impacts on terrestrial habitats and species.**	*Is the development within 1km of a European site with terrestrial based habitats or species?*	Yes
3	**Impacts on designated marine habitats and species.**	*Is the development located within marine or intertidal areas and within 5 km of a European site whose qualifying habitats or species include the following: Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs*	No
4	**Impacts on birds in SPAs**	*Is the development within 1km of a Special Protection Area*	Yes
5	**Indirect effects**	*Is the development, in combination with other existing or proposed developments likely to impact on an adjacent European site? Is any emission from the development (including noise) likely to impact on an adjacent habitat or species?*	No impacts envisaged

Conclusion: If the answer to all of the above is no, significant impacts on European sites are unlikely. No further assessment is required; go directly to the conclusion statement.
If the answer is "unknown" or "yes" proceed to Table 3 and refer to the relevant sections of Table 3.

Appropriate Assessment Screening Determination	
Planning File Reference	R25-59
Proposed Development	Dwelling alterations
Development Location	Cappa Drive Kilrush
European sites within impact zone	As per report
Description of the project	
The demolition, due to pyrite, of the two-storey extension at the rear of the dwelling, and the rebuilding of a slightly wider two-storey rear extension, and the removal of part of the front porch and the installation of a wheelchair accessible ramp	
Qualifying Interests (QIs)/Special Conservation Interests (SCIs) of European site	
As per report	
Describe how the project or plan (alone or in combination) is likely to affect the European site(s).	
No impacts envisaged	
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not?	
No impacts envisaged – limited nature of works, and nature of designations	
Documentation reviewed for making this statement	
NPWS website Plans and particulars received GIS mapping database	
Conclusion of assessment (a, b, c or d)	
(a) The proposed development is directly connected with or necessary to the nature conservation management of a European Site(s)[3]	
(b) There is no potential for significant effects to European Sites[3]	Yes
(c) The potential for significant effects to European Site(s) cannot be ruled out[4]	

[3] Appropriate Assessment is not required and therefore Planning permission may be granted at this stage subject to all other planning considerations. However, no changes may be made to the proposed development after this conclusion has been reached as this would invalidate the findings of the screening exercise.

[4] In accordance with S177U of the Planning and Development (Amendment) Act 2010, the applicant should be requested to submit an 'Appropriate Assessment Screening Matrix' completed by a suitably qualified ecologist, by way of Further Information. Following receipt of this information a new Appropriate Screening Report should be completed. The requested 'Appropriate Assessment Screening Matrix' should be in accordance with the template outlined in Annex 2, Figure 1 of the EU (2001) guidance document 'Assessment of plans and projects significantly affecting European Sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats

(d) Significant effects to European sites are certain or likely or where potential for significant effects to European sites remains following receipt of Further Information requested under S177U of the Planning and Development (Amendment) Act 2010[5]	
Completed By	John O'Sullivan
Date	14th July 2025

Directive 92/43/EEC. This guidance document is available from http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_assess_en.pdf Alternatively, where other planning concerns arise the proposal could be refused planning permission.

[5] The proposed development must either by refused planning permission or alternatively an 'Appropriate Assessment' (AA) should be carried out by the Planning Authority. In order to facilitate the preparation of an AA the applicant should be requested to submit a Natura Impact Statement (NIS) in accordance with S177 (T) of the Planning and Development (Amendment) Act 2010. However, in the case of an application to retain unauthorised development of land and where the authority decides that an 'appropriate assessment' should have been carried out prior to the commencement of development, the application is required to be invalidated by the Planning Authority as per S34 (12) of the Planning and Development (Amendment) Act 2010 and accordingly an NIS should not be requested in such instances.

R25-59

COMHAIRLE CONTAE AN CHLÁIR | CLARE COUNTY COUNCIL

Brothers of Charity Clare
C/o Larry Boyce
Banner House, Clare Road
Ennis
Co. Clare
V95 PV29

07/07/2025

Section 5 referral Reference R25-59 – Brothers of Charity Clare

Is the proposed demolition, due to pyrite, of the two-storey extension at the rear of 15 Cappa Drive, Kilrush, V15 KW93 & re-building of a slightly wider extension, development and if so, is it exempted development? Is the removal of part of the front porch & installation of wheelchair accessible ramp development and if so, is it exempted development?

A Chara,

I refer to your application received on 4th July 2025 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

Please note that the Planning Authority is considering the matter and a reply will issue to you in due course.

Mise, le meas

Brian Fahy

Brian Fahy
Planning Department
Economic Development Directorate

P07

CLARE COUNTY COUNCIL
COMHAIRLE CONTAE AN CHLÁIR

Planning Department,
Economic Development Directorate,
Clare County Council,
New Road, Ennis,
Co. Clare.
V95DXP2

Telephone No. (065) 6821616
Fax No. (065) 6892071
Email: *planoff@clarecoco.ie*
Website: www.clarecoco.ie

Comhairle Contae an Chláir
Clare County Council

R25-59

REQUEST FOR A DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT
(Section 5 of the Planning & Development Act 2000 (as amended))

FEE: €80

This following form is a non-statutory form which has been prepared by Clare County Council for the purpose of obtaining the necessary information required for a declaration to be made under Section 5 by the Planning Authority

1. CORRESPONDENCE DETAILS.	
(a) Name and Address of person seeking the declaration	LARRY BOYCE, on behalf of BROTHERS OF CHARITY CLARE BANNER HOUSE, CLARE ROAD ENNIS, CO. CLARE Eircode: V95PV29
(b) Telephone No.:	
(c) Email Address:	
(d) Agent's Name and address:	N/A EIRCODE: N/A

2. DETAILS REGARDING DECLARATION BEING SOUGHT

(a) PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT
Note: only works listed and described under this section will be assessed.

Sample Question: *Is the construction of a shed at 1 Main St., Ennis development and if so is it exempted development?*

Is the proposed DEMOLITION, DUE TO PYRITE, OF THE TWO STOREY EXTENSION AT THE REAR OF 15 CAPPA DRIVE, KILRUSH (V15KW93) & RE-BUILDING OF A SLIGHTLY WIDER EXTENSION, EXEMPT FROM PLANNING? IS THE REMOVAL OF PART OF THE FRONT PORCH & installation of wheelchair accessible ramp also exempt?

(b) Provide a full description of the question/matter/subject which arises wherein a declaration of the question is sought.

WE SUPPORT 2 PEOPLE WITH INTELLECTUAL DISABILITY WHO LIVE FULL-TIME IN 15 Cappa KILRUSH. IT IS THEIR HOME. WE HAVE RECEIVED CONFIRMATION THAT PYRITE EXISTS IN THE 2 STOREY EXTENSION TO THE REAR OF THE PROPERTY, WITH A RECOMMENDATION TO RE-BUILD IT. WE PROPOSE TO DO SO, BUT WITH A SLIGHTLY WIDER EXTENSION, TO ENSURE A MORE PURPOSE BUILT & BRIGHTER INTERNAL LAYOUT FOR BOTH RESIDENTS. WE ALSO PROPOSE RE-LOCATING THE EXTERNAL FIRE-ESCAPE STAIRS, WHICH INVOLVES INCLUDING AN ADDITIONAL DOOR WITH OBSCURE GLASS TO THE LEFT-HAND SIDE OF THE 1st FLOOR OF THE EXTENSION. This ~~will~~ Re-location will ensure better ground floor access to the garden area / fire exit. FURTHERMORE, WE PROPOSE TO REMOVE PART OF THE PORCH AT THE FRONT OF THE HOUSE SO AS TO INSTALL A WHEELCHAIR ACCESSIBLE RAMP.

WE HAVE VERBALLY DISCUSSED OUR PROPOSAL WITH BOTH ADJACANT AND THEY HAVE CONFIRMED NO ISSUE WITH ~~the~~ THOSE PROPOSALS.

(c) List of plans, drawings etc. submitted with this request for a declaration:
(Note: Please provide a site location map to a scale of not less than 1:2500 based on Ordnance Survey map for the areas, to identify the lands in question)

BUILDING CONDITION ASSESSMENT FROM MARK TUBRIDY, ENGINEER.

EXISTING AND PROPOSED PLANS FROM IAN SHEEHY, BUILDING SURVEYOR

ORDNANCE SURVEY MAP

3. DETAILS RE: PROPERTY/SITE/BUILDING FOR WHICH DECLARATION IS SOUGHT	
(a) Postal Address of the Property/Site/Building for which the declaration sought:	15 CAPPA DRIVE KILRUSH CO. CLARE V15 KW93
(b) Do the works in question affect a Protected Structure or are within the curtilage of a Protected Structure? If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 (as amended) been requested or issued for the property by the Planning Authority?	NO
(c) Legal interest in the land or structure in question of the person requesting the declaration (Give Details):	EMPLOYED BY THE OWNER AS FINANCE & FACILITY MANAGER
(d) If the person in (c) above is not the owner and/or occupier, state the name and address of the owner of the property in question: *Note: Observations in relation to a referral may be requested from the owner/occupier where appropriate.*	BROTHERS OF CHARITY CONGREGATION KILGORNAN HOUSE, CLARINBRIDGE CO. GALWAY
(e) Is the owner aware of the current request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended)?:	YES
(f) Are you aware of any enforcement proceedings connected to this site? *If so please supply details:*	NO
(g) Were there previous planning application/s on this site? *If so please supply details:*	WE HAVE NO INFORMATION IN RELATION TO PREVIOUS PLANNING APPLICATIONS MADE.
(h) Date on which 'works' in question were completed/are likely to take place:	PREFERABLY SEPT '25 in CONSIDERATION OF THE RESIDENTS, but this is contingent ON THE OUTCOME OF THIS SECTION 5 application.

SIGNED: Larry Boyce **DATE:** 03/07/2025

GUIDANCE NOTES

This following are non-statutory advice notes prepared by Clare County Council for the purpose of advising people what information is required for a decision to be made under Section 5 by the Planning Authority

(i) The request for a declaration under Section 5 must be accompanied by 2 copies of site location map based on the Ordnance Survey map for the area of a scale not less than 1:1000 in urban areas and 1:2500 in rural areas and should clearly identify the site in question.
(ii) The request for a declaration under Section 5 must be accompanied by the required fee of €80.00.
(iii) If submitting any additional plans/reports etc. as part of the request for a declaration, please submit 2 copies.
(iv) The request for a declaration should be sent to the following address:

Planning Department,
Economic Development Directorate,
Clare County Countil
Aras Contae an Chlair,
New Road,
Ennis,
Co. Clare
V95DXP2

(v) Notwithstanding the completion of the above form, the Planning Authority may require the submission of further information with regard to the request in order to enable the Authority to issue a declaration on the question.
(vi) The Planning Authority may also request other persons to submit information on the question which has arisen and on which the declaration is sought

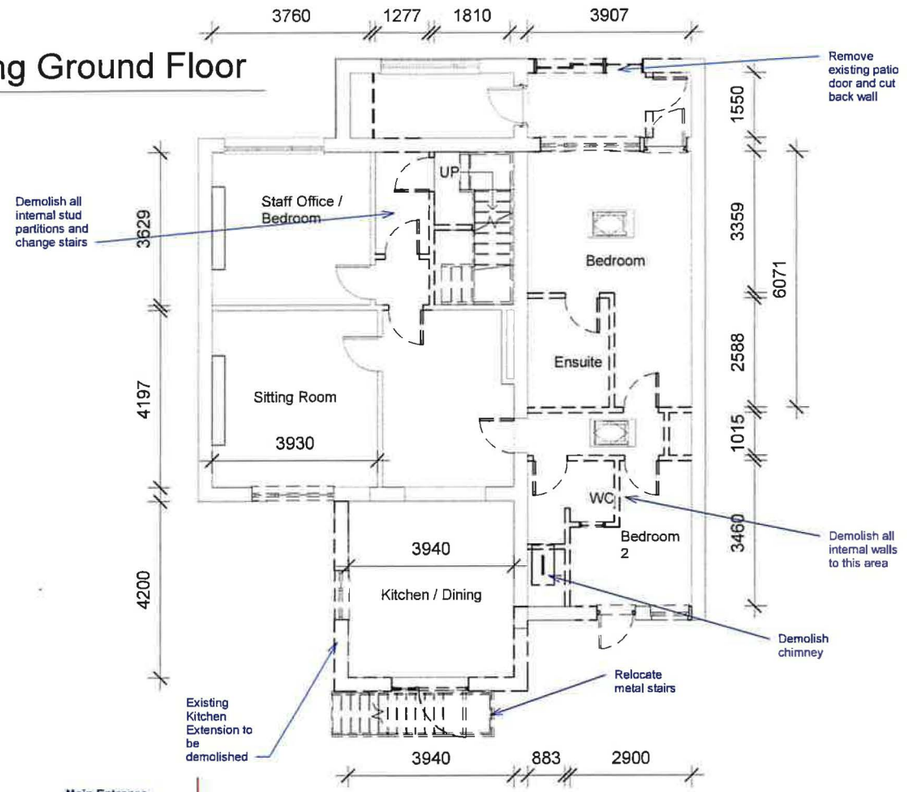
---

FOR OFFICE USE ONLY

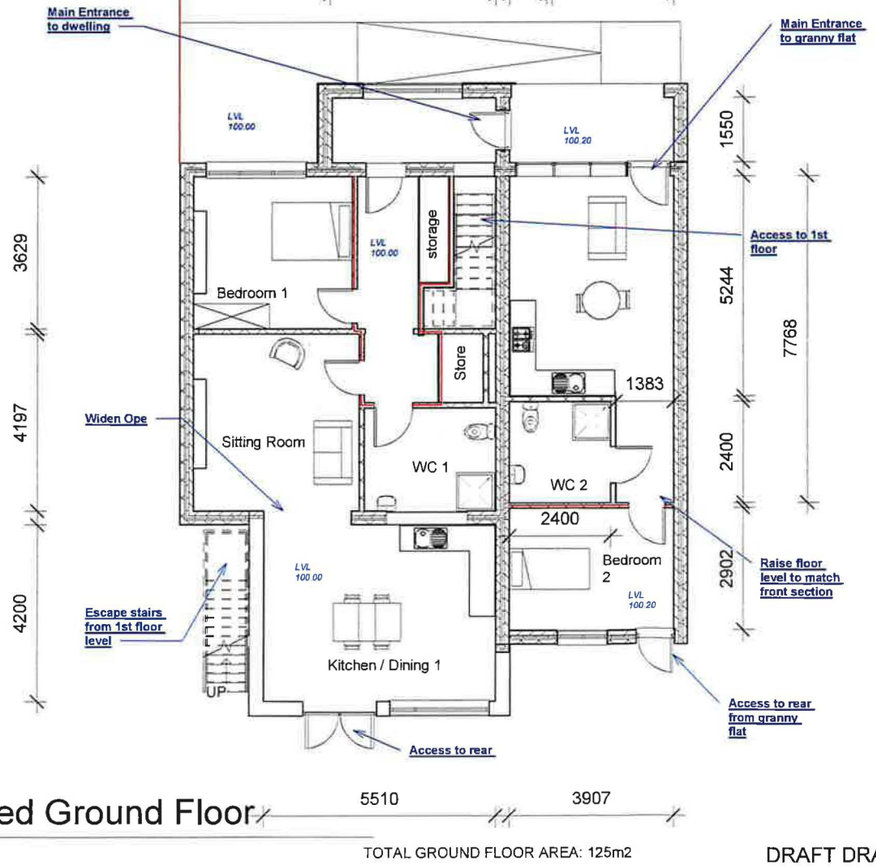
Date Received:	.....	Fee Paid:	.....
Date Acknowledged:	.....	Reference No.:	.....
Date Declaration made:	.....	CEO No.:	.....

Decision:.....

1 Existing Ground Floor
1 : 100

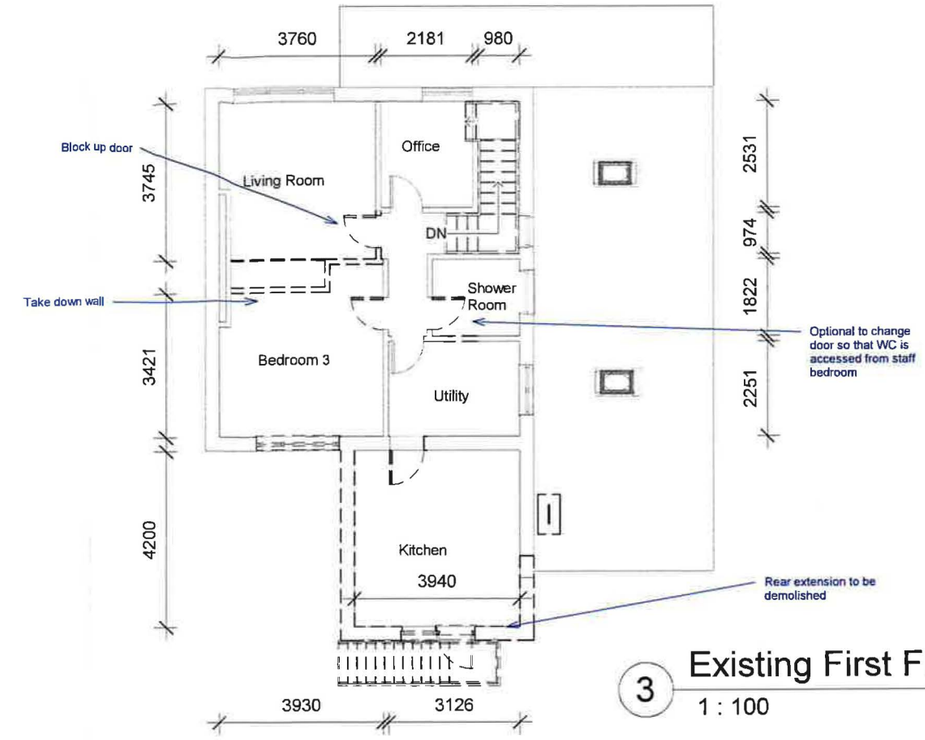


2 Proposed Ground Floor
1 : 100

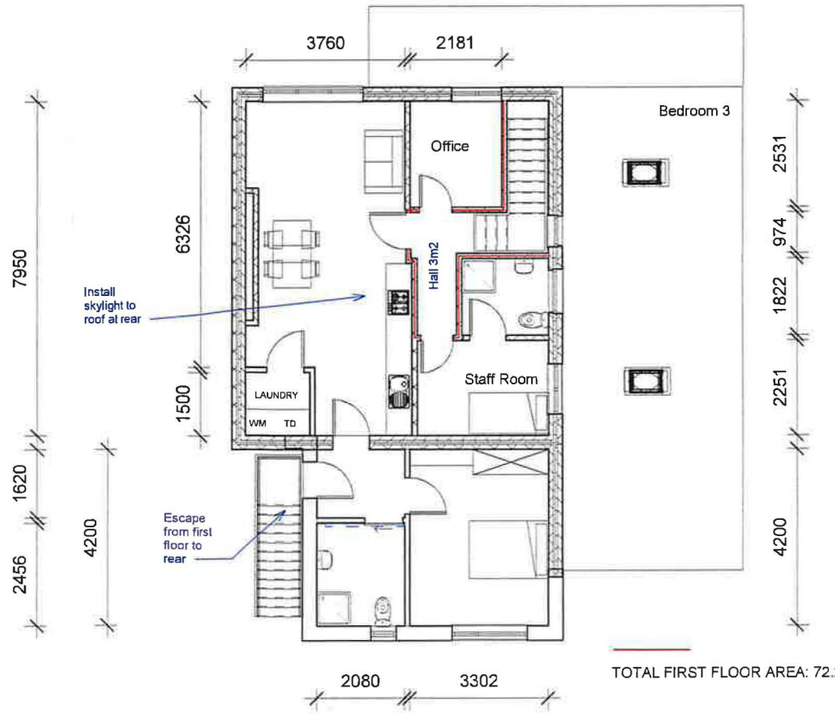


TOTAL GROUND FLOOR AREA: 125m2

3 Existing First Floor
1 : 100



4 Proposed First Floor
1 : 100



TOTAL FIRST FLOOR AREA: 72.2m²

DRAFT DRAWING FOR DISCUSSION ONLY

Ian Sheehy Building Surveyor
Architecture and Engineering
Registered Building Surveyors
Bansha,
Askeaton, Co.
Limerick
Phone: 0879202500
email: ian@technicalsolutions.ie

PROJECT
15 Cappagh Drive
Kilrush
Co. Clare

TITLE
Existing and Proposed Plans

CLIENT
BOCS Clare

DRAWN BY	DATE
Ian Sheehy	06/06/25
SCALE (@ A2)	PROJECT NUMBER
1 : 100	Project Number
DRAWING NUMBER	REV
25D061	01

Planning Pack Map

OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

Tailte Éireann

CENTRE COORDINATES:
ITM 498607,654321

PUBLISHED: 30/06/2025
ORDER NO.: 50475792_1

MAP SERIES: 1:1,000
MAP SHEETS: 4728-24

SITE BOUNDARY IN RED

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

Atlantic Building
consultants

Incorporating PND Building Consultancy Ltd & Tubridy Engineering Ltd

Building Condition Assessment Report

For

Brothers of Charity

Of

15 Marina View,
Cappa Drive,
Kilrush,
Co Clare,
V15 KW93

Atlantic Building Consultants
1 Digital Hub, Merchants Quay Business Quarter,
Frances Street, Kilrush, Co. Clare, Ireland V15 FN53

Email: mark.tubridy@atlanticbc.ie
Website: www.atlanticbc.ie

CONTENTS

1. Document Control Sheet

Project Title	Engineers Report
Project Subject	Building Condition Assessment
Client	Brothers of Charity
Address	15 Marina View, Cappa Drive, Kilrush, Co Clare, V15 KW93
ABC Reference	B_25_143
Revision	01
Status	Final Report
Control Date	22nd May 2025

Record of Issue

Issue	Status	Date
1/1	Final	22/05/2025

Distribution

Organisation/Person	Status
Brothers of Charity C/O Christopher Crowe	1 Electronic (pdf) copy

2. Introduction

2.1. Client

This report has been commissioned by Brothers of Charity of 15 Marina View, Cappa Drive, Kilrush, Co Clare, V15 KW93.

2.2. Consultant and Survey

I, Mark Tubridy CERTIFY as follows: -

a) I am an Engineer having qualified as such at Edinburgh University in the year 2006. I am a Chartered (C.Eng) member of The Institute of Engineers Ireland (IEI Membership No 049134) and a Chartered Building Engineer with Chartered Association of Building Engineers (CABE Membership No 67451948)

b) I have been in independent private practice on my own account since February 2021 and hold the required Professional Indemnity Insurance to provide this service.

c) I am the Engineer retained by Brothers of Charity to provide a assessment of existing masonry concrete blockwork at existing dwelling located at 15 Marina View, Cappa Drive, Kilrush, Co Clare, V15 KW93.

d) I have completed a site inspection of the premises and curtilage on 18th December 2024.

2.3. Schedule 1

Regulations 4 & 7

Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act 2022 ("the Act") Building condition assessment report has been completed pursuant to section 12 of the Act.

The form specified in the schedule has been completed by a competent building professional in the assessment of a dwelling to identify if the dwelling is exhibiting damage consistent due to the use of defective concrete block containing excessive amounts of deleterious material and to quantify the extent and significance of such damage

The dwelling –

(a) was constructed or acquired prior to 31st January 2020,

(b) is not an unauthorized structure, and

(c) is the principal private residence or, alternatively, the applicant is a landlord of a tenancy in the relevant dwelling.

3. Scope of works

Atlantic Building Consultants Ltd were engaged by the Brothers of Charity to provide Chartered Engineer Consultancy services for existing dwelling with potential defective concrete blocks. These services include investigation and diagnosis due to defective concrete blocks, enabling the categorisation of the building in accordance with the Irish Standard and the selection of the appropriate remedial works to be taken based on the following information

Symptoms
The damage as evidence captured within the Building Condition Assessment Report. The building grouping in accordance with I.S 465:2018 + A1 2020.

Investigation
Potential causes of cracking other than deleterious materials.

Testing
The test results carried out on the concrete blocks in accordance with Test Suite A, B and/or C of I.S. 465:2018 + A1 2020 as evidenced by the Professional Geologist / Petrographer. The concrete block samples test results in accordance with Test Suite A, B and/or C of I.S 465:2018 + A1 2020 and the potential for future degradation of any proposed retained concrete blocks.

Remedial Works
Taking into account the Building Condition Assessment Report, test results and damage caused to the dwelling by the use of defective concrete blocks in its construction, Atlantic Building Consultants Ltd will outline a remedial option, or combination of remediation options to remedy the damage caused guided by the recommendations in Clause 8 of I.S 465:2018 + A1 2020.

4. Building Condition Assessment

4.1. Competent Building Professionals Details

Name	Company
Mark Tubridy	Atlantic Building Consultants Ltd
Address	**Qualifications**
Cooraclare,	C. Eng MIEI
Co Clare	B. Eng Civil & Environmental Engineering
Registration Number of the Competent Building Professional:	049134

4.2. Building Information

Date of inspection	Weather
18/12/2025	Sunny & warm

Inspection Address	Eircode
15 Marina View, Cappa Drive	V15 KW93
Kilrush	
Co. Clare	

Site Description:

The site comprises Semi-detached two storey dwelling with rear extension.

Ground Floor Structure

Ground Bearing Slab ☑ Suspended Concrete ☐ Other: Click or tap here to enter

First Floor Structure

Timber ☑ Suspended Concrete ☐ Other: Click or tap here to enter

Attic Conversion: Yes ☐ No ☑

External Wall Construction – Main Building

Block-Cavity-Block ☑ Timber Frame ☐ Other: Brick-Cavity-Block

External Wall Construction – Extension

Block-Cavity-Block ☑ Timber Frame ☐ Other: Click or tap here to enter

Cavity Insulation Type at Original Construction: Wall board

Thickness: 40mm

Retrofit Insulation: Yes ☐ No ☑ Type: Thickr

Year Inst: N/A

4.3. Brief History of Damage / Relevant Information

- Cracking found on all elevations,
- Repair undertaken in 2017 to the front, rear and north gable via new external waterproof layer.
- Crazing has re-appeared on the repaired elevations

4.4. Circumstantial Evidence

Is there information that the blocks in the dwelling came from manufacture(s) reported to have supplied blocks to other dwellings exhibiting damage likely to have arisen from deleterious materials in concrete blocks?	Yes ☐	No ✓

Comments

Is there documented information (e.g., Competent Building Professional Report) that the other dwellings in the same area/estate have exhibited signs of damage likely to have arisen from deleterious material in concrete blocks? Yes ✓ No ☐

Comments

Are other houses in the same area/estate exhibiting signs of damage likely to have arisen from deleterious materials in concrete blocks? Yes ✓ No ☐

Comments

4.5. External Damage

Front Elevation	**Orientation**	North
	Yes	No
Web like cracking:	☐	☑
Pattern like cracking (combined horizontal and vertical):	☐	☑
Disintegrated blocks leaving void in external leaf:	☐	☑
Outward bowing of external leaf:	☐	☑
Wide vertical crack, typically 200mm from corner:	☐	☑
Displacement at window/door reveals:	☐	☑
Render blown or missing:	☐	☑
Horizontal cracks (possibly attributable to day joint in blockwork):	☐	☑

Rear Elevation	**Orientation**	South	
		Yes	No
Web like cracking:		☑	☐
Pattern like cracking (combined horizontal and vertical):		☑	☐
Disintegrated blocks leaving void in external leaf:		☐	☑
Outward bowing of external leaf:		☑	☐
Wide vertical crack, typically 200mm from corner:		☐	☑
Displacement at window/door reveals:		☑	☐
Render blown or missing:		☐	☑
Horizontal cracks (possibly attributable to day joint in blockwork):		☐	☑

Side Elevation 1	**Orientation**	East	
		Yes	No
Web like cracking:		☑	☐
Pattern like cracking (combined horizontal and vertical):		☑	☐
Disintegrated blocks leaving void in external leaf:		☐	☑
Outward bowing of external leaf:		☐	☑
Wide vertical crack, typically 200mm from corner:		☐	☑
Displacement at window/door reveals:		☐	☑
Render blown or missing:		☐	☑
Horizontal cracks (possibly attributable to day joint in blockwork):		☐	☑

Side Elevation 2	**Orientation**	West

	Yes	No
Web like cracking:	☑	☐
Pattern like cracking (combined horizontal and vertical):	☑	☐
Disintegrated blocks leaving void in external leaf:	☐	☑
Outward bowing of external leaf:	☑	☐
Wide vertical crack, typically 200mm from corner:	☐	☑
Displacement at window/door reveals:	☐	☑
Render blown or missing:	☐	☑
Horizontal cracks (possibly attributable to day joint in blockwork):	☑	☐

4.6. Building Grouping & Damage Threshold

(As per Table 1 - I.S. 465:2018)

Building Grouping	
Group 1 ☐	***Group 2*** ☐
Group 3 ☐	***Group 4*** ☑

Table 1 — Building Grouping

Group	Damage	Building Condition Assessment
Group 1	Undamaged	Pattern cracking is not present, however some or all the circumstantial evidence [a] is recorded in the Chartered Engineer's Report
Group 2	Damaged	Pattern cracking is present in at least one elevation (but insufficient evidence of other damage to classify the building as Group 4, see Group 4, a) to e)), and no circumstantial evidence [a] is recorded in the Chartered Engineer's Report
Group 3	Damaged	Pattern cracking is present in at least one elevation (but insufficient evidence of other damage to classify the building as Group 4, see Group 4, a) to e)), and some or all the circumstantial evidence [a] is recorded in the Chartered Engineer's Report
Group 4	Significantly damaged	Pattern cracking on at least one elevation, and at least two of the following further items of damage present on same or adjacent elevation: a) vertical cracks near corners > 5 mm in width; b) crumbling concrete blocks; c) severe displacement of reveals with cracking; d) wall leaning or bulging noticeably i.e. local deviation of slope in the horizontal or vertical plane of external walls of > 1 in 100 [4], and e) cracking of widths > 1 mm on internal leaf where damage is also present on the corresponding external leaf (Figure 2), or multiple cracks of concrete masonry walls in one room of > 0,5 mm. Where circumstantial evidence is available it shall be recorded in the Chartered Engineer's Report.

[a] Circumstantial evidence (risk factors) suggesting the possible presence of deleterious materials in concrete blocks includes:

- information that blocks came from manufacturer(s) reported to have supplied blocks to other damaged dwellings likely to have arisen from deleterious material in concrete blocks,
- construction within the date range of constructions mentioned in the Report of the Expert Panel on Concrete Blocks [1], and in the geographic areas reported to be affected; and
- documented information (e.g. Chartered Engineer's Report) that other dwellings in the same estate or locale have exhibited signs of damage likely to have arisen from deleterious material in concrete blocks.

Damage Threshold – *Group 4:*

Damage type	Present
Circumstantial Evidence – Refer section 6 of this report	No
Circumstantial Evidence – Construction is within applicable date range	YES
Pattern cracking on at least one elevation	YES
Vertical cracks near corners >5mm in width	YES
Crumbling concrete blocks	No
Severe displacement of reveals with cracking	YES
Wall leaning or bulging >1:100	YES
Cracking of widths >1mm on internal leaf where damage is also present on corresponding external leaf	No
Multiple cracks of concrete masonry >0.5mm in one room	No

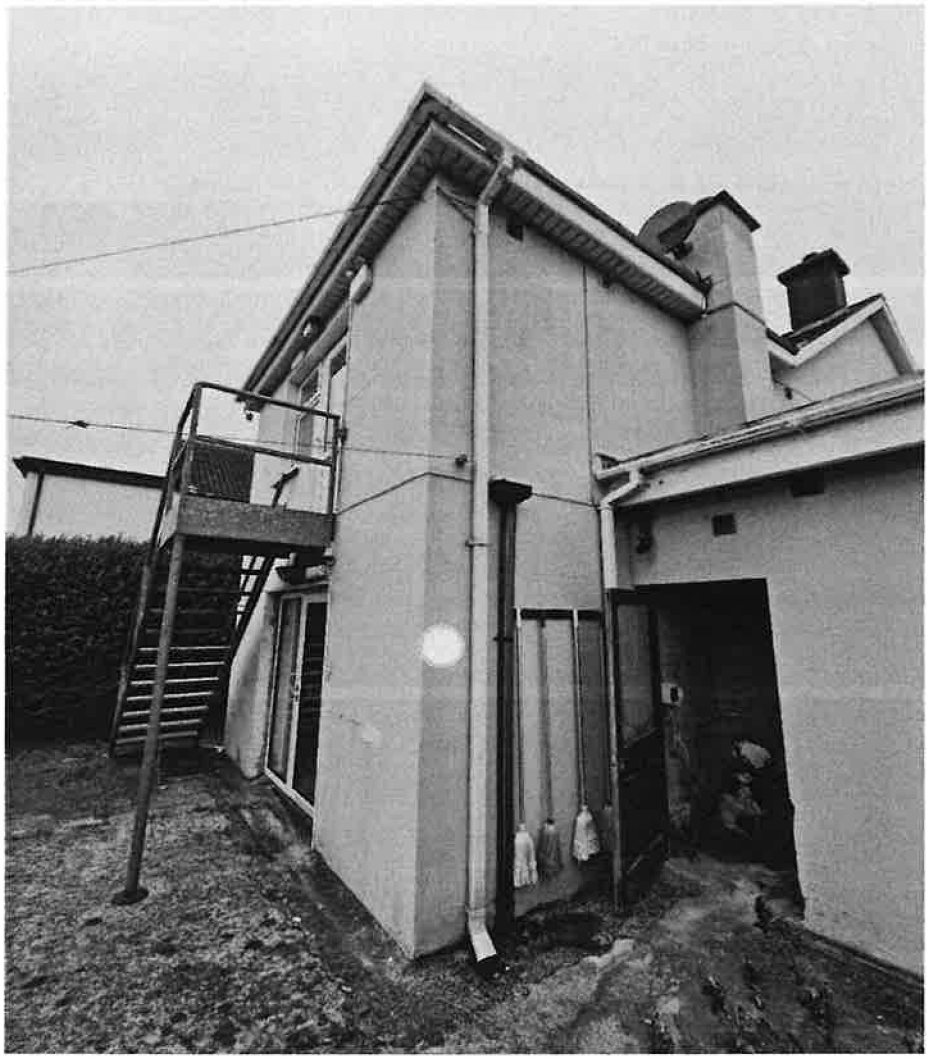
5. Sample Locations

A. Front Elevation (1)

Core 1: 1 x Core above DPC

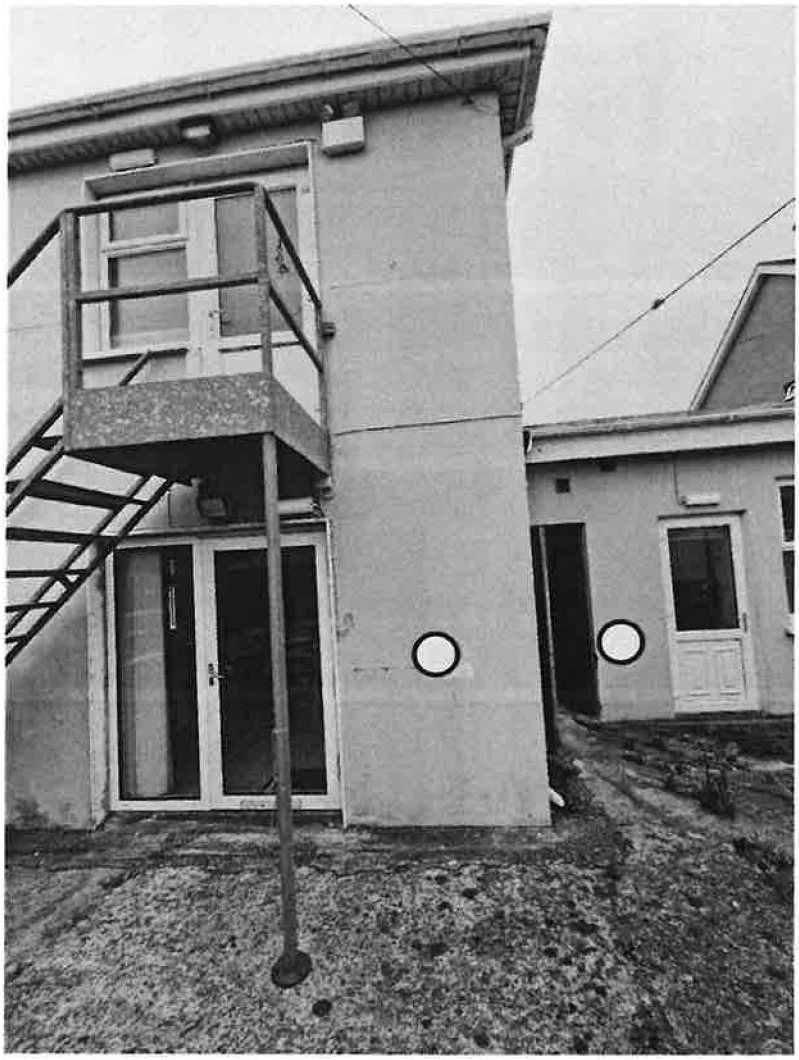
B. **Gable Elevation 1 (1)**

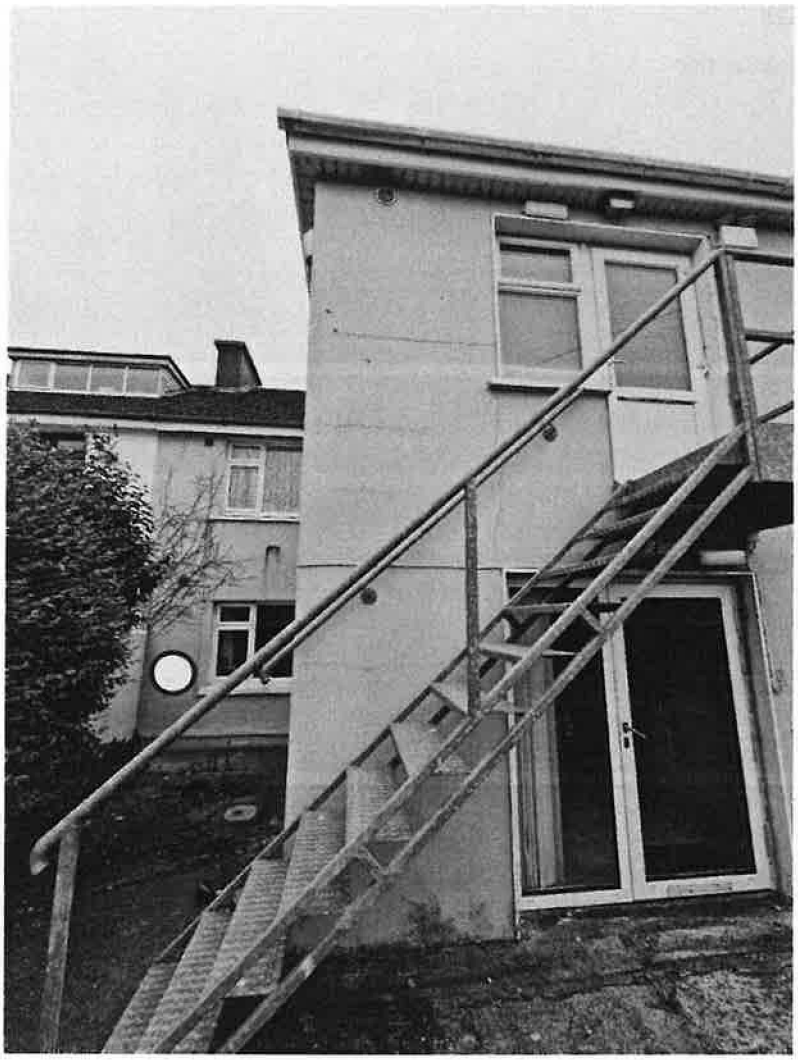
Core 1: 1 x Core above DPC



C. **Rear Elevation (3)**

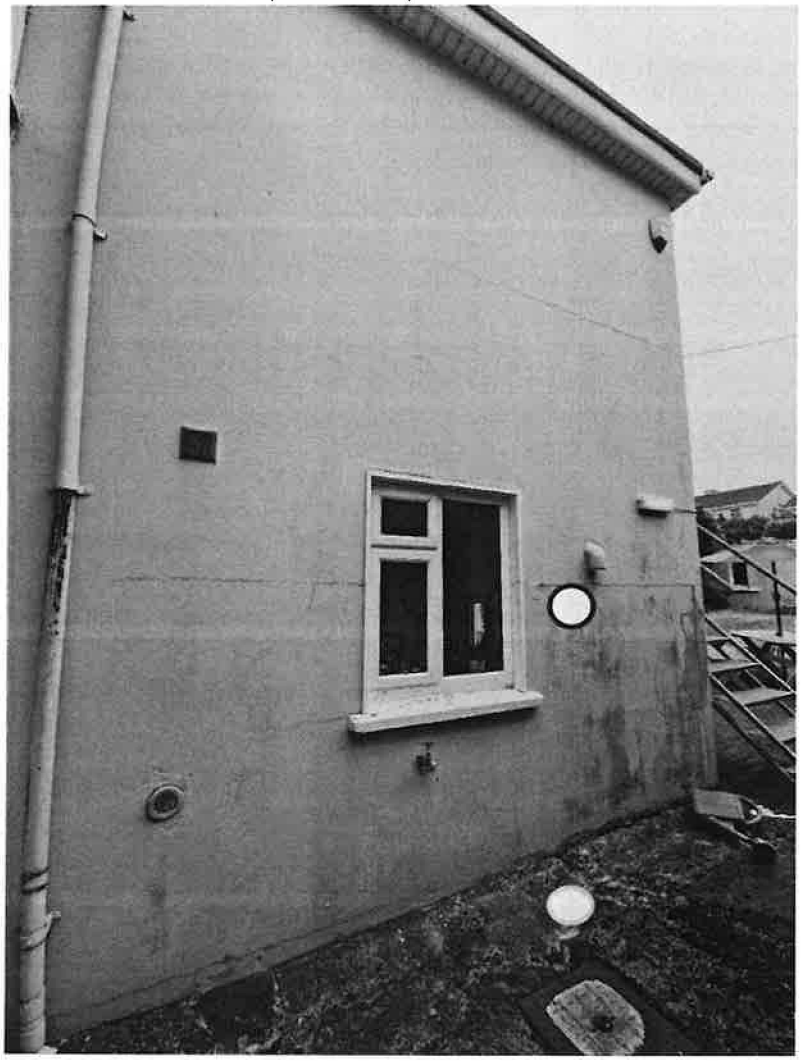
Core 1: 3 x Core above DPC





D. **Rear Elevation (3)**

Core 1: 1 x Core above DPC
Core 2: 1 x core below DPC
Core 3: 1 x internal Core (Internal Leaf)



6. Testall Ltd Report – Core Testing

Testall (Ireland) Ltd were requested by Mark Tubridy of Atlantic Building Consultants Ltd to conduct sampling of concrete blocks at 15 marina View, Cappa Drive, Kilrush, Co Clare V15KW93 and to perform testing to identify any deleterious materials in accordance with the guidelines set out in I.S.465-2018+A1-2020.

Sampling of the property was conducted on the 18th December 2024.Ten core(s) samples were extracted for analysis, details of the sample locations and the testing scheduled for each core is detailed in the sample table below. The core sample locations were provided by Mark Tubridy of Atlantic Building Consultants Ltd.

The following report details findings of the testing undertaken.

Testall

Testall (Ireland) Ltd

Unit 65,
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Tel : +353 (0)1 565 3990
Email : contact@testallltd.com

Client
Brothers of Charity C/O Christopher Crowe

Contract
15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93

Testing & Analysis of concrete blocks utilised in the construction of buildings to identify any possible deleterious materials in accordance with guidelines set out in I.S. 465:2018+A1:2020

25 February 2025

Testall (Ireland) Ltd
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Testall

FAO: Brothers of Charity C/O Christopher Crowe **Date 25 February 2025**
Ref: J02898

Testing & Analysis of concrete blocks utilised in the construction of buildings to identify any possible deleterious materials in accordance with guidelines set out in I.S. 465:2018+A1:2020

Prepared by: Conor Fennell
Assistant Geologist

Checked by: Dr. Robbie Goodhue
Professional Geologist

Approved by: Damien Jordan
Managing Director

Client:	**Brothers of Charity C/O Christopher Crowe**	**Testall (Ireland) Ltd** Unit 65, Fourth Avenue, Cookstown Industrial Estate, Dublin 24, D24 H289
Contract:	15 Marina View, Cappa Drive, Kilrush, Co.Clare, V95 KW93	Tel : +353 (0)1 565 3990 Email : contact@testallltd.com
Job No:	J02898	

Testall

Table of Contents

Client: Brothers of Charity C/O Christopher Crowe

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Email : contact@testallltd.com

Job No: J02898

INTRODUCTION

Testall (Ireland) Ltd were requested on behalf of Mark Tubridy to conduct sampling of concrete blocks at 15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93 and to perform testing to identify any deleterious materials in accordance with the guidelines set out in I.S. 465-2018+A1-2020. Sampling of the property was conducted on the 18th December 2024. Ten core(s) samples were extracted for analysis, details of the sample locations and the testing scheduled for each core is detailed in the sample table below. The core sample locations were provided by Mark Tubridy of Tubridy Engineering Ltd.

SAMPLE INFORMATION

Laboratory reference	**HC1818**	**HC1819**	**HC1820**	**HC1821**	**HC1822**	**HC1823**	**HC1824**	**HC1825**
Site sample reference	DJ/18/12/1	DJ/18/12/2	DJ/18/12/3	DJ/18/12/4	DJ/18/12/5	DJ/18/12/6	DJ/18/12/7, 8, 9	DJ/18/12/10
Sample location	North Elevation (Main House - Front)	West Elevation (Extension)	South Elevation (Extension)	South Elevation (Main House)	East Elevation (Extension)	West Elevation (Extension)	West Elevation (Extension)	South Elevation (Main House)
Above/Below DPC >450 mm below DPC	Above DPC	Above DPC	Above DPC	Above DPC	Above DPC	Above DPC	>450mm Below DPC	>450mm Below DPC
Inner leaf (I) Outer leaf (O) Single skin (S)	O	O	O	O	I	I	O	O
Nominal Core Diameter (mm)	100	100	100	100	100	100	100	100
Test Suite A								
Simplified Petrography	✓	✓					✓	
Test Suite B								
Thin Section Petrography		✓					✓	
Chemical Analysis		✓					✓	
Cement Content		✓					✓	
Compressive Strength				✓		✓	✓	
Test Suite C								
SEM-EDS								
Freeze-thaw Analysis			✓					

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TEST METHODS

I.S. 465-2018+A1-2020 - Test Suite A

Simplified Petrography

On receipt of samples, cores are photographed as received. Core samples are then cut to size on a IQ MS362CE dry cut saw with integrated vacuum. Samples are dried at a temperature of 40°C in a fan-assisted oven and the moisture content is determined. The clean face is scanned at 600 dpi on a Canon CanoScan LiDE 400 flatbed scanner and petrographically examined using a Zeiss Stemi 508 binocular microscope. Where appropriate, observations are accompanied by scaled macrophotographs (captured with a mounted Zeiss Axiocam ERc5s camera). When provided, render samples are examined petrographically to assess for thickness and signs of damage at the surface. Samples are described following guidance given in ASTM C856-20 and with reference to I.S. 465-2018+A1-2020, with particular focus made on potentially deleterious materials, cracking, the air-void system, and the concrete condition.

I.S. 465-2018+A1-2020 - Test Suite B

Detailed Petrography (Thin Section)

A resin impregnated polished thin section is prepared from a core (representing approximately 30 x 40 mm of concrete) and is polished to yield a final thickness of 30 µm. The thin section is examined using an Axioscope 5 polarizing microscope with transmitted and reflected light, and scaled microphotographs are captured using a mounted Zeiss Axiocam 208 color camera. Thin section petrography are carried out in accordance with ASTM C856-20 and with reference to I.S. 465-2018+A1-2020, yielding more detailed information on the aggregate, concrete, and cement matrix. Potential risks relating to deleterious lithologies and minerals (particularly reactive sulfides such as framboidal pyrite and pyrrhotite) and the quality of the cement matrix (such as microporosity and the prevalence of free mica) are highlighted.

Chemical Analysis

The chemical analysis for total sulfur (TS) and acid soluble sulfur (ASS) are carried out in accordance with BS EN 1744-1:2009+A1:2012 by our subcontracted UKAS accredited laboratory.

Cement Content

The cement content testing is carried out in accordance with Clause 6.5 of BS 1881-124:2015

Compressive Strength

The compressive strength testing is carried out in accordance with BS EN 12504-1:2019 and BS EN 12390-7+AC:2020.

I.S. 465-2018+A1-2020 - Test Suite C

Scanning Electron Microscopy with Energy Dispersive X-Ray Analysis

Scanning Electron Microscopy with Energy Dispersive X-Ray Analysis (SEM-EDS) are used, when requested, to obtain additional information on components at a scale which limits observation by optical methods (e.g. quantification of free mica in the cement paste) or in cases where elemental data may assist in the thin section petrography (e.g. speciation of metallic phases). The thin section analysed during Test Suite B was cleaned using a nitrogen air gun and carbon coated prior to SEM-EDS analysis. Analysis was carried out using a Tescan S8000 MIRA4 Field Emission Gun-Scanning Electron Microscope (FEG-SEM) for backscatter electron imaging (BSE), and four Oxford Instruments Ultim Max 170mm2 Energy Dispersive Spectroscopy (EDS) detectors for elemental/chemical analyses.

Freeze-Thaw Test

The freeze-thaw test is an accelerated durability test designed to replicate the conditions experienced by concrete masonry during harsh climatic conditions. Where requested, subsamples are saturated and placed within the test chamber for a total of 60 freeze-thaw cycles. Samples are removed at regular intervals for weighing, condition assessment and photographed.

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Report No: HC1824

Geology Report - Petrography in accordance with ASTM C856-20 with reference to I.S. 465:2018+A1:2020 guidelines

Sample No.	: HC1824	
Site Ref. / Client Ref.	: DJ/18/12/7, 8, 9	
Material Description	: Ø 100mm Concrete Core Sample	
Supplier	: Not stated	
Source	: Not stated	
Location	: 15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93	
Element / Structure	: Outer Leaf	West Elevation (Extension), >450mm Below DPC
Method of Sampling	: BS EN 12504-1: 2019+AC 2020	
Sample Cert. / Sampled By	: Yes	Damien Jordan, Michal Ciebiera, Damien McNally
Date Sampled	: 18 December 2024	
Date Received	: 18 December 2024	
Date Test Completed	: 05 March 2025	

Notes : This test report shall not be reproduced except in full, without the prior written approval of the laboratory.
Results relate only to the sample tested and apply to sample as received.
Sample information supplied above has been provided by the client.

Signed : D. Jordan **Date :** 05 March 2025

for Testall (Ireland) Ltd

Authorised signatories : ☐ D. Jordan - Laboratory Manager

Client: Brothers of Charity C/O Christopher Crowe

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Report No: HC1819

Geology Report - Petrography in accordance with ASTM C856-20 with reference to I.S. 465:2018+A1:2020 guidelines

Sample No.	: HC1819	
Site Ref. / Client Ref.	: DJ/18/12/2	
Material Description	: Ø 100mm Concrete Core Sample	
Supplier	: Not stated	
Source	: Not stated	
Location	: 15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93	
Element / Structure	: Outer Leaf	West Elevation (Extension), Above DPC
Method of Sampling	: BS EN 12504-1: 2019+AC 2020	
Sample Cert. / Sampled By	: Yes	Damien Jordan, Michal Ciebiera, Damien McNally
Date Sampled	: 18 December 2024	
Date Received	: 18 December 2024	
Date Test Completed	: 05 March 2025	

Notes : This test report shall not be reproduced except in full, without the prior written approval of the laboratory.
Results relate only to the sample tested and apply to sample as received.
Sample information supplied above has been provided by the client.

Signed : D. Jordan **Date :** 05 March 2025

for Testall (Ireland) Ltd

Authorised signatories : ☐ D. Jordan - Laboratory Manager

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Report No: HC1819

RATIONALE FOR TESTING and EVALUATION OF SAMPLE

Rationales for testing: 1. At the request of the client

Evaluation & Risk Factor assessment for mica (Table 3) and pyrite or other sulfides (Table 5) degradation of concrete blocks per I.S.465:2018+A1:2020

	Risk classification of concrete block			Critical
	Negligible	Low/Medium	High	
Risk factor	**Interpretation of results**			
Visible evidence of deterioration or degradation of the concrete blocks	Sound	Sound but potentially susceptible	Sound but potentially susceptible or Unsound	Unsound
Presence of "free muscovite mica"	Absent/Rare	Common	Numerous	Abundant
Evidence of moisture ingress	Rare	Common	Numerous	Abundant
Presence of problematic lithologies	Trace	Trace/Minor	Minor/Major	Major
Presence of gypsum or secondary sulfates	Absent/Rare	Few	Numerous	Abundant
Presence of framboidal form of pyrite or reactive forms of sulfide	Absent/Rare	Few	Numerous	Abundant
Cracking / microcracking	Absent/Rare	Few	Numerous / Common	Abundant or Pervasive
Degradation / Weakening of Block (with possible evidence of leaching of cement hydrates)	Absent/Rare	Rare	Common	Very common or Pervasive
Microporosity	Normal	Moderate	High	Excessive

Free mica	Absent/Rare	Common	Numerous	Abundant
	< 1%	1 - 10%	10 - 30%	>30%
Problematic lithologies	Trace	Trace-Minor	Minor-Major	Major
	<1%	1-10%	10-30%	>30%
Reactive sulfide	Absent/Rare	Few	Numerous	Abundant
	<0.1 %	0.1 - 0.5 %	0.5 - 1.0%	> 1.0%

S.R. 16:2016 and EN 12620:2002+A1:2008 specifications for aggregates used in concrete stipulate that total sulfur (TS) shall be ≤ 1%, however if pyrrhotite is identified as present then the TS shall be ≤ 0.1%. The corresponding acid soluble sulfate (AS) limit for aggregates used in concrete is ≤ 0.2%. The aggregate TS and AS for concrete blocks are assessed as outlined by Annex E of I.S. 465:2018+A1:2020.

S.R. 16:2016 Table A.1 Note 2 states that aggregates meeting the ≤ 1 % TS recommendation may still be deemed unsuitable based on the assessment and opinion of the Competent Person (Professional Geologist).

Note: The risk of degradation may be significantly influenced by the moisture content and the prolonged moisture exposure of the concrete. Other influences which may contribute to accelerated degradation of concrete blocks may include freeze-thaw of any exposed saturated concrete, it is reasonable to assume any cracks or faults present in the external leaf or renders however caused can further increase the risk of degradation. The above risk classification is assessed based on analysis undertaken in accordance with Test Suite A, B & C of I.S. 465:2018+A1:2020 or part thereof.

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Report No: HC1824

RATIONALE FOR TESTING and EVALUATION OF SAMPLE

Rationales for testing: 1. At the request of the client

Evaluation & Risk Factor assessment for mica (Table 3) and pyrite or other sulfides (Table 5) degradation of concrete blocks per I.S.465:2018+A1:2020

	Risk classification of concrete block			Critical
	Negligible	Low/Medium	High	
Risk factor	**Interpretation of results**			
Visible evidence of deterioration or degradation of the concrete blocks	Sound	Sound but potentially susceptible	Sound but potentially susceptible or Unsound	Unsound
Presence of "free muscovite mica"	Absent/Rare	Common	Numerous	Abundant
Evidence of moisture ingress	Rare	Common	Numerous	Abundant
Presence of problematic lithologies	Trace	Trace/Minor	Minor/Major	Major
Presence of gypsum or secondary sulfates	Absent/Rare	Few	Numerous	Abundant
Presence of framboidal form of pyrite or reactive forms of sulfide	Absent/Rare	Few	Numerous	Abundant
Cracking / microcracking	Absent/Rare	Few	Numerous / Common	Abundant or Pervasive
Degradation / Weakening of Block (with possible evidence of leaching of cement hydrates)	Absent/Rare	Rare	Common	Very common or Pervasive
Microporosity	Normal	Moderate	High	Excessive

Free mica	Absent/Rare	Common	Numerous	Abundant
	< 1%	1 - 10%	10 - 30%	>30%
Problematic lithologies	Trace	Trace-Minor	Minor-Major	Major
	<1%	1-10%	10-30%	>30%
Reactive sulfide	Absent/Rare	Few	Numerous	Abundant
	<0.1 %	0.1 - 0.5 %	0.5 - 1.0%	> 1.0%

S.R. 16:2016 and EN 12620:2002+A1:2008 specifications for aggregates used in concrete stipulate that total sulfur (TS) shall be ≤ 1%, however if pyrrhotite is identified as present then the TS shall be ≤ 0.1%. The corresponding acid soluble sulfate (AS) limit for aggregates used in concrete is ≤ 0.2%. The aggregate TS and AS for concrete blocks are assessed as outlined by Annex E of I.S. 465:2018+A1:2020.

S.R. 16:2016 Table A.1 Note 2 states that aggregates meeting the ≤ 1 % TS recommendation may still be deemed unsuitable based on the assessment and opinion of the Competent Person (Professional Geologist).

Note: The risk of degradation may be significantly influenced by the moisture content and the prolonged moisture exposure of the concrete. Other influences which may contribute to accelerated degradation of concrete blocks may include freeze-thaw of any exposed saturated concrete, it is reasonable to assume any cracks or faults present in the external leaf or renders however caused can further increase the risk of degradation. The above risk classification is assessed based on analysis undertaken in accordance with Test Suite A, B & C of I.S. 465:2018+A1:2020 or part thereof.

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Report No: HC1818

Simplified Petrography in accordance with ASTM C856-20

Flatbed scanned image of cut section through core.

Sample dimensions
98 mm diameter

Examination date
14 January 2025

Core condition
Sound

Core moisture content
1.09 mass %

Voids	
Void content	12%
Distribution	Even
Shape	Subspherical
Interconnectivity	Low
Linings	None apparent

Aggregate	
Maximum dimension	8 mm
Overall grading	Favours smaller aggregate
Packing	OK
Aggregate source	Mixed lithology natural gravel and crushed rock

Coarse aggregate (4 mm to 31.5 mm)	
Shape	Subangular
Distribution	Even
Parallelism	None

Rocktypes	
> 30%	Limestone (wackestone to packstone)
10 - 30%	
1 - 10%	Recrystallised limestone, calcite, chert
< 1%	

Sulfides	
Visual estimate	None observed optically
Sulfide distribution	N/A

Fine aggregate (63 µm to 4 mm) and *fines* (< 63 µm)	
Distribution	Even
Shape	Subangular
Grading	OK
Preferred orientation	None
Source	Crushed rock fines and natural sand

Cement Matrix	
Colour	Medium Gray (N5) to Medium Dark Gray (N4)
Colour distribution	Even
Hardness	Moderately hard
Visible cracks	None apparent

Examination by:

Conor Fennell

Report approved by:

Dr Robbie Goodhue, P.Geo

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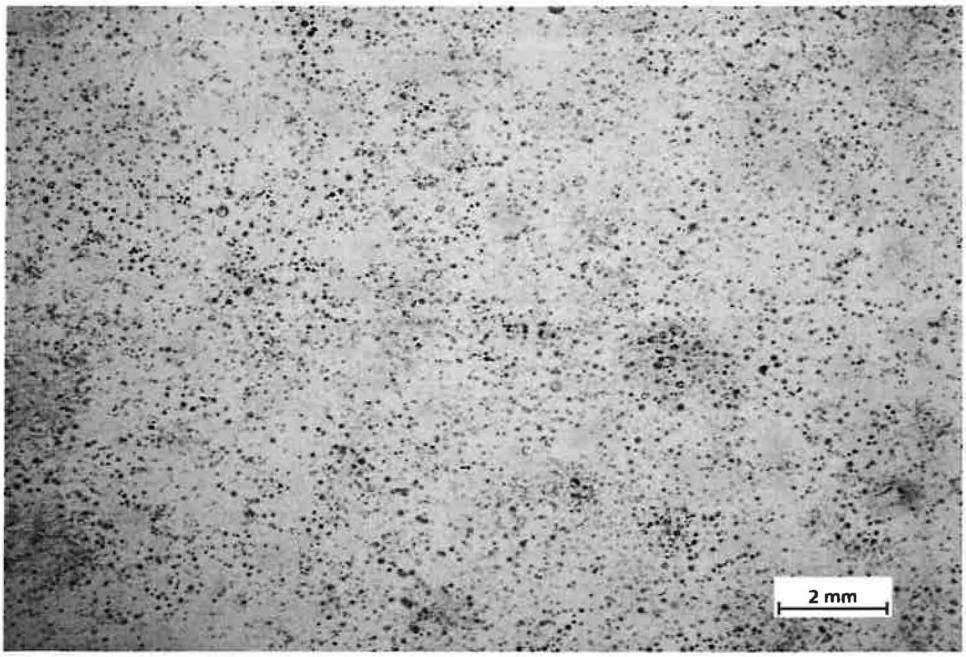
Report No: HC1818

Simplified Petrography Macrophotographs

Two coat render of similar composition. Outer coat is 10mm thickness, Inner coat 8mm.



Painted render with good coverage [Scale 2 mm]

Images taken on Zeiss Stemi 508 binocular microscope with a Zeiss Axiocam ERc5s camera

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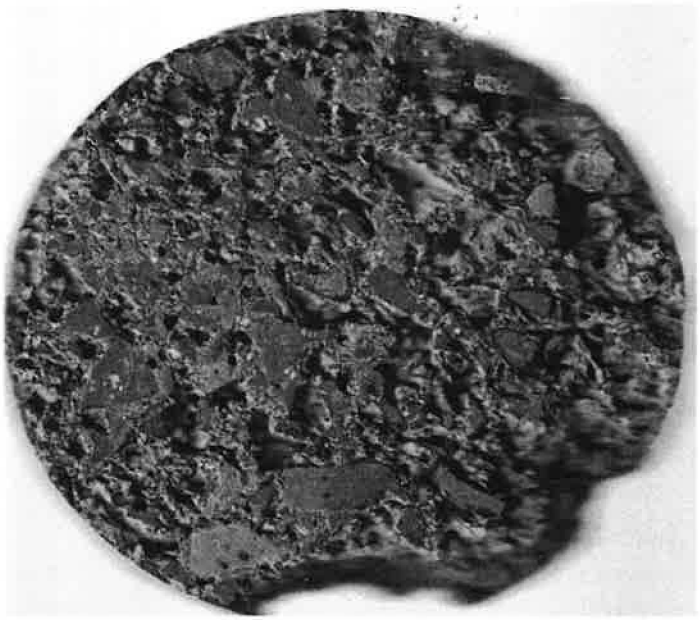
Report No: HC1819

Simplified Petrography in accordance with ASTM C856-20



Flatbed scanned image of cut section through core.

Sample dimensions
98 mm diameter

Examination date
09 January 2025

Core condition
Apparently unsound

Core moisture content
0.87 mass %

Voids	
Void content	26%
Distribution	Even
Shape	Subspherical, irregular
Interconnectivity	High
Linings	Some pore spaces are lined with bladed white crystals

Aggregate	
Maximum dimension	15 mm
Overall grading	Favours smaller aggregate
Packing	Normal
Aggregate source	Crushed bedrock

Coarse aggregate **(4 mm to 31.5 mm)**	
Shape	Angular
Distribution	Even
Parallelism	None apparent

Rocktypes	
> 30%	Limestone (packstone)
10 - 30%	Limestone (wackestone)
< 1%	

Fine aggregate **(63 µm to 4 mm) and *fines* (< 63 µm)**	
Distribution	Even
Shape	Angular
Grading	OK
Preferred orientation	None apparent
Source	Crushed bedrock fines

Sulfides	
Visual estimate	Not observed optically
Sulfide distribution	N/a

Cement Matrix	
Colour	Very Light Gray (N7)
Colour distribution	Even
Hardness	Normal
Visible cracks	Some apparent

Examination by:
Conor Fennell
Report approved by:
Dr Robbie Goodhue, P.Geo

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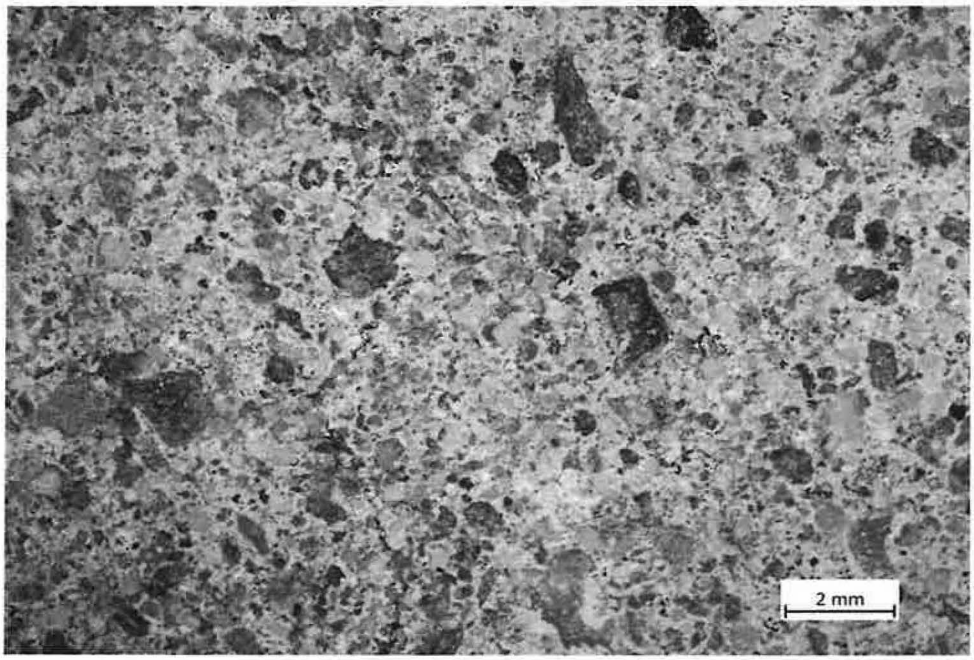
Testall

Report No: HC1819

Simplified Petrography Macrophotographs

Two coat render of similar composition. Outer coat thickness 10 mm, Inner coat 5-6 mm.



Exposed render surface with no paint coverage. [Scale 2 mm]

Images taken on Zeiss Stemi 508 binocular microscope with a Zeiss Axiocam ERc5s camera

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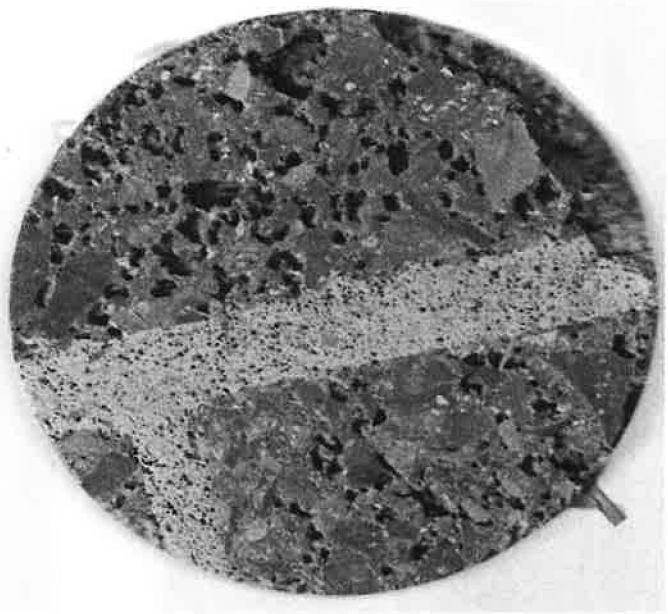
Report No: HC1824

Simplified Petrography in accordance with ASTM C856-20



Flatbed scanned image of cut section through core.

Sample dimensions
96 mm diameter

Examination date
14 January 2025

Core condition
Sound

Core moisture content
4.84 mass %

Voids

Void content	15%
Distribution	Even
Shape	Irregular, Subspherical
Interconnectivity	Low
Linings	Some pore spaces are lined with bladed white crystals

Aggregate

Maximum dimension	15 mm
Overall grading	OK
Packing	Normal
Aggregate source	Crushed bedrock

Coarse aggregate **(4 mm to 31.5 mm)**

Shape	Angular
Distribution	Even
Parallelism	None apparent

Rocktypes	
> 30%	Limestone (packstone)
10 - 30%	Limestone (wackestone)
< 1%	

Sulfides	
Visual estimate	None observed optically
Sulfide distribution	N/A

Fine aggregate **(63 µm to 4 mm) and *fines* (< 63 µm)**

Distribution	Even
Shape	Subangular to Angular
Grading	OK
Preferred orientation	None apparent
Source	Crushed rock fines

Cement Matrix

Colour	Very Light Gray (N7) to Light Gray (N7)
Colour distribution	Even
Hardness	Moderately hard
Visible cracks	None apparent

Examination by:

Conor Fennell

Report approved by:

Dr Robbie Goodhue, P.Geo

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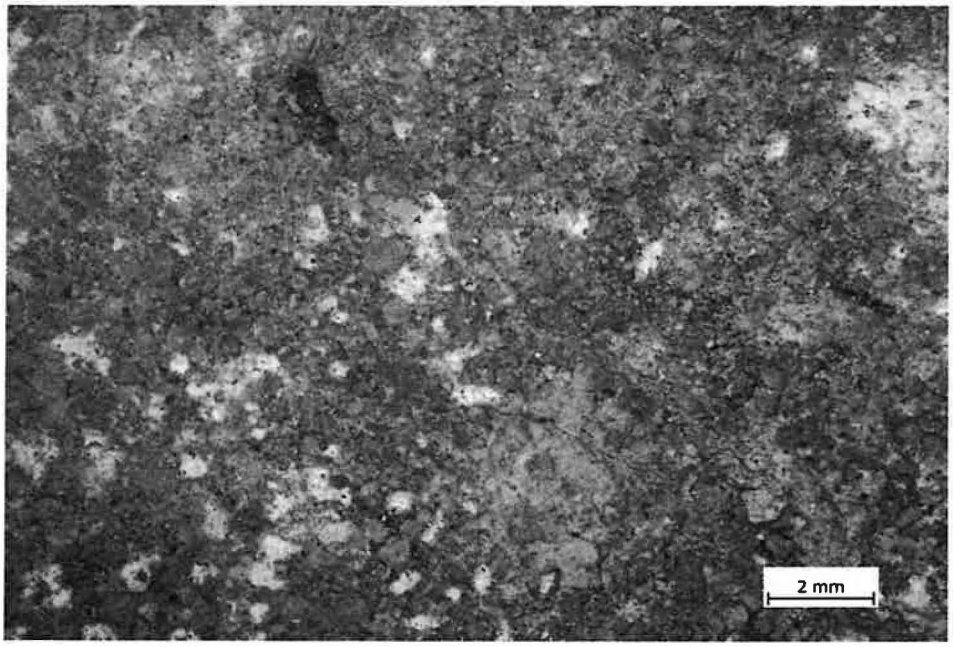
Testall

Report No: HC1824

Simplified Petrography Macrophotographs

Two coat render of similar composition. Outer coat is 8mm thickness, inner coat is 5mm.



Render with poorly protected weathered surface [Scale 2 mm]

Images taken on Zeiss Stemi 508 binocular microscope with a Zeiss Axiocam ERc5s camera

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Report No: HC1819

Detailed Petrography in accordance with ASTM C856-20

AGGREGATE

Shape	Angular to subangular
Grading	OK
Distribution	Even
Alteration & weathering	None apparent
Coatings	None apparent
Rims	None apparent
Internal cracking	None apparent
Contamination	None apparent

ROCKTYPES	
>30%	Limestone (packstone - silty matrix)
5 - 30%	Packstone, silty wackestone
< 5%	Recrystallised limestone

SULFIDE

Overview

Visual estimate (%)	0.3
Species present	Py
Relative proportions (%)	100
Distribution	Even
Pyrite (py)	*Present*
Forms	Framboidal, microcrytalline
Pyrrhotite (po)	*Not detected*

CONCRETE

Texture	Slightly open
Aggregate-paste bond	Good
Fractures	None apparent
Embedded items	None apparent
Alteration & type	None apparent
Reaction products	None apparent

Thin section scan

Scanned image of thin section.
Dimensions: 31 mm x 23 mm.

CEMENT MATRIX

Colour	Light grey
Porosity	Normal
Carbonation	Complete
Residual cement	None apparent
% vol sulfides	0.1%
Sulfide oxidation (%)	<5
Free mica estimation (%)	<0.1%

KEY OBSERVATIONS

Sulfides visually observed and estimated at 0.3% predominantly in the framboidal form. Oxidation appears to only occur in the framboids. Estimated <5% but varies, with some near fully oxidised.

Examination by: Robert Pearson
Examination date: 27 January 2025

Report approved by:
Dr Robbie Goodhue, P.Geo

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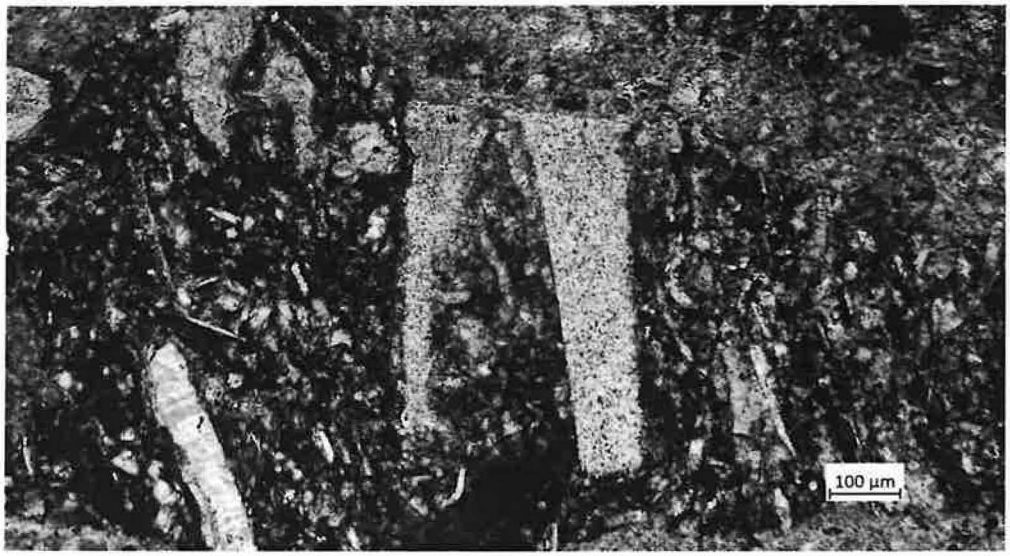
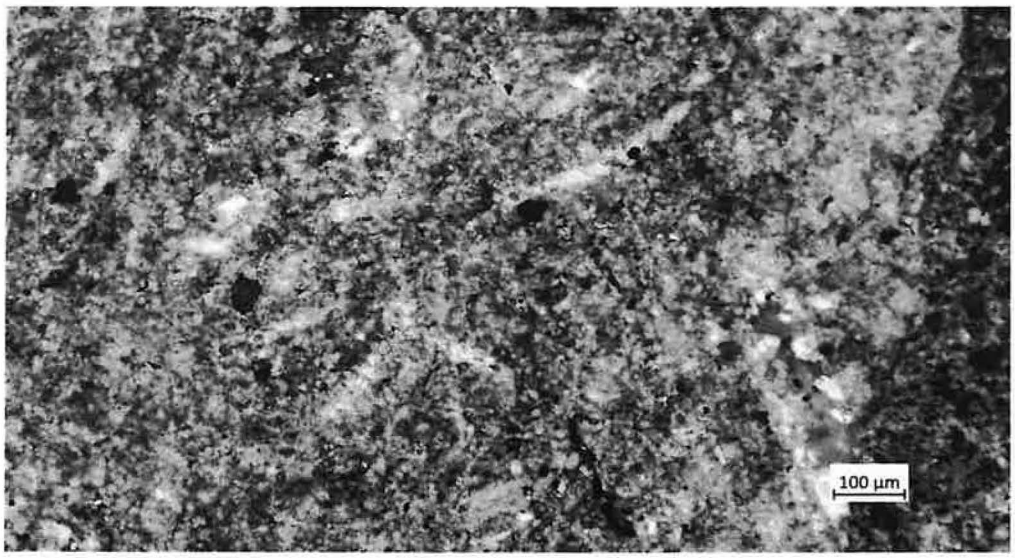
Report No: HC1819

Detailed Petrography Microphotographs



Packstone with a dark silty matrix. [Scale 100 µm, Cross polarised light]



Packstone [Scale 100 µm, Cross polarised light]

Images taken on a Zeiss Axioscope 5 polarizing microscope (reflected and transmitted light) with a Zeiss Axiocam 208 color camera

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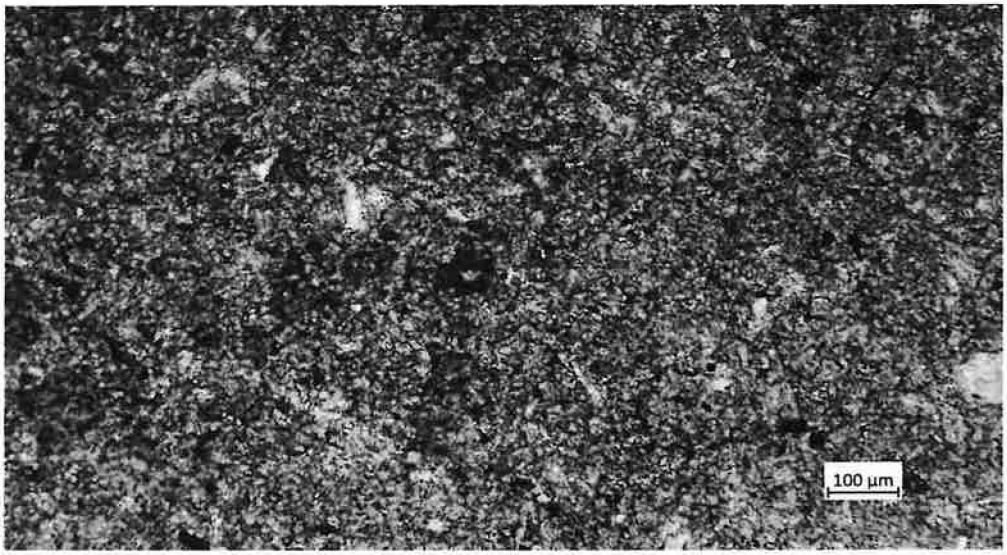
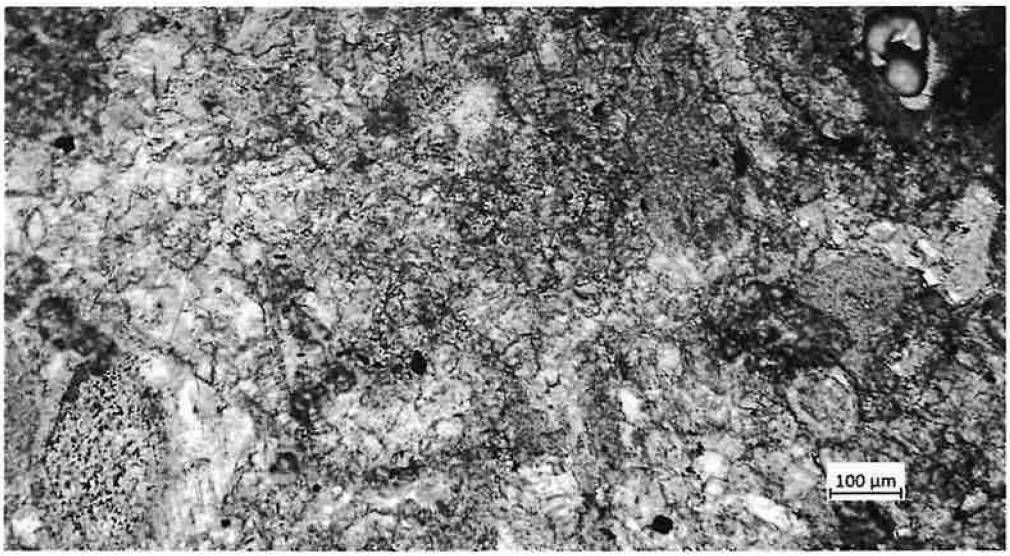
Report No: HC1819

Detailed Petrography Microphotographs



Silty wackestone. [Scale 100 µm, Cross polarised light]



Recrystallised limestone. [Scale 100 µm, Cross polarised light]

Images taken on a Zeiss Axioscope 5 polarizing microscope (reflected and transmitted light) with a Zeiss Axiocam 208 color camera

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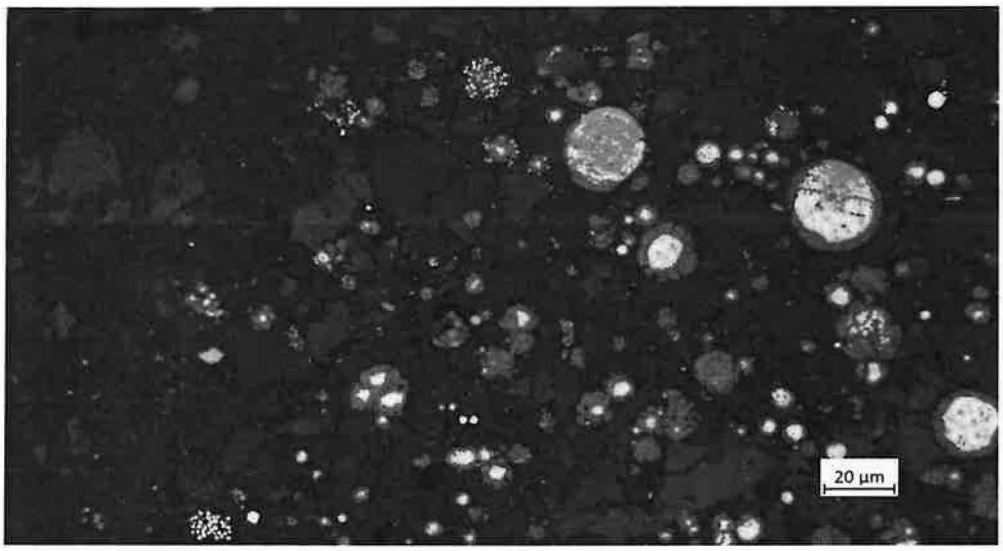
Detailed Petrography Microphotographs



Partially oxidised framboidal pyrite in the shaley limestone fines. [Scale 20 µm, Reflected light]

Partially oxidised flamboidal pyrite in dark silty packstone. [Scale 50 µm, Reflect light]

Images taken on a Zeiss Axioscope 5 polarizing microscope (reflected and transmitted light) with a Zeiss Axiocam 208 color camera

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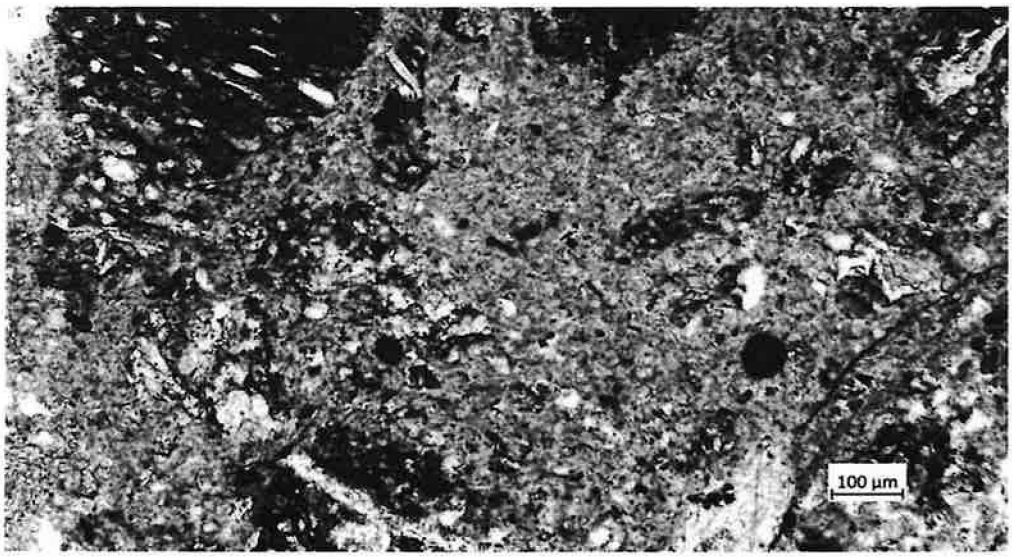
Report No: HC1819

Detailed Petrography Microphotographs

Unoxidised crystalline pyrite in a packstone [Scale 50 µm, Reflected light]



Light grey carbonated cement matrix of normal porosity with crushed rock fines. [Scale 100 µm, Plane polarised light]

Images taken on a Zeiss Axioscope 5 polarizing microscope (reflected and transmitted light) with a Zeiss Axiocam 208 color camera

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Report No: HC1824

Detailed Petrography in accordance with ASTM C856-20

AGGREGATE

Shape	Angular to subangular
Grading	OK
Distribution	Even
Alteration & weathering	None apparent
Coatings	None apparent
Rims	None apparent
Internal cracking	None apparent
Contamination	None apparent

ROCKTYPES	
>30%	Limestone (packstone - silty matrix)
5 - 30%	Silty wackestone, packstone
< 5%	Recrystallised limestone

SULFIDE

Overview	
Visual estimate (%)	0.4
Species present	Py
Relative proportions (%)	100
Distribution	Even
Pyrite (py)	*Present*
Forms	Crystalline, framboidal
Pyrrhotite (po)	*Not detected*

CONCRETE

Texture	Slightly open
Aggregate-paste bond	Good
Fractures	None apparent
Embedded items	None apparent
Alteration & type	None apparent
Reaction products	None apparent

Thin section scan

Scanned image of thin section.
Dimensions: 33 mm x 25 mm.

CEMENT MATRIX

Colour	Light grey to grey
Porosity	Normal
Carbonation	Complete
Residual cement	None apparent
% vol sulfides	0.1
Sulfide oxidation (%)	Trace
Free mica estimation (%)	<0.1

KEY OBSERVATIONS

Sulfides visually observed and estimated at 0.4%. Microcrystalline and framboidal form observed in equal measure. Trace oxidation appears to only occur in the framboids.

Examination by: Robert Pearson
Examination date: 28 January 2025

Report approved by:
Dr Robbie Goodhue, P.Geo

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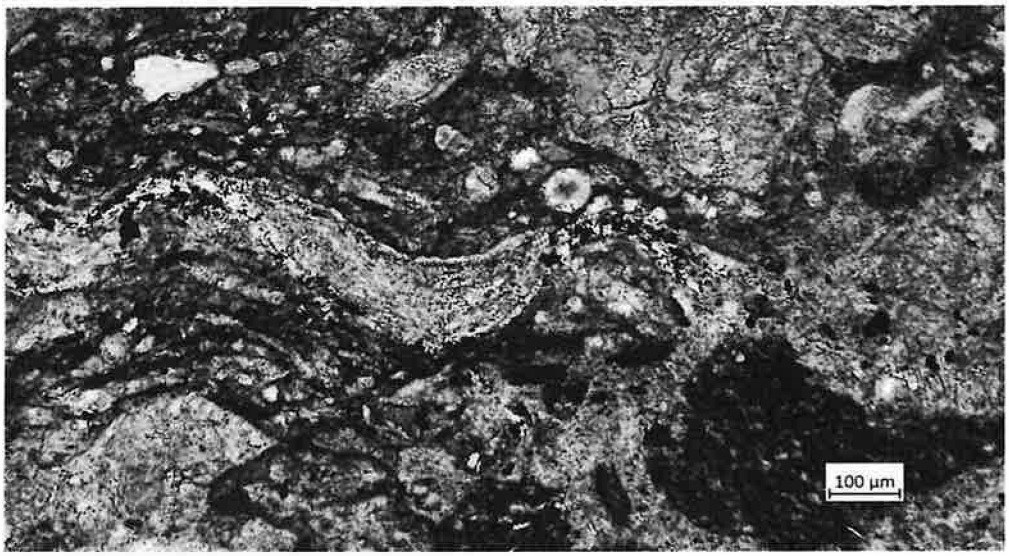
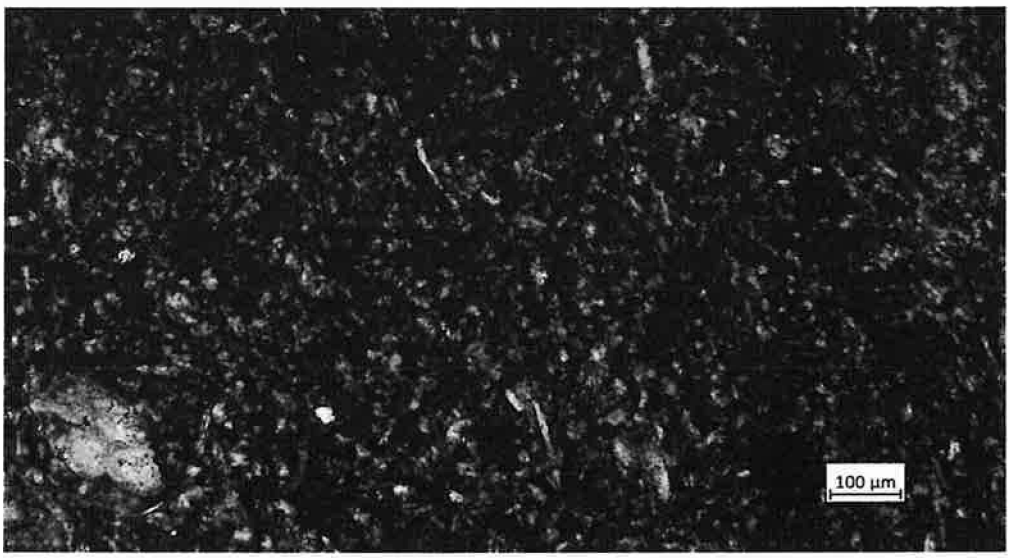
Report No: HC1824

Detailed Petrography Microphotographs



Packestone with a dark silty matrix containing shell fragments. [Scale 100 µm, Cross polarised light]



Silty wackestone with a dark muddy matrix. [Scale 100 µm, Cross polarised light]

Images taken on a Zeiss Axioscope 5 polarizing microscope (reflected and transmitted light) with a Zeiss Axiocam 208 color camera

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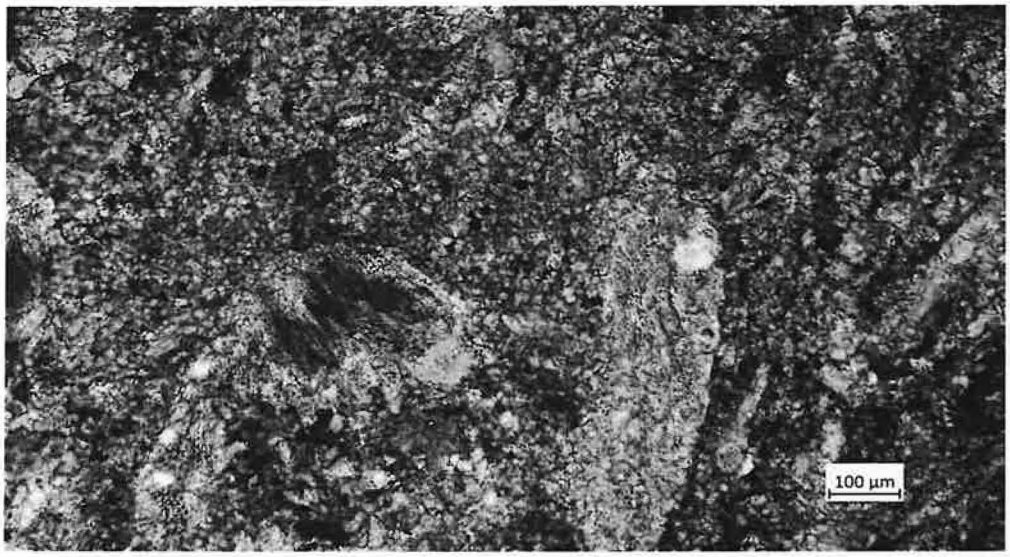
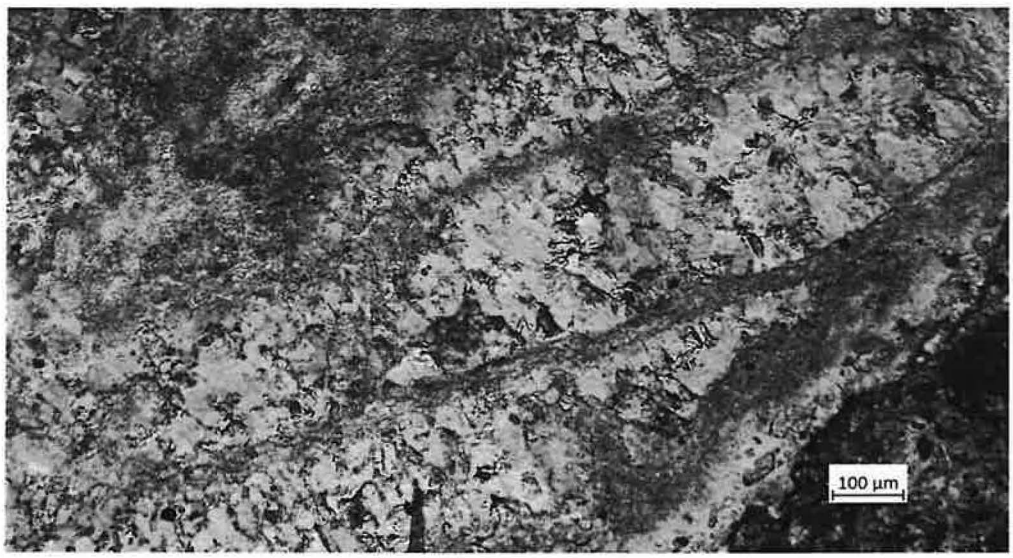
Report No: HC1824

Detailed Petrography Microphotographs



Packstone. [Scale 100 µm, Cross polarised light]



Recrystallised limestone. [Scale 100 µm, Cross polarised light]

Images taken on a Zeiss Axioscope 5 polarizing microscope (reflected and transmitted light) with a Zeiss Axiocam 208 color camera

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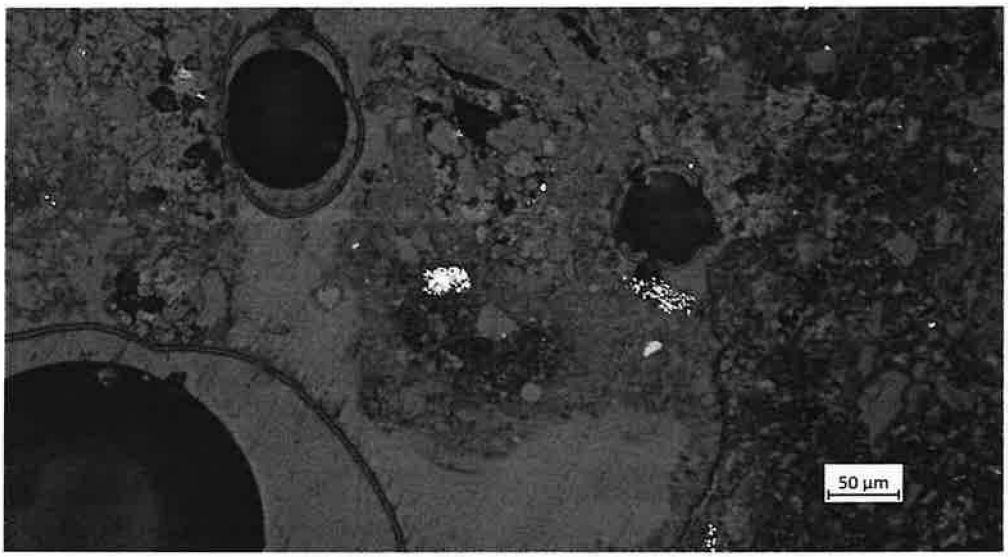
Detailed Petrography Microphotographs



Unoxidised framboidal pyrite in the fines. [Scale 50 µm, Reflected light]

Unoxidised microcrystalline pyrite in matrix. [Scale 20 µm, Reflected light]

Images taken on a Zeiss Axioscope 5 polarizing microscope (reflected and transmitted light) with a Zeiss Axiocam 208 color camera

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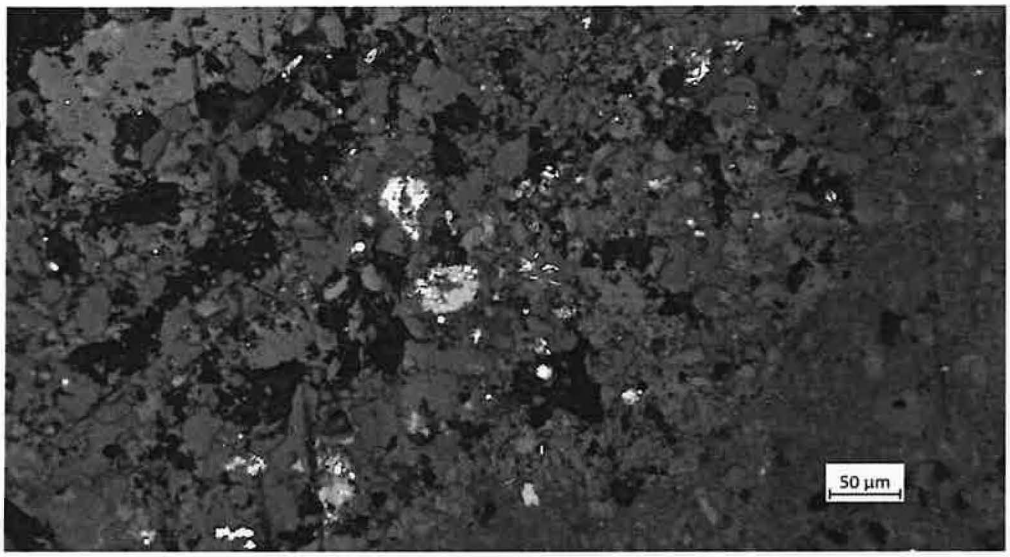
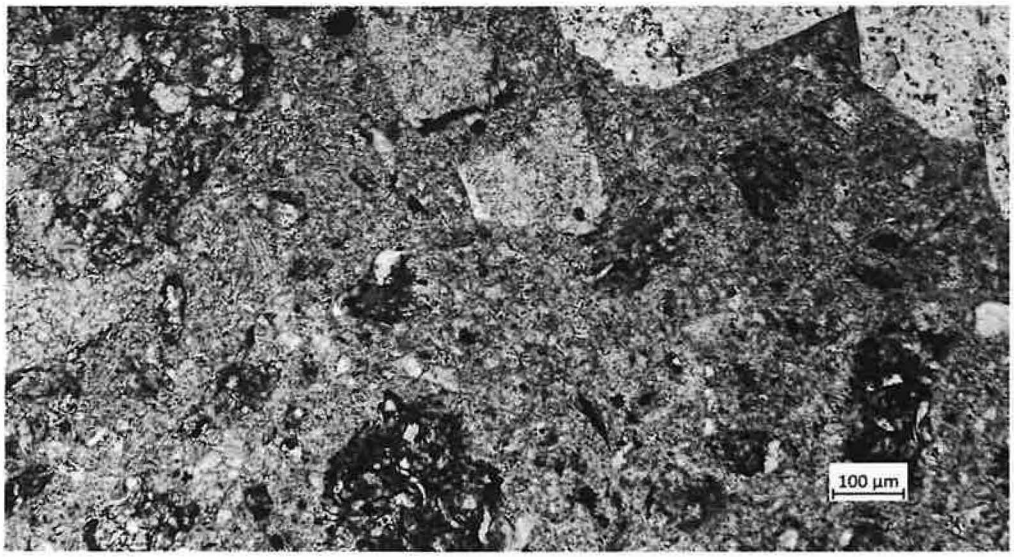


Partly oxidised framboidal pyrite in a silty packstone. [Scale 50 µm, Reflected light]



Light grey carbonated cement matrix of normal porosisty with crushed rock fines. [Scale 100 µm, Reflected light]

Images taken on a Zeiss Axioscope 5 polarizing microscope (reflected and transmitted light) with a Zeiss Axiocam 208 color camera

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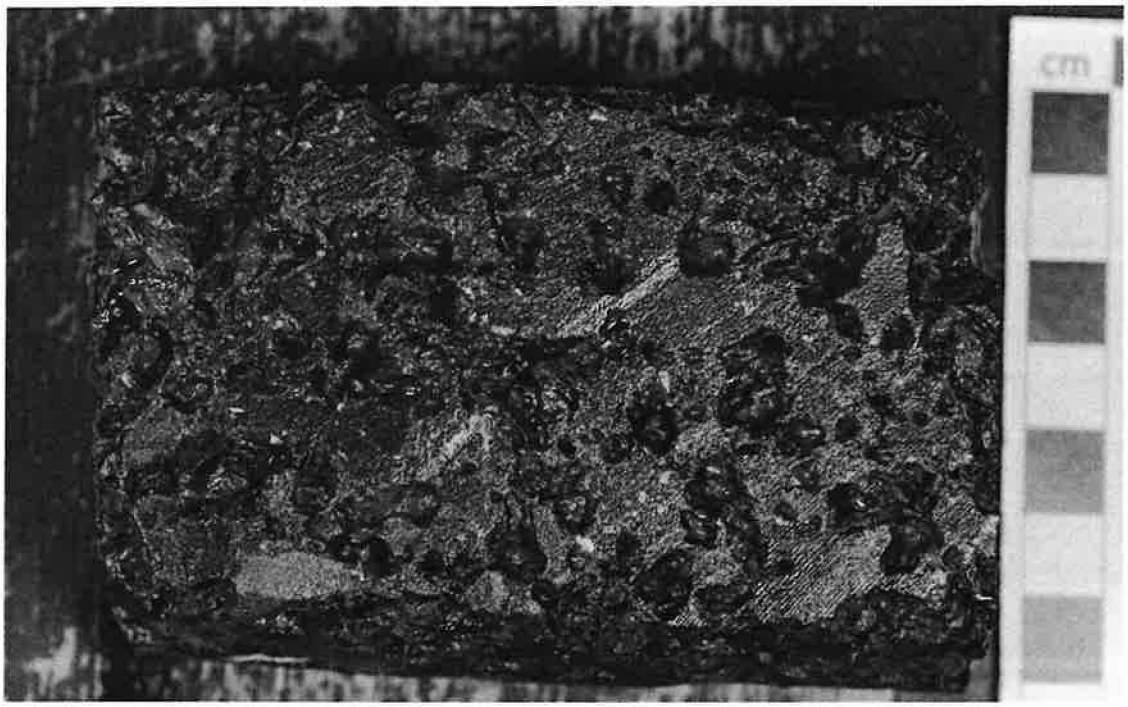
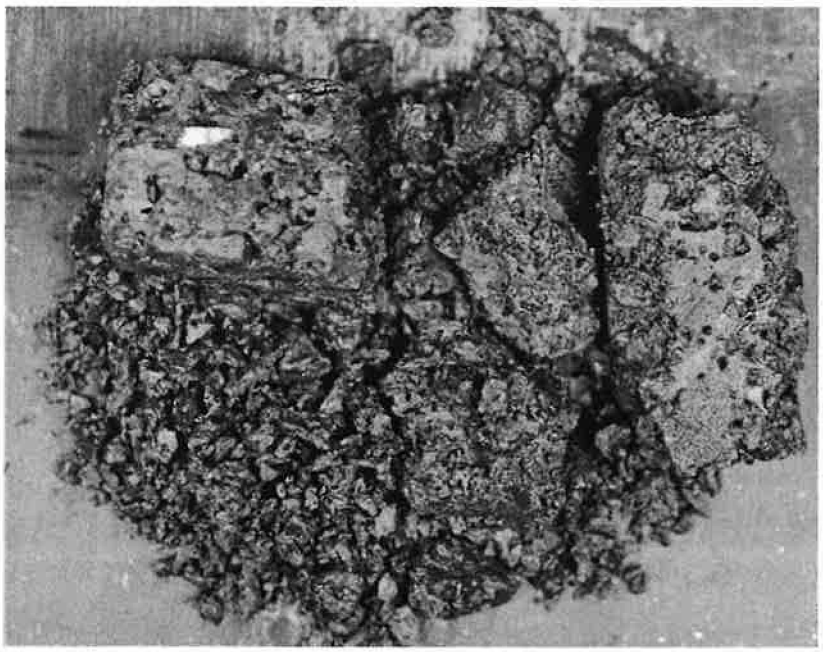
Report No: HC1820

Freeze Thaw Evaluation



Sample wet.



Evaluation: Condition Critical (12 cycles)

12 cycles of freeze thaw completed on saturated subsample

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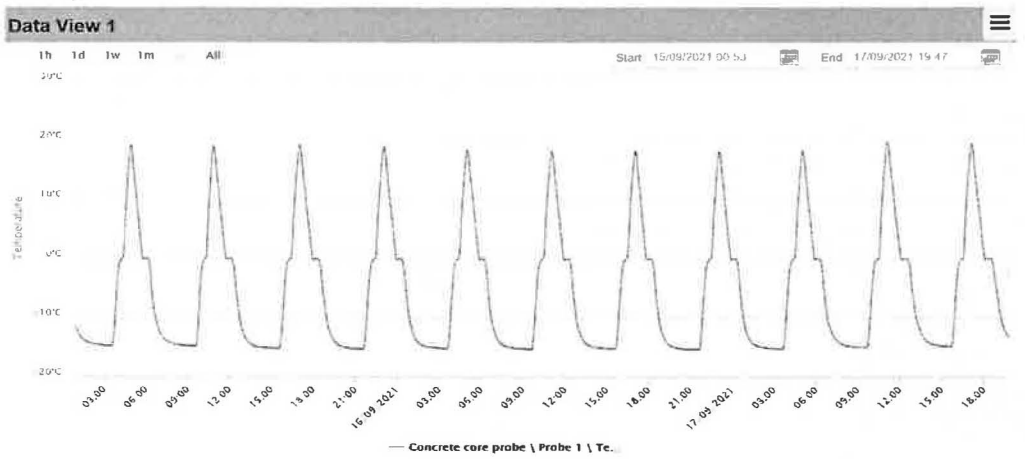
Report No: HC1820

Freeze Thaw Evaluation

Condition assessment	Key observations
Good	Sample is firm and without new loss from edges (compared to saturated state)
Fair	Sample is firm but may have slight loss from edges and small amount of material visible in sample bag
Poor	Sample showing slight cracking but is >95% intact and reasonably firm
Very Poor	Sample appears >80% intact or cracking is evident cracking around aggregate or through cement matrix
Critical	More than 20% of sample has disintegrated into component fragments



Example of time versus temperature log showing highly reproducible cycles in freeze-thaw chamber with cycles from -15°C to +20°C of 6 hour duration.

Client : **Mark Tubridy (Brothers of Charity C/O Christopher Crowe)**
Unit 1 Digital Hub,
Merchants Quay,
Frances Street,
Kilrush, Co. Clare

Contract: 15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93

Job No : J02898

Report No: HC1821

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Determination of Compressive Strength and Density of Concrete Cores
BS EN 12504 - 1 : 2019, BS EN 12390 - 7 +AC : 2020

Site Ref. No.	DJ/18/12/4	Sample Ref.	**HC1821**
Location	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93	Element	South Elevation (Main House), Above DPC
Supplier/Source	Not stated Not stated	Mix Designation	Ø 100mm Concrete Core Sample
Drilling direction / angle	Horizontal	Date Cast	Not Stated
Method of determining volume	Measured Size	Date of Coring	18/12/2024
Method of end preparation	Grinding	Date Tested	21/02/2025
Sampled By	Damien Jordan, Michal Ciebiera, Damien McNally	Sample Certificate	Yes

	HC1821	
Ribbing on core surface (none / slight / heavy)		None
Condition on Receipt (GC / PC / V / H / BD)		(GC)
Estimated Excess Voidage	%	N/A
Distribution of materials (even/slightly uneven/uneven)		Even
Estimated Max Aggregate Size	mm	10mm
Aggregate Type (CR - crushed rock / G - gravel / CG - crushed gravel)		Crushed Gravel
Visual abnormalities detected		None
Age of specimen	days	Not Stated
Flatness		Complies
Perpendicularity		Complies
Straightness		N/A
Presence of Reinforcement as received (Yes/No)		No
Reinforcement Size	mm	N/A
Position - Distance of centre of reinforcement bar from nearer end of core as received		N/A
Length of Core Specimen as received	mm	115
Diameter of Core Specimen as received	mm	98
Density of specimen	kg/m³	1680
Length after end preparation	mm	104
Length/diameter ratio of specimen after end preparation		1.06
Presence of Reinforcement after end preparation (Yes/No)	mm	No
Position - Distance of centre of reinforcement bar from nearer end of core after preparation	mm	N/A
Storage Conditions of Specimen		Sealed Container
Load at Failure (kN)		38.1
Compressive Strength (N/mm²)		5.1
Mode of failure		Satisfactory

(GC) Good Compaction; (PC) Poor Compaction; (V) Voids; (H) Honeycombing; (BD) Bad Dimensions; (S) Saturated; (AR) As Received

Remarks:

Notes: This test report shall not be reproduced except in full, without the prior written approval of the laboratory.
Results relate only to the sample tested and apply to sample as received.
Sample information stated above has been provided by the client.

Signed: D. Jordan **Date :** 24 February 2025

For Testall Ltd

UKAS TESTING 8995

Authorised signatories : ▽ D. Jordan - Technical Director ▽ B. McGovern - Laboratory Manager

Client : Mark Tubridy (Brothers of Charity C/O Christopher Crowe)
Unit 1 Digital Hub,
Merchants Quay,
Frances Street,
Kilrush, Co. Clare

Contract: 15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93

Job No : J02898

Report No: HC1823

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Determination of Compressive Strength and Density of Concrete Cores
BS EN 12504 - 1 : 2019, BS EN 12390 - 7 +AC : 2020

Site Ref. No.	DJ/18/12/6	Sample Ref.	**HC1823**
Location	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93	Element	West Elevation (Extension), Above DPC
Supplier/Source	Not stated Not stated	Mix Designation	Ø 100mm Concrete Core Sample
Drilling direction / angle	Horizontal	Date Cast	Not Stated
Method of determining volume	Measured Size	Date of Coring	18/12/2024
Method of end preparation	Grinding	Date Tested	21/02/2025
Sampled By	Damien Jordan, Michal Ciebiera, Damien McNally	Sample Certificate	Yes

	HC1823	
Ribbing on core surface (none / slight / heavy)		None
Condition on Receipt (GC / PC / V / H / BD)		(GC)
Estimated Excess Voidage	%	N/A
Distribution of materials (even/slightly uneven/uneven)		Even
Estimated Max Aggregate Size	mm	10mm
Aggregate Type (CR - crushed rock / G - gravel / CG - crushed gravel)		Crushed Rock
Visual abnormalities detected		None
Age of specimen	days	Not Stated
Flatness		Complies
Perpendicularity		Complies
Straightness		N/A
Presence of Reinforcement as received (Yes/No)		No
Reinforcement Size	mm	N/A
Position - Distance of centre of reinforcement bar from nearer end of core as received		N/A
Length of Core Specimen as received	mm	100
Diameter of Core Specimen as received	mm	98
Density of specimen	kg/m³	2110
Length after end preparation	mm	98
Length/diameter ratio of specimen after end preparation		1.00
Presence of Reinforcement after end preparation (Yes/No)	mm	No
Position - Distance of centre of reinforcement bar from nearer end of core after preparation	mm	N/A
Storage Conditions of Specimen		Sealed Container
Load at Failure (kN)		91.8
Compressive Strength (N/mm²)		12.2
Mode of failure		Satisfactory

(GC) Good Compaction; (PC) Poor Compaction; (V) Voids; (H) Honeycombing; (BD) Bad Dimensions; (S) Saturated; (AR) As Received

Remarks:

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Signed: D. Jordan **Date :** 24 February 2025

For Testall Ltd

UKAS TESTING 8995

Authorised signatories : ⌐ D. Jordan - Technical Director ⌐ B. McGovern - Laboratory Manager

Client : Mark Tubridy (Brothers of Charity C/O Christopher Crowe)
Unit 1 Digital Hub,
Merchants Quay,
Frances Street,
Kilrush, Co. Clare

Contract: 15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93

Job No : J02898

Report No: HC1824

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Determination of Compressive Strength and Density of Concrete Cores
BS EN 12504 - 1 : 2019, BS EN 12390 - 7 +AC : 2020

Site Ref. No.	DJ/18/12/7, 8, 9	Sample Ref.	**HC1824**
Location	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93	Element	West Elevation (Extension), >450mm Below DPC
Supplier/Source	Not stated Not stated	Mix Designation	Ø 100mm Concrete Core Sample
Drilling direction / angle	Horizontal	Date Cast	Not Stated
Method of determining volume	Measured Size	Date of Coring	18/12/2024
Method of end preparation	Grinding	Date Tested	21/02/2025
Sampled By	Damien Jordan, Michal Ciebiera, Damien McNally	Sample Certificate	Yes

	HC1824	
Ribbing on core surface (none / slight / heavy)		None
Condition on Receipt (GC / PC / V / H / BD)		(GC)
Estimated Excess Voidage	%	N/A
Distribution of materials (even/slightly uneven/uneven)		Even
Estimated Max Aggregate Size	mm	10mm
Aggregate Type (CR - crushed rock / G - gravel / CG - crushed gravel)		Crushed Gravel
Visual abnormalities detected		None
Age of specimen	days	Not Stated
Flatness		Complies
Perpendicularity		Complies
Straightness		N/A
Presence of Reinforcement as received (Yes/No)		No
Reinforcement Size	mm	N/A
Position - Distance of centre of reinforcement bar from nearer end of core as received		N/A
Length of Core Specimen as received	mm	100
Diameter of Core Specimen as received	mm	98
Density of specimen	kg/m³	2050
Length after end preparation	mm	97
Length/diameter ratio of specimen after end preparation		0.99
Presence of Reinforcement after end preparation (Yes/No)	mm	No
Position - Distance of centre of reinforcement bar from nearer end of core after preparation	mm	N/A
Storage Conditions of Specimen		Sealed Container
Load at Failure (kN)		156.4
Compressive Strength (N/mm²)		20.7
Mode of failure		Satisfactory

(GC) Good Compaction; (PC) Poor Compaction; (V) Voids; (H) Honeycombing; (BD) Bad Dimensions; (S) Saturated; (AR) As Received

Remarks:

Notes: This test report shall not be reproduced except in full, without the prior written approval of the laboratory.
Results relate only to the sample tested and apply to sample as received.
Sample information stated above has been provided by the client.

Signed: **For Testall Ltd**

Date : 24 February 2025

UKAS TESTING 8995

Authorised signatories : * D. Jordan - Technical Director ** B. McGovern - Laboratory Manager

Client:	**Mark Tubridy (Brothers of Charity C/O Christopher Crowe)**	**Testall Ltd**	
	Unit 1 Digital Hub, Merchants Quay, Frances Street, Kilrush, Co. Clare	295a Moorlough Rd, Drumclay, Newtownbutler, Co. Fermanagh, BT92 8BJ	
Contract:	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93	Tel : +44 (0)28 67737805 Email : contact@testallltd.com	

Job No: J02898

Report No: HC1819

DETERMINATION OF TOTAL SULFUR CONTENT & ACID SOLUBLE SULFATE TO BS EN 1744-1 : 2009 + A1 : 2012 : Clause 11.2 & 12

Sample No	:	HC1819
Supplier	:	Not stated
Source	:	Not stated
Sample Deposition	:	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93
Structure	:	Outer Leaf
Element	:	West Elevation (Extension), Above DPC
Sample Description	:	Ø 100mm Concrete Core Sample
Site Ref. / Client Ref.	:	DJ/18/12/2
Sampling Cert. / Sampled By	:	Yes
Date Sampled	:	18 December 2024
Date Received	:	18 December 2024
Date Tests Completed	:	19 February 2025
Sampling Method	:	BS EN 12504-1: 2019+AC 2020

Results

Total Sulfur Content (as S) by HTC	:	**0.4**	**% (nearest 0.1%)**
Acid Soluble Sulfate Content (SO_3)	:	**0.3**	**% (nearest 0.1%)**
Acid Soluble Sulfate Content (SO_4)	:	**0.3**	**% (nearest 0.1%)**
***Total Sulfur Content (as S) by HTC**	:	**0.41**	**% (nearest 0.01%)**
***Acid Soluble Sulfate Content (SO_3)**	:	**0.27**	**% (nearest 0.01%)**
***Acid Soluble Sulfate Content (SO_4)**	:	**0.32**	**% (nearest 0.01%)**

*Deviation from standard: Result additionally reported to two decimal places. No impact on test performance or result.

Comments : Testing was performed by our subcontracted UKAS accredited laboratory.

Notes: This test report shall not be reproduced except in full, without the prior written approval of the laboratory.
Results relate only to the sample tested and apply to sample as received.
Sample information supplied above has been provided by the client.

Signed : D. Jordan

Date : 20/02/2025

for Testall Ltd

Authorised signatories : ☑ D. Jordan - Technical Director ☐ B. McGovern - Laboratory Manager

Client:	**Mark Tubridy (Brothers of Charity C/O Christopher Crowe)**	**Testall Ltd**	
	Unit 1 Digital Hub, Merchants Quay, Frances Street, Kilrush, Co. Clare	295a Moorlough Rd, Drumclay, Newtownbutler, Co. Fermanagh, BT92 8BJ	
Contract:	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93	Tel : +44 (0)28 67737805 Email : contact@testallltd.com	

Job No: J02898

Report No: HC1824

DETERMINATION OF TOTAL SULFUR CONTENT & ACID SOLUBLE SULFATE TO BS EN 1744-1 : 2009 + A1 : 2012 : Clause 11.2 & 12

Sample No	:	HC1824
Supplier	:	Not stated
Source	:	Not stated
Sample Deposition	:	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93
Structure	:	Outer Leaf
Element	:	West Elevation (Extension), >450mm Below DPC
Sample Description	:	Ø 100mm Concrete Core Sample
Site Ref. / Client Ref.	:	DJ/18/12/7, 8, 9
Sampling Cert. / Sampled By	:	Yes
Date Sampled	:	18 December 2024
Date Received	:	18 December 2024
Date Tests Completed	:	19 February 2025
Sampling Method	:	BS EN 12504-1: 2019+AC 2020

Results

Total Sulfur Content (as S) by HTC	:	**0.5**	**% (nearest 0.1%)**
Acid Soluble Sulfate Content (SO_3)	:	**0.2**	**% (nearest 0.1%)**
Acid Soluble Sulfate Content (SO_4)	:	**0.2**	**% (nearest 0.1%)**
***Total Sulfur Content (as S) by HTC**	:	**0.45**	**% (nearest 0.01%)**
***Acid Soluble Sulfate Content (SO_3)**	:	**0.15**	**% (nearest 0.01%)**
***Acid Soluble Sulfate Content (SO_4)**	:	**0.15**	**% (nearest 0.01%)**

*Deviation from standard: Result additionally reported to two decimal places. No impact on test performance or result.

Comments : Testing was performed by our subcontracted UKAS accredited laboratory.

Notes: This test report shall not be reproduced except in full, without the prior written approval of the laboratory.
Results relate only to the sample tested and apply to sample as received.
Sample information supplied above has been provided by the client.

Signed : D. Jordan

Date : 20/02/2025

for Testall Ltd

Authorised signatories : ☑ D. Jordan - Technical Director ☐ B. McGovern - Laboratory Manager

Client :	**Mark Tubridy (Brothers of Charity C/O Christopher Crowe)** Unit 1 Digital Hub, Merchants Quay, Frances Street, Kilrush, Co. Clare	**Testall Ltd** 295a Moorlough Rd, Drumclay, Newtownbutler, Co. Fermanagh, BT92 8BJ Tel : +44 (0)28 67737805 Email : contact@testallltd.com	Testall
Contract :	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93		
Job No :	J02898		
Report No :	HC1819		

Determination of Cement Content of Concrete
BS 1881 - 124 : 2015

Sample No.	:	HC1819
Supplier	:	Not stated
Source	:	Not stated
Sample Location	:	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93
Structure / Element	:	West Elevation (Extension), Above DPC Outer Leaf
Sample Description	:	Ø 100mm Concrete Core Sample
Date Cast	:	Not Stated
Date Received	:	18 December 2024
Client / Our Sample Ref.	:	DJ/18/12/2
Sample Cert. / Sampled By	:	Yes Damien Jordan, Michal Ciebiera, Damien McNally
Date Tested	:	19 February 2025

Parameter	Content	
Cement Content by (CaO)	42.2	% m/m
Cement Content by (SiO_2)	11.5	% m/m
Reported Cement Content	11.5	%
is result mean or preferred	Preferred	

Remarks :

1. Testing was in accordance with BS 1881: Part 124: 2015 Clause 6.5 by ICP.
2. Cement content has been calculated assuming the presence in the concrete of Ordinary Portland Cement, containing 20.2% and 64.5% by mass of soluble silica and calcium oxide respectively.
3. Quality control samples are tested with each batch of samples.
4. Samples of the original constituents of the mix were not submitted.
5. Samples received were smaller than required by Clause 4.1 of BS 1881 : Part 124 :2015.
6. Samples were identified as being part of a batch

Comments : Testing was performed by our UKAS subcontracted laboratory.

Signed : D. Jordan **Date :** 20 February 2025

for Testall Ltd

Authorised signatories : ☑ D. Jordan - Technical Director ☐ B. McGovern - Laboratory Manager

Client :	**Mark Tubridy (Brothers of Charity C/O Christopher Crowe)** Unit 1 Digital Hub, Merchants Quay, Frances Street, Kilrush, Co. Clare	**Testall Ltd** 295a Moorlough Rd, Drumclay, Newtownbutler, Co. Fermanagh, BT92 8BJ Tel : +44 (0)28 67737805 Email : contact@testallltd.com	Testall
Contract :	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93		
Job No :	J02898		
Report No :	HC1824		

Determination of Cement Content of Concrete
BS 1881 - 124 : 2015

Sample No.	:	HC1824
Supplier	:	Not stated
Source	:	Not stated
Sample Location	:	15 Marina View, Cappa Drive, Kilrush, Co. Clare, V95 KW93
Structure / Element	:	West Elevation (Extension), >450mm Below DPC Outer Leaf
Sample Description	:	Ø 100mm Concrete Core Sample
Date Cast	:	Not Stated
Date Received	:	18 December 2024
Client / Our Sample Ref.	:	DJ/18/12/7, 8, 9
Sample Cert. / Sampled By	:	Yes Damien Jordan, Michal Ciebiera, Damien McNally
Date Tested	:	19 February 2025

Parameter	Content	
Cement Content by (CaO)	48.9	% m/m
Cement Content by (SiO_2)	8.7	% m/m
Reported Cement Content	8.7	%
is result mean or preferred	Preferred	

Remarks :

1. Testing was in accordance with BS 1881: Part 124: 2015 Clause 6.5 by ICP.
2. Cement content has been calculated assuming the presence in the concrete of Ordinary Portland Cement, containing 20.2% and 64.5% by mass of soluble silica and calcium oxide respectively.
3. Quality control samples are tested with each batch of samples.
4. Samples of the original constituents of the mix were not submitted.
5. Samples received were smaller than required by Clause 4.1 of BS 1881 : Part 124 :2015.
6. Samples were identified as being part of a batch

Comments : Testing was performed by our UKAS subcontracted laboratory.

Notes:

This test report shall not be reproduced except in full, without the prior written approval of the laboratory.

Results relate only to the sample tested and apply to sample as received.

Sample information stated above has been provided by the client.

Signed : D. Jordan **Date :** 20 February 2025

for Testall Ltd

Authorised signatories : ☑ D. Jordan - Technical Director ☐ B. McGovern - Laboratory Manager

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Testall

Job No. J02898

Conclusion

West Elevation (Extension), Above DPC, Outer Leaf, (HC1819):		
Total Sulfur	0.4	%
Acid Soluble Sulfate (SO_4)	0.3	%
Cement Content	11.5	%
Sulfides (Thin section visual estimation)	0.3	%
Sulfide oxidation (Thin section visual estimation)	<5	%
Moisture Content	0.87	%
South Elevation (Extension), Above DPC, Outer Leaf, (HC1820):		
Freeze-Thaw Anaylsis	FT12 Critical	
South Elevation (Main House), Above DPC, Outer Leaf, (HC1821):		
Compressive strength	5.1	N/mm^2
West Elevation (Extension), Above DPC, Inner Leaf, (HC1823):		
Compressive strength	12.2	N/mm^2
West Elevation (Extension), >450mm Below DPC, Outer Leaf, (HC1824):		
Compressive strength	20.7	N/mm^2
Total Sulfur	0.4	%
Acid Soluble Sulfate (SO_4)	0.2	%
Sulfides (Thin section visual estimation)	0.4	%
Sulfide oxidation (Thin section visual estimation)	Trace	
Cement Content	8.7	%
Moisture Content	4.84	%

The core samples taken from the main house are masonry brick and the cores from the rear extension are masonry blocks both from apparent differing geological sources.

The main house northern elevation external wall core appear to be of sound condition, the southern elevation rising wall core HC1825 was deemed unsound and was recorded as fracturing during the coring process. The compressive strength for the southern elevation external wall core HC1821 which achieved 5.1 N/mm2 is considered low if a 7.5 N/mm2 block was specified.

The core samples extracted from the rear extension appear to be in sound condition. The core taken from the Inner Leaf (HC1823) achieved 12.2 N/mm2 and is of good compressive strength if a 7.5 N/mm2 block was specified, as is the below DPC core (HC1824) achieving 20.7 N/mm2 if a 13 N/mm2 block was specified. The cement content analysis for core HC1819 was 11.5% which is considered high and corresponds to the high compressive strengths achieved in the rear extension. The core sample taken from the South Elevation (HC1820) was found to be in critical condition after 12 cycles of Freeze-Thaw accelerated exposure which demonstrates inferior durability for a masonry block.

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The thin section petrography of HC1819 and HC1824 identified the aggregate as predominantly a limestone with a silty matrix. Sulfides were observed and visually estimated at 0.3% for HC1819 with <5% oxidation, and 0.4% for HC1824 with a trace of oxidation. The Total Sulfur content analyses of 0.4% are consistent with the visual concentration of sulfides identified in HC1819 and HC1824. Pyrrhotite was not identified in the thin sections for either sample. The moisture content in the above DPC block of 0.87% for core HC1819 is identified as low and for core HC1924 the moisture content of 4.84% is considered very high which corresponds to the chain of custody records.

Overall due to the silty aggregate matrix, poor durability to freeze thaw exposure and elevated moisture contents in parts of the rear extension, the risk classification assessed in accordance with I.S. 465:2018+A1:2020 is deemed to be high for the masonry blocks utilized in the rear extension.

Dr Robbie Goodhue, P.Geo. (IGI Member 230)

Professional Geologist

In addition to aggregate suitability, block durability can be also influenced by the manufacturing process including, mix proportions, production control and environment. Durability of masonry may also be significantly influenced by incorrect compressive strength specification for structural element and exposure classification, inadequate protection from render, type of cavity insulation and maintenance of property.

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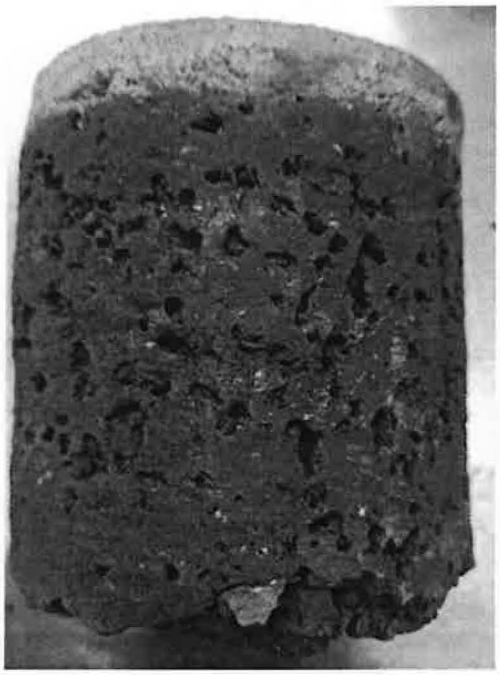
Job Number J02898

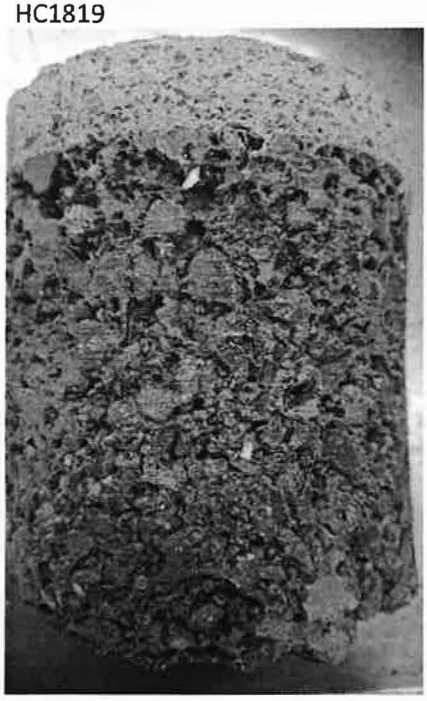
Appendix A - Sample photographs

HC1818



HC1819

HC1820



HC1821

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Appendix A - Sample photographs

HC1822

HC1823

HC1824 (7)

HC1824 (8)

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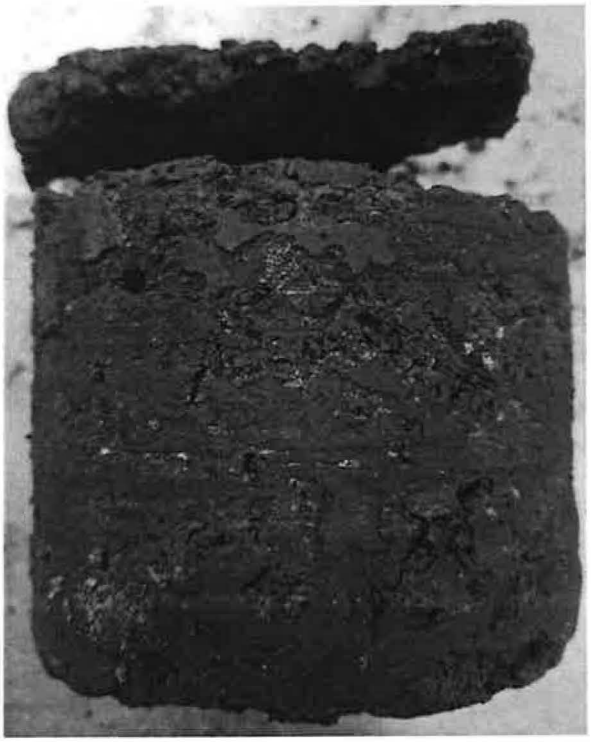
Appendix A - Sample photographs

HC1824 (9)



HC1825

7. Conclusion

7.1. Cause of Damage to the Dwelling

Based on the Building Condition Assessment, the cracking patterns, visible deterioration to the property and scientific data provided in Test Suite A, B and C analysis, it is Atlantic Building Consultants opinion that the damage to the rear extension has/is been caused by the use of defective concrete blocks in its construction.

The risk classification is as follows

- Sample HC1819: West Elevation (Extension), >450mm Below DPC is deemed **"High Risk"**
- Sample HC1824: West Elevation (Extension), Above DPC Outer Leaf is Deemed **"High Risk"**
- Sample HC1820: South Elevation (Extension), Above DPC, Outer Leaf, is deemed **"High Risk"**

7.2. Recommendation

The following actions are recommended to the existing dwelling:

Main Building:
No works proposed

Rear Extension:
Replace the external wall block work from foundations to roof including both internal and external leaf of block on the extension external walls.

8. Chartered Engineers Declaration

I, Mark Tubridy confirm that I am a Chartered Engineer with Engineers Ireland, Membership Number 049134.

I confirm that I am registered on the register established by Engineers Ireland for those deemed competent in the application of I.S 465:2018 + A1 2020.

I confirm that I have exercised reasonable skill, care and acted in good faith in preparing this report and recommendation.

I confirm that I have prepared this report in accordance with the following

- Completing the dwelling inspection and choosing the sample locations.
- Considering the results and findings and preparing the report in compliance with I.S 465:2018 + A1 2020.

Signature: 

Date: 23rd May 2025