

Tycor area residents concern over asbestos

Adrian Flanagan, Alex Cunningham & Daragh Murphy

Described as a “settled” and “quiet” area, the residential estates surrounding Tycor Business Centre in Waterford city, which are largely occupied by older residents, were thrown into disarray and confusion as the fire broke out on Saturday evening, May 9.

The centre is bounded to the north by Morrison’s Avenue, to the east by Ard Na Greine, the south by Griffith Place and to the west by Tycor Avenue.

In the direct aftermath of the ordeal, Morrison’s Avenue, Griffith Place and Tycor Avenue were closed and health advice was issued to the public from Waterford City & County Council.

The latest updates provided by Waterford Council confirmed that while asbestos-containing materials (ACM) have been identified in the fire-damaged structure and debris, air monitoring conducted on Sunday did not detect elevated asbestos fibre concentrations in the air.

Air quality monitoring is continuing in the vicinity, and no elevated levels of asbestos fibres have been reported.

A specialist contractor has been on site, and it was anticipated that the clean-up operation of surrounding roads and footpaths will be completed throughout Monday, May 11.

Members of the Gravity Asbestos Removal company and O’Kelly Bros Demolition and Environmental Contractors were on site on Monday.

RESIDENTS’ REACTION

Speaking to the *Waterford News & Star* on Monday, residents living close to the Tycor premises spoke about the incident and its aftermath.

They expressed their shock at seeing the smoke billowing from the building and the sky reddening with flames on Saturday evening.

A local to Tycor Avenue, Maurice, said: “The smoke that came out of the building spoke for itself, it was unreal and it had some impact.”

“It’s a very settled area here, and everyone knows everyone, but there is concern amongst the residents about the impacts of this.”

“With the health impacts, we’re a bit in the dark. We know asbestos is deadly but that’s about it. For now, we’re just looking out for ourselves because no one really knows what’s happening.”

“We all just have 100% sympathy for the people who lost their businesses there.”

A specialised contractor will now commence the clean-up operation of external areas of private houses located within the immediate vicinity of the Tycor Business Centre.

As the fire has been extinguished and the smoke has cleared, residents were informed on Monday that they can now safely open windows and doors.

However, the HSE public safety advice remains, which includes not touching or brushing any debris, not cutting grass, not using a vacuum, removing and cleaning footwear before entering the house, and washing hands thoroughly after any outdoor activities.

THE TYCOR CENTRE, WHAT WAS INSIDE?

Inside the Tycor Business Centre building, there is a devastating scene of destruction.

The business park is on the site of the former J & LF Goodbody Jute Factory, which was first constructed in 1937.

The Jute factory officially ceased manufacturing in November 1974 and over the years, the property was subdivided and upgraded into premises of varying different sizes and uses, from offices, dance studios, gyms, microbreweries, shops, schools, other learning agencies.

There are approximately 50 units in Tycor Business Centre today, and it is estimated that approximately 35 of these units have been immediately impacted by the ferocious fire that ripped through the building on Saturday evening.

It is understood that up to 200 employees are impacted.

Founder and CEO of the Causeway Group, Sean Johnston, said that many of the businesses inside the building are community-based, and there is a strong sense of community in the surrounding area.

The building contains four churches of various religions, including the Waterford Christian Assembly, which has been operating there since 2015.

There are also up to six gyms in the building, including Celtic Warrior Martial Arts group and The Institute of Self Defence.

There are approximately 10 educational facilities/schools in the centre, with three units

dedicated to Brothers of Charity, a service which provides for adults with intellectual disabilities.

Various arts facilities have suffered devastating damage, including the Waterford Centre of Music and Nomac Productions, a theatrical costume supplier.

DVF Print & Graphic Solutions, a commercial printer company is also impacted, as is Joe Wall Electrical, a family-run electrical contracting company. DG Foods Ltd, a wholesale supplier to restaurants and cafes, stored stock at the premises, and Motordent, an automotive restoration company, will remain closed for the foreseeable future after suffering significant damage.



The clean up begins on streets surrounding the former Jute Factory premises. Photo: Joe Evans



Gardaí remained at the scene of the fire at the Tycor Business Centre on Monday, as the clean-up operation began. Photo: Joe Evans

PUBLIC NOTICE

The Maritime Area Planning Act 2021 and the European Communities (Birds and Natural Habitats) Regulations 2011

Invitation for Public Submissions on an Application for a Maritime Usage Licence and an Appropriate Assessment

Allod Energy Ltd has submitted an application to the Maritime Area Regulatory Authority (“MARA”) for a maritime usage licence under Section 117 of the Maritime Area Planning Act 2021 to undertake Marine geophysical site investigations in the Celtic Sea. The duration requested in the licence application is for a period of 7 years.

A related Natura Impact Statement has been submitted with the above licence application. The licence application and the Natura Impact Statement are available for inspection on MARA’s website www.maritimeregulator.ie/application/mul240005 and at the following address by appointment– Maritime Area Regulatory Authority, 2nd Floor, Menapia House, Drinagh Business Park, Drinagh, Wexford, Y35 RF29.

Members of the public who wish to make a submission in writing to MARA on the licence application and the Natura Impact Statement may do so quoting **MUL240005** by email to licence@mara.gov.ie or by post to Maritime Usage Licensing, Maritime Area Regulatory Authority, 2nd Floor, Menapia House, Drinagh Business Park, Drinagh, Wexford, Y35 RF29.

The closing date and time for a written submission to be received by MARA is 17.30 on 15th June 2026.

MARA will then, as soon as practicable, carry out the appropriate assessment determination in accordance with Regulation 42 of the European Communities (Birds and Natural Habitats) Regulations 2011. After the determination, MARA will either grant, part grant or refuse the licence application.

Dated this 12th day of May 2026.

Signed: Representative of Allod Energy Ltd: