ENVIRONMENTAL IMPACT ASSESSMENT REPORT

VOLUME III APPENDICES

Appendix 9-3 (9.3.1 – 9.3.8)
Building Records Reports

HRA | PLANNING

ACP *Architectural Conservation Professionals*

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Building Record Reports

For

Cleeves Former Condensed Milk Factory
Cleeves Riverside Quarter

Client: Limerick 2030

Date: 15th of October 2025

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email**: info@acpgroup.ie
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Singapore:- 2 Venture Drive #19-18 Vision Exchange Singapore 608526
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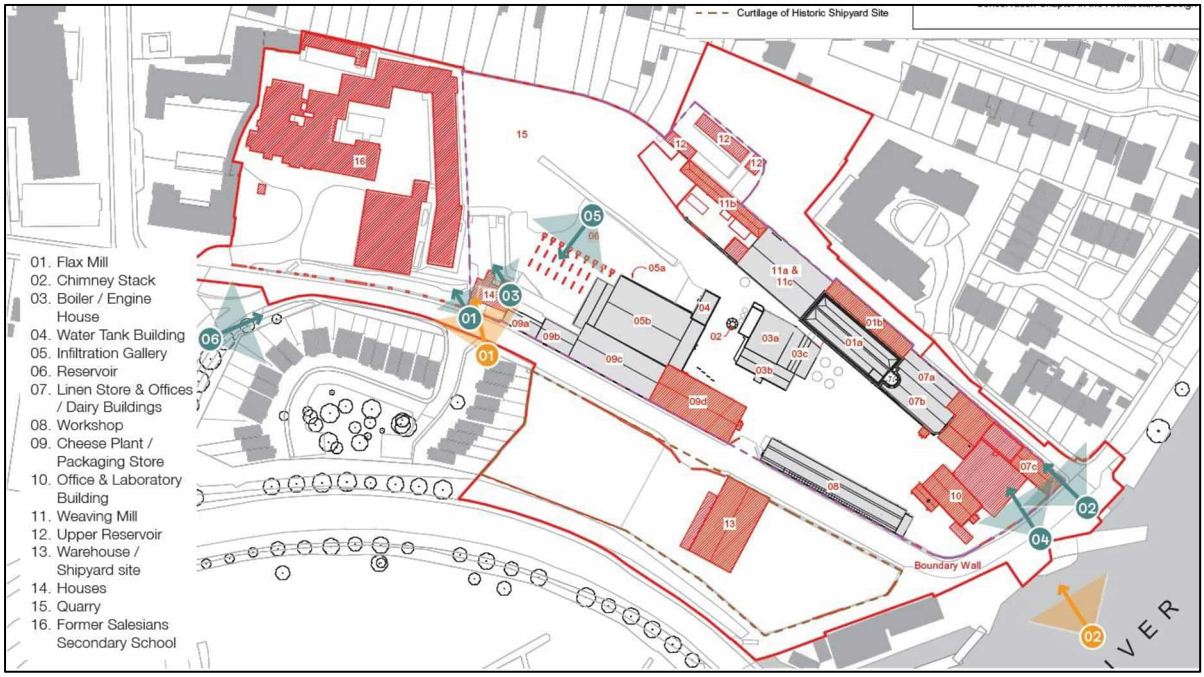
Web: www.acpgroup.sg

Building Record Reports

1. Building Record Report – Building 3 Engine House
2. Building Record Report – Building 5 Infiltration Gallery
3. Building Record Report – Building 7 Dairy Building & Linen Store
4. Building Record Report – Building 8 Workshop Building
5. Building Record Report – Building 9 Cheese Plant
6. Building Record Report – Building 10 Admin & Labs
7. Building Record Report – Building 14 Semi Detached Houses
8. Building Record Report – Building 16 Fernbank House



Cleeves Riverside Quarter Building Location Map

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Building Record Report

For

Building 3 Engine House (RPS 3264)
Former Cleeves Condensed Milk Factory

Client: Limerick 2030

Date: 15th of October 2025

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email**: info@acpgroup.ie
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Copies of this report have been presented by ACP to: The Client (Limerick 2030)

Acknowledgements: Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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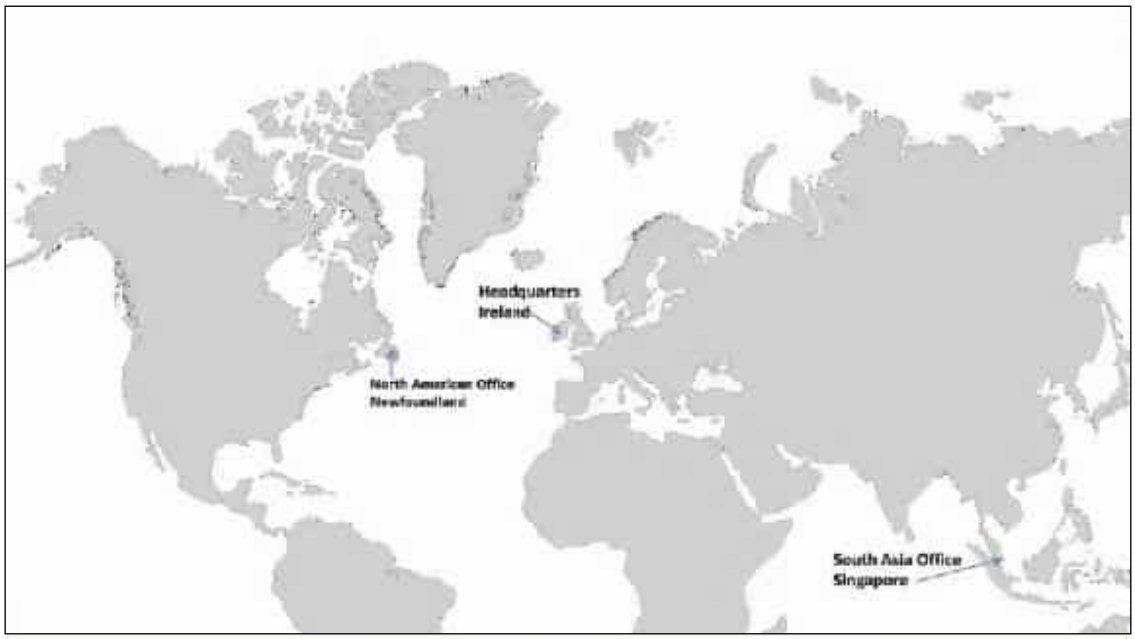

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Winners

Table of Contents

LIST OF FIGURES, PHOTOGRAPHS AND TABLES 6

PHOTOGRAPHS 6

TABLES 7

GLOSSARY OF TERMS 8

1.0 SCOPE OF STUDY 11

2.0 METHOD OF STUDY 11

3.0 EXISTING ENVIRONMENT 13

3.1 Proposed Development 14

3.2 Site Inspection 14

3.3 Building Survey 14

4.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY 15

4.1 Historical background- Brief History of Building 3 Engine House at the Former Cleeves Condensed Milk Factory 15

4.2 Protection Status 17

4.2.1 Protected Structures 17

4.2.2 NIAH – Chimneystack 17

4.2.3 Archaeology 19

4.2.4 Historic Maps 19

5.0 DESCRIPTION OF FABRIC 21

5.1 External Fabric 21

5.1.1 Roofs 21

5.1.2 External walls 22

5.1.3 Fenestration (General) 26

5.2 Internal 29

5.2.1 Roof structures 29

5.2.2 Internal Walls 30

6.0 SUGGESTED MEASURES TO COMPLETE THE BUILDING RECORD 35

7.0 SUGGESTED SALVAGE SCHEDULE OF HISTORIC FABRIC 36

8.0 SIGNING OFF STATEMENT 37

9.0 PROJECT REFERENCES 38

10.0 APPENDICES 39

LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

Figure 1 - Ordnance Survey of Ireland Current Map....13
Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios....13
Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910....15
Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910....16
Figure 5 - Building Ages Diagram, Limerick 2030....16
Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028....17
Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure....19
Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844....19
Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844....20
Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919....20

PHOTOGRAPHS

Photograph 1 - View of Engine House from northwest....14
Photograph 2 External view of the Engine House. Note curved corrugated sheeting and chimney stack protruding from the roof. 21
Photograph 3 General view of Building 2, with Corrugated Steel roof covering. Note split pitch of Building 3. 22
Photograph 4 General view of Building 3. 22
Photograph 5 Northeast elevation of the Engine House, random rubble natural stone construction. 23
Photograph 6 Eastern elevation of the extension to the Engine House. 24
Photograph 7 Southern elevation of the building 3 extension. 25
Photograph 8 General view, from the northwest of the Engine House building. 26
Photograph 9 Eastern elevation of the Engine House, now internal. 26
Photograph 10 General view of the northern elevation of Building 2. 27
Photograph 11 General view of Building 3. Note fenestration and doors. 28
Photograph 12 View of the Roof Build-up of the Engine House. 29
Photograph 13 General view of the roof trusses to building 2. 29
Photograph 14 General view of the roof structure to building 3. 30
Photograph 15 Alternate view of the roof of building 3. 30
Photograph 16 General view of an internal wall elevation to the Engine House. 31
Photograph 17 Internal elevations of Building 2 31
Photograph 18 Room containing electrical fuse panels. 32
Photograph 19 Electrical Transformer, located in the room on the southern section by the porched entrance. 32
Photograph 20 Masonry support for a fuel tank, with timber partitions to the LHS. 33
Photograph 21 Exterior of timber stud partitioned room. 33
Photograph 22 Example of the modern plasterboard ceiling to one of the building 3 rooms. 34

TABLES

Table 1 - Protection Status 17
Table 2 - National Inventory of Architectural Heritage Record 18

GLOSSARY OF TERMS

1. ACA

An Architectural Conservation Area is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

2. Area of Special Planning Control

Areas of Special Planning Control provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

3. NIAH

The **National Inventory of Architectural Heritage**. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

4. Protected Structure

A "protected structure" is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term "structure" is defined by Section 2 of the 2000 Act to mean 'any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate'. – Section 2 (1) of the 2000 Act

5. Section 57 Declaration

Section 57 Declaration Owners or occupiers of a protected structure may request a 'declaration' under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

6. RMP

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

7. RPS

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the

Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC

Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA

Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance

Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance

Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance

Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wikinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance

These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only

These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.

Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

> (1) A person who is guilty of an offence under *sections 58(4)*, *63*, *151*, *154*, *205*, *230(3)*, *239* and *247* shall be liable—
> (*a*) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or
> (*b*) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

> "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

> *"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"*

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Siochana may without warrant seize and detain:

> *"a detection device found in, at the site of, or in the vicinity or a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987.*

1.0 Scope of Study

This report has been prepared following a request by the client, Limerick 2030 to undertake a Building Record Report in conjunction with the proposed Planning Application for the redevelopment of the Former Cleeves Condensed Factory site (RPS No's 3264, 3265) and associated structures at North Circular Road, Limerick City.

This Building Record Report aims to provide the following:

- A brief historical overview of Building 3 Engine House at the Former Cleeves Condensed Milk Factory.
- A description of the existing fabric of the building.
- A record of the building to the equivalent of either Historic England Level 2 or Level 3 of Historic Building Recording.
- Recommended mitigations in order to complete the building record.

2.0 Method of Study

The following methods and resources were used in establishing the Building Record.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- Existing archival records and resources were consulted.
    - Limerick Archives
    - Limerick Local Studies
    - Irish Architectural Archive
    - National Library of Ireland
    - Griffiths Valuation
    - Census of Ireland
    - Feilden Clegg Bradley Studios and Bucholz McEvoy, Cleeves Riverside Statement of Significance - May 2025
- Colin Rynne's assessment undertaken to inform the initial protection.
- ACP's Assessment 2015
    - J446 - Conservation Assessment Report for Lansdowne Flax Mill – 14th April 2015
- ACP's Assessment 2023 and 2024
    - J884 Cleeves Flax Mill_Limerick 2030_Assessment of Roof_Jan 30th 2023
    - J1000 Cleeves _ 01 Flax Mill_LTT_Building Fabric Assessment_March 2024
    - J1000 Cleeves _ 02 Engine House_LTT_Building Fabric Assessment_April 2024
    - J1000 Cleeves _ 04 _ 05 _ Water Tank and IG_LTT_Building Fabric Assessment _April 2024
    - J1000 Cleeves _ 07 _ 11 _ Dairy Building and CSHF_LTT_BFA_Final and Issued_April 2024
- Geodata Measured Survey 2020.
    - Refer to Appended Drawings Registers

This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

3.0 Existing Environment

Cleeves Former Condensed Milk Factory is located on the North side of the River Shannon in Limerick City, on North Circular Road. The subject site includes the former factory site, the Former Salesians Secondary School / Fernbank House two semi-detached houses to the West of the factory, and the Shipyard site to the South of the factory.

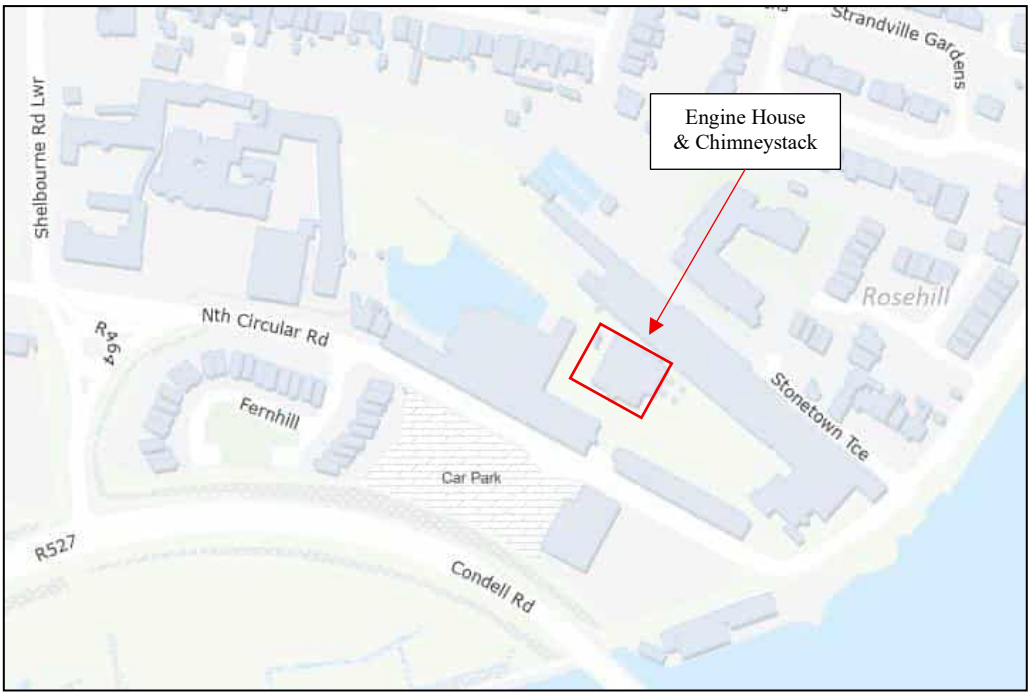


Figure 1 - Ordnance Survey of Ireland Current Map

The Engine House is located centrally within the former factory site.

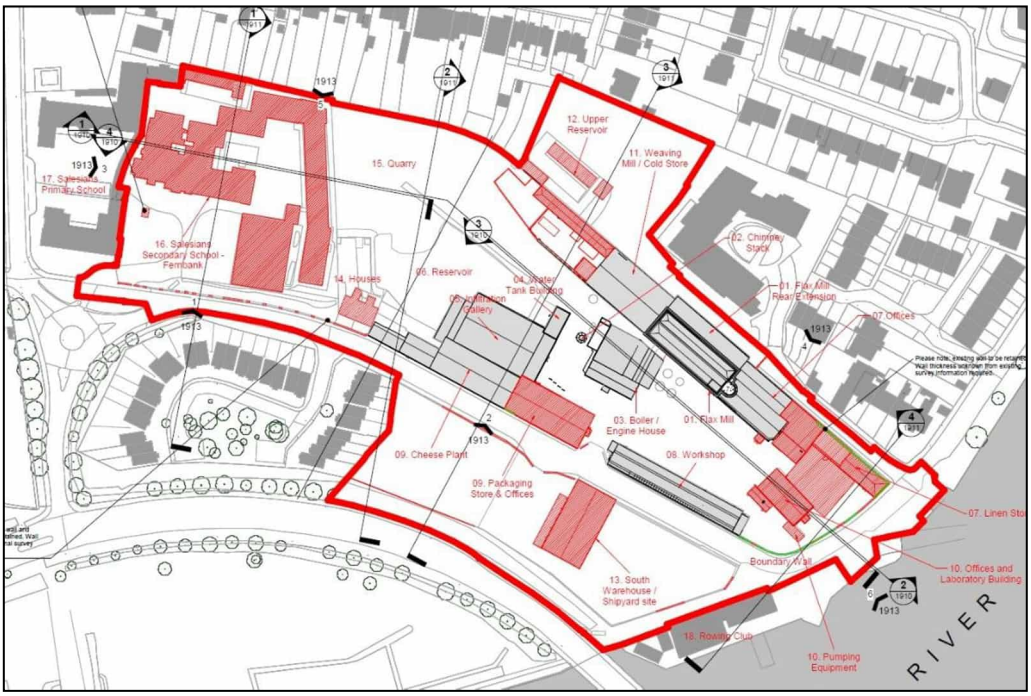


Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

3.1 Proposed Development

This report has been prepared in support of the planning application to be submitted by Limerick 2030 for the redevelopment of the Former Cleeves Condensed Milk Factory, identified by Limerick 2030 as the 'Cleeves Riverside Quarter'.

3.2 Site Inspection

The site was inspected on the 11th, 15th and 25th of August 2025 by Martin English, Brigid Browne and Sheena Ryan of ACP. The photographic Record was also undertaken on these dates.

Photograph 1 - View of Engine House from northwest

3.3 Building Survey

The following surveys were undertaken as part of the data gathering process:-

- Measured Building Survey – supplied by Geodata 2020.
- Conservation Inspection and Fabric Assessment.
- Photographic Record – refer to J1000_3_D001 Engine House Photographic Record Location Drawing & Photographs in Appendix 1 of this report.
- Annotated drawing no J1000_3_D002 in Appendix 2 of this report.

This information was used to inform the design team during the design development stage.

4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Building 3 Engine House at the Former Cleeves Condensed Milk Factory[1]

Development of the Flax Factory began c.1850 by J.N. Russell (1774-1859), a significant business owner whose company J.N. Russell & Sons was the biggest miller of maize in Ireland by the end of the 19th century. The complex began with construction of the Main Mill, Vats House, Dye House and main Engine House. In addition to the Flax Mill, Russell had purchased five other flour mills in the vicinity of Limerick between 1835 and 1857. At the time of his death in 1859, the company ran the largest shipping business in the port of Limerick. His son J.A. Russell took control of running the Flax Mill. Due to a fall in demand for flax the mill closed by 1870 and remained vacant for six years before it was reopened as a flour mill.

Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

This continued until 1884 when the mill was bought by the Condensed Milk Company of Ireland, converting the factory for the production of condensed milk and butter. This required a £100,000 overhaul of the site including the construction of the Engine House, Boiler House and Stack.

Following WWI and the Irish War of Independence the company was going into liquidation. In 1927 the Free State Government established the Dairy Disposal Company to regulate the industry. Cleeves operated under State control until the early 1970's when ownership was transferred to Golden Vale. In 2011 milk processing stopped at the site and has been vacant since then.

[1] Historical Background Information supplied by client, Limerick 2030.

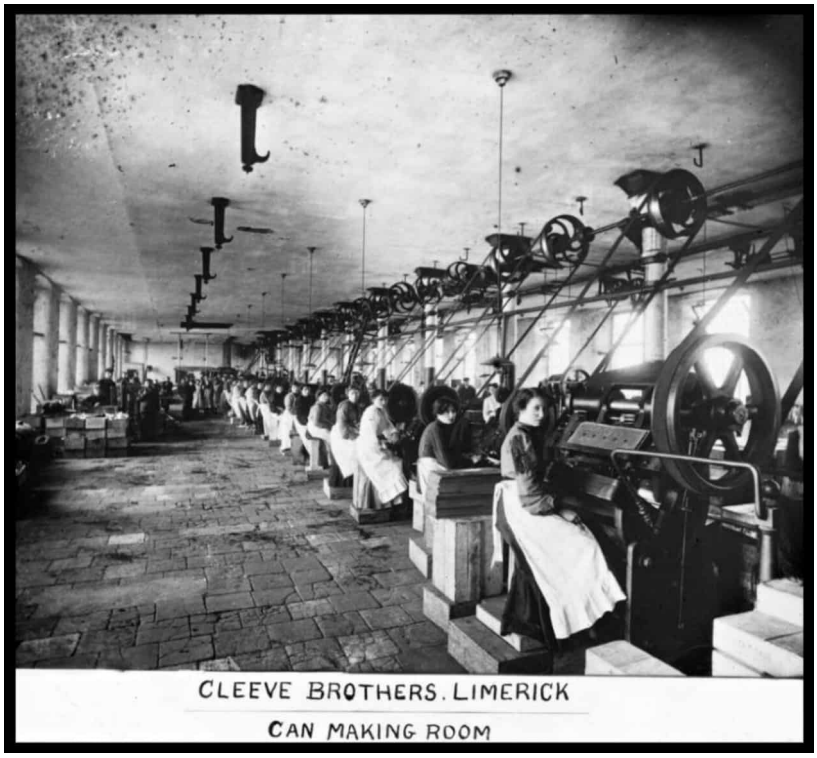


Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

The evolution of the site is detailed in the building age diagram below.

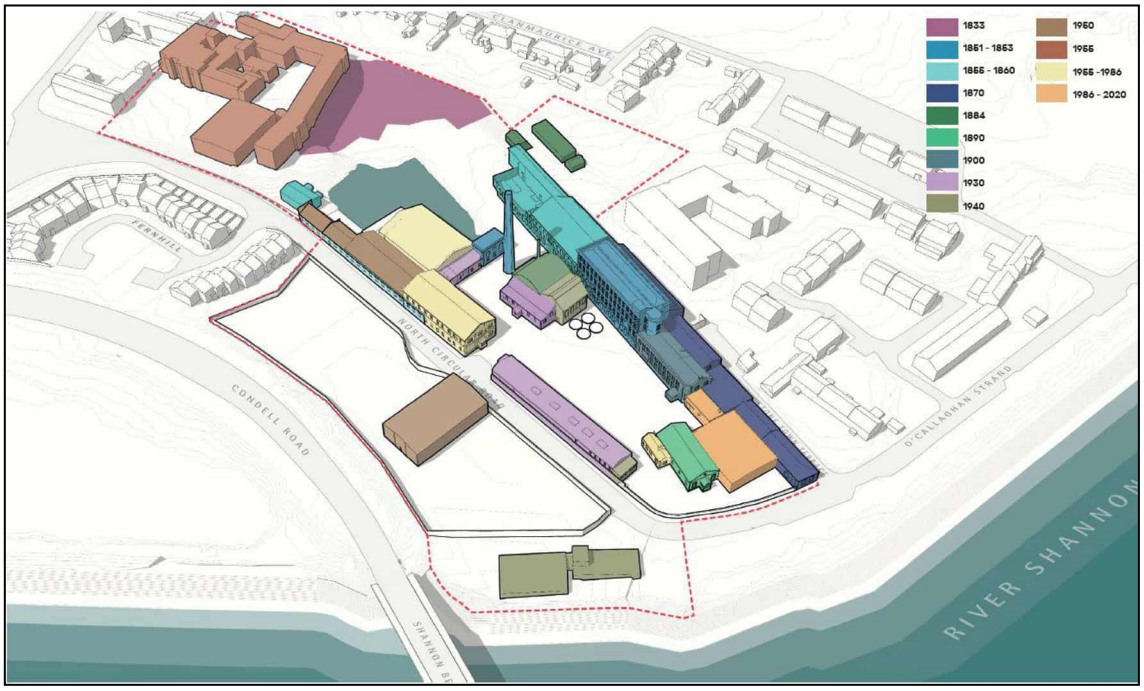


Figure 5 - Building Ages Diagram, Limerick 2030

4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	Y	• RPS No. 3264 – Former Golden Vale Chimneystack – Former Cleeves Within the curtilage of: • RPS No. 3265 – Former Golden Vale Factory – Former Cleeves
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership		
NIAH Building Record	Y	21512059
NIAH Garden Record	N	

Table 1 - Protection Status

4.2.1 Protected Structures

Building 3 Engine House not a protected structure, however the associated Chimneystack is recorded. It is not within an Architectural Conservation Area of Limerick City.

The curtilage of the protected structures is defined by the extent of the 'early industrial complex' as referred to in the NIAH description. Structures within the complex boundary are considered to be curtilage structures. This is summarised in the Statement of Significance and reflects the historic boundary of ownership and operation. The historic curtilage of the flax mill does not extend as far as the 'Cleeves Riverside Quarter' Phase II application boundary and does not include the Shipyard Site or the Former Salesians Secondary School, inclusive of Fernbank House.

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
3265	21512053	Former Golden Vale Factory – Former Cleeves	North Circular Road, Stonetown Terrace	Detached fifteen-bay four-storey stone factory building, built c. 1853	
3264	21512059	Former Golden Vale Chimneystack – Former Cleeves	North Circular Road, Stonetown Terrace	Freestanding octagonal-plan red brick chimneystack, built c. 1860, as part of the vast industrial complex	

Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028

4.2.2 NIAH – Chimneystack

Building 3 Engine House is not recorded on the NIAH surveys; however, the associated Chimneystack is recorded.

Reg. No:	21512059
Date:	1850 - 1870
Previous Name:	Cleeve's Condensed Milk Factory originally Lansdowne Spinning Mill
Towns-land:	
County:	Limerick
Coordinates:	157006, 157139
Categories of Special Interest:	Architectural, Technical
Rating:	Regional
Original Use:	Chimney
In Use as:	

Table 2 - National Inventory of Architectural Heritage Record

Description

Freestanding octagonal-plan red brick chimneystack, built c. 1860, as part of the vast industrial complex. It was originally 150 feet high and was reduced by 30 feet in the 1960s. The factory is now in use as a dairy processing building.

Appraisal

The red brick chimneystack, once the tallest in Limerick, reaching 150 feet though lowered by 30 feet, is a local landmark and of industrial architectural significance. The 1872 edition of the Limerick City Ordnance Survey identifies this site as the Landowne Spinning Mill and the chimneystack may have had a mill usage at that point. The Landowne Spinning Mill was built by the Russell family. It was later taken over by the Cleeve family who embarked on the construction of the condensory building. The continued industrial use of the site and the dominating presence of the chimneystack mark it as a landmark building and overall site within Limerick City.

Figure No 6 below shows the various NIAH structures within the vicinity of the subject structures.

Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure

4.2.3 Archaeology

The buildings and site are outside the Zone of Archaeological Potential for Limerick city and thus is not impacted by the National Monuments Acts.

4.2.4 Historic Maps

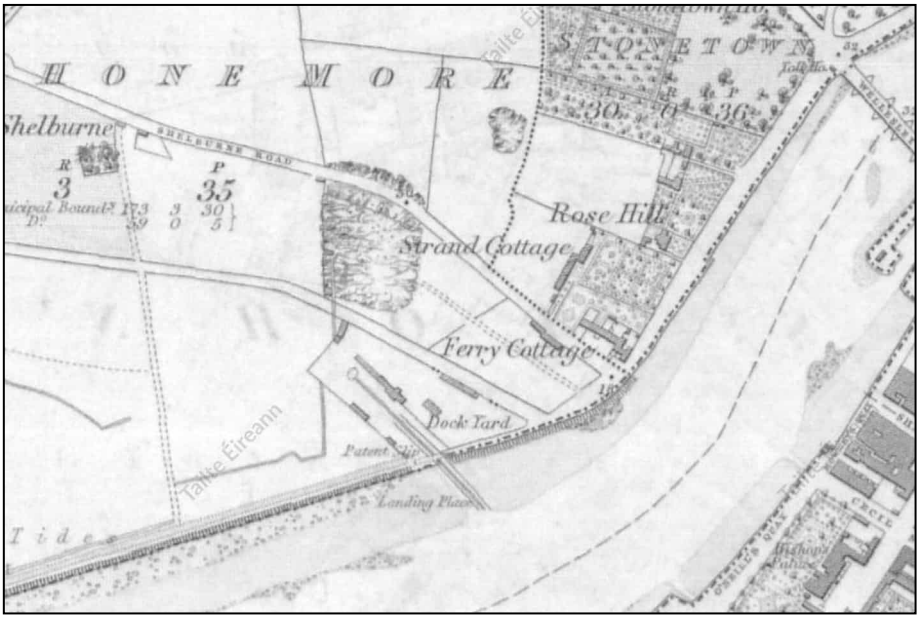


Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844

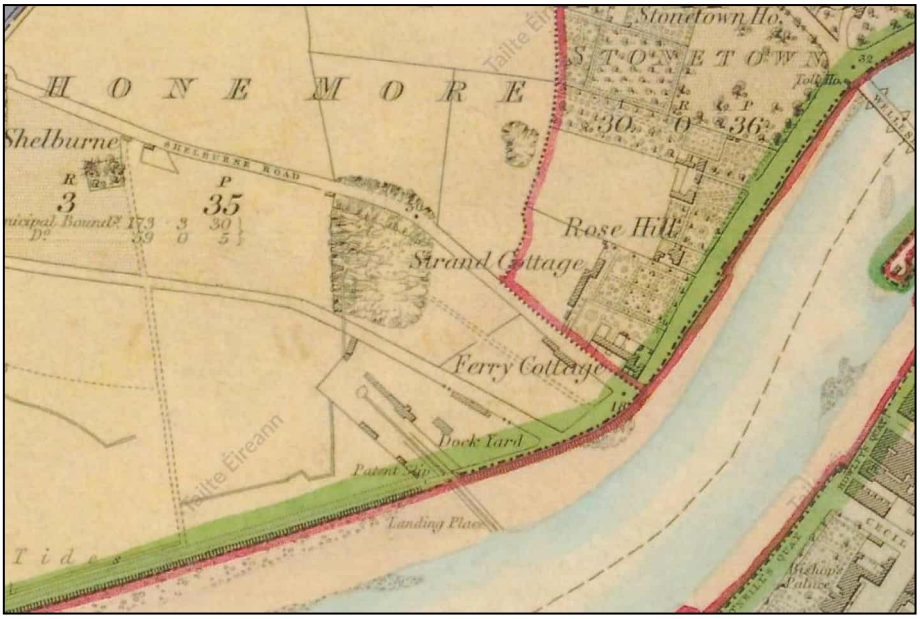


Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844

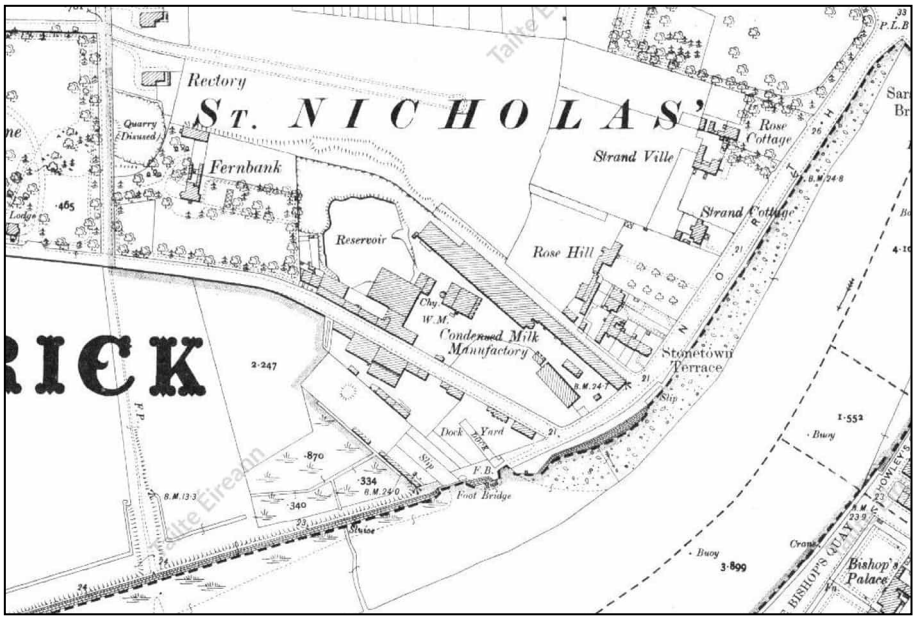


Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919

5.0 Description of Fabric

The Engine House / Boiler house consists of three distinct buildings, the original Engine House (Building 1) to the northwest of the complex, an ancillary extension (Building 2) to the southeast and a more modern addition to the south (Building 3).

5.1 External Fabric

5.1.1 Roofs

Building 1

The original building, the Engine House has a curved corrugated iron roof covering, with concrete barges. There is a modern stainless steel chimney stack protruding from the roof.

The rainwater goods are of extruded aluminium.

Photograph 2 External view of the Engine House. Note curved corrugated sheeting and chimney stack protruding from the roof.

Building 2

Gable to gable with centre ridge vented corrugated sheeted pitched roof covering.

Photograph 3 General view of Building 2, with Corrugated Steel roof covering. Note split pitch of Building 3.

Building 3

The roof covering of Building 3 is also corrugated sheeting, with the covering a split pitch, a lean to the Engine House, then a shallower pitch, mid plane, to the front wall of the extension. There is a concrete barge to the roof edge on each end elevation.

Photograph 4 General view of Building 3.

5.1.2 External walls

Building 1

The external walls consist of margined and rusticated natural stone quoins and opening surrounds, with infill coursed random rubble natural stone panels and walls, with some areas rendered with a cementitious plaster.

Photograph 5 Northeast elevation of the Engine House, random rubble natural stone construction.

Building 2

The structure of the building is steel (columns and beams) with infill modern cast insitu concrete walls (lower level) and concrete blockwork (upper level).

The frame is visible on the eastern elevation, where the render has fallen away.

Some sections of the external walls are rendered, most notably the eastern elevation, which is finished with a ruled Ashlar Stucco and rusticated stone imitation window surrounds, an attempt to match the Engine House and Mill itself.

Photograph 6 Eastern elevation of the extension to the Engine House.

The southern elevation is fully clad with corrugated steel.

Building 3
The southern extension is also noted to be mass masonry construction, modern blockwork.

The external elevations are painted, with an Ashlar Stucco render and raised replica masonry quoins and window surrounds, to match the original buildings, all be without the rustication effect on the quoins and window surrounds.

Photograph 7 Southern elevation of the building 3 extension.

5.1.3 Fenestration (General)

Building 1

The only openings present to the Engine House externally now, are to the western elevation. These are now all infilled with masonry. (See Photograph 2 above).

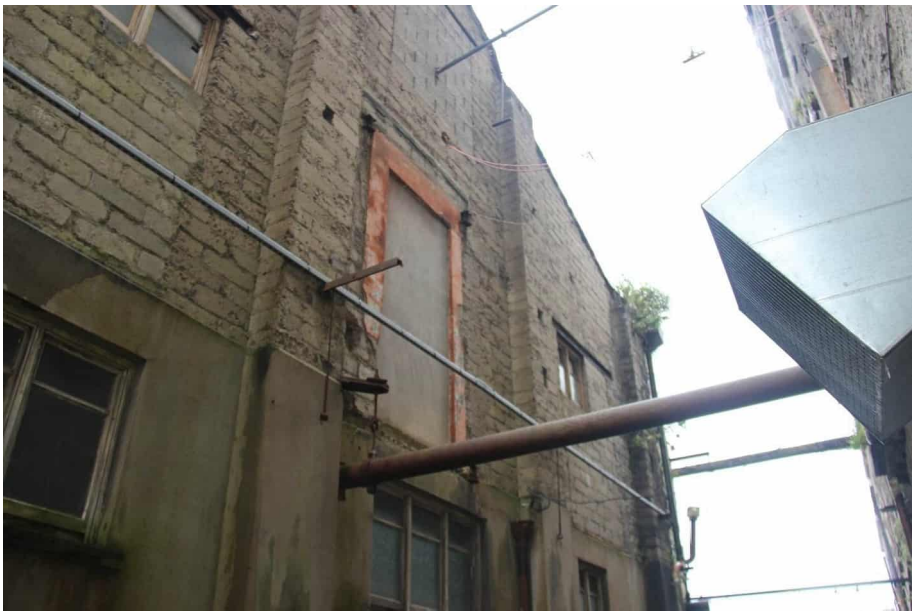
Photograph 8 General view, from the northwest of the Engine House building.

On the original eastern elevation, now internal, there were also openings, which are also infilled with masonry, with the exception of a circulation opening on the ground floor, not original to the building.

The northern elevation also has three blind openings on the ground floor.

Photograph 9 Eastern elevation of the Engine House, now internal.

Building 2
The eastern elevation of building 2 has four openings, three of which are now infilled with masonry.

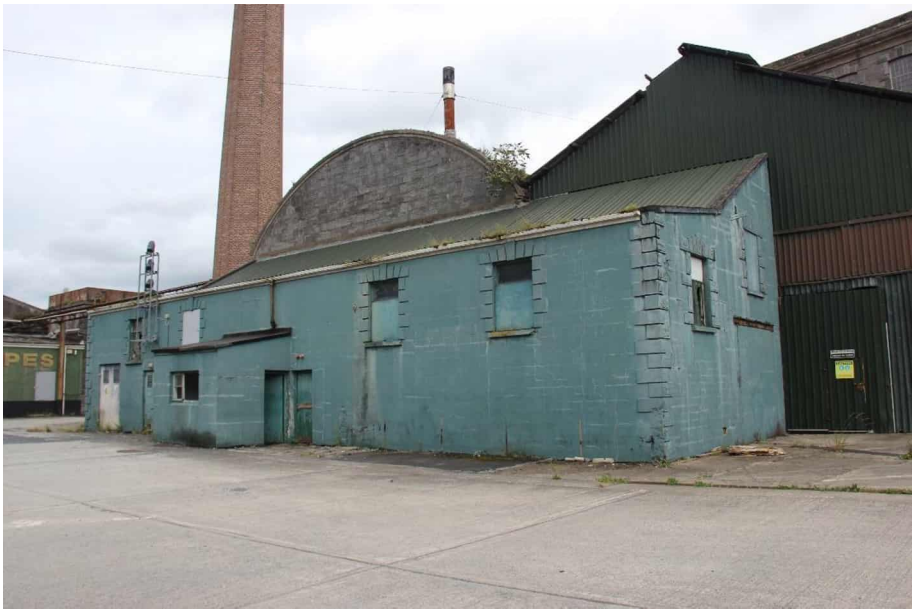


Photograph 10 General view of the northern elevation of Building 2.

The northern elevation has five openings, with surviving timber casement windows, and two door assemblies.

Building 3
There are two openings to the western elevation, one infilled with masonry, the second with a steel plate across it.

On the southern elevation, there are five window openings, with remnants of the assemblies, all timber casement windows, still extant, all be it in differing states of repair. There are three door assemblies, two of which are to plant rooms, on this elevation also.



Photograph 11 General view of Building 3. Note fenestration and doors.

On the eastern elevation there are two window openings, with one assembly still in place, and one opening boarded up. There is one door opening, located on the eastern porch elevation.

5.2 Internal

5.2.1 Roof structures

Building 1

The structure of the Engine House roof is of wrought iron Belfast Trusses, with timber purlins spanning across the trusses beneath timber parging, onto which the roof covering is affixed.

Photograph 12 View of the Roof Build-up of the Engine House.

Building 2

The roof structure to building 2 consists of steel fink roof trusses, with steel bracing between each truss, and purlins running over the topside of the trusses, onto which the roof covering is affixed.

Photograph 13 General view of the roof trusses to building 2.

Building 3

The roof structure of building 3 consists of rolled steel beams, sitting on steel frames internally, onto which timber purlins, running from beam to beam sit. The roof covering is then affixed to the timber purlins.

Photograph 14 General view of the roof structure to building 3.

Photograph 15 Alternate view of the roof of building 3.

5.2.2 Internal Walls

Building 1

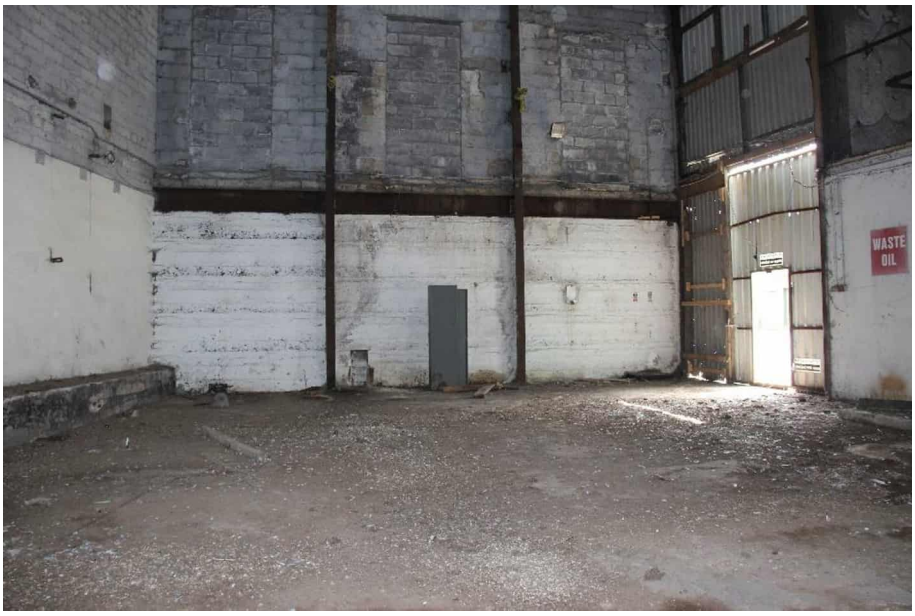
Generally an open plan interior, the internal elevations of the Engine House are of mass masonry natural limestone construction with a cementitious render applied to the lower levels of the walls.

Photograph 16 General view of an internal wall elevation to the Engine House.

Building 2

The internal elevations of the external walls are a mixture of cast insitu mass concrete (most likely the original walls) with modern concrete blockwork overhead. The northeastern rooms of the building were not accessible on the day of inspection, with the survey plans showing two rooms internally on the ground floor.

The western internal elevation is the former eastern elevation of the engine house, as noted above.



Photograph 17 Internal elevations of Building 2

Building 3

The external walls are of mass masonry construction. The western section of the building houses service panels and an electrical substation. There is a Mesh Screen partitioning to the service panel room.

Photograph 18 Room containing electrical fuse panels.

Photograph 19 Electrical Transformer, located in the room on the southern section by the porched entrance.

The remainder of the internal rooms have either solid masonry partition walls or stud partition walls, with two of the rooms noted to have modern plasterboard ceilings.

Photograph 20 Masonry support for a fuel tank, with timber partitions to the LHS.

Photograph 21 Exterior of timber stud partitioned room.

Photograph 22 Example of the modern plasterboard ceiling to one of the building 3 rooms.

6.0 Suggested Measures to complete the Building Record

The following measures are proposed in addition to the research and recording completed to date. This will allow for salvaged materials to be appropriately recorded and catalogued prior to storage for future reuse.

The following mitigation measures are proposed:

1. Further Recording by Accredited Surveyor.
2. Black and White Archival Photographic Record - to be carried out before, during and after the works.
3. High resolution digital photographs to be taken on a regular basis for the duration of the works.
4. A detailed record description of the works compiled capturing relevant discoveries.
5. For protected structures, a scheduled of fabric for removal shall be 'Retained by Record ' to ICOMOS standard.
6. Survey of component and assemblies to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors prior to the works commencing.
7. Written record describing the dismantling of the historic fabric and recording in detail.
8. All works to historic structures must be informed through the engagement of a building conservation consultants (Architects and Surveyors Accredited in Building Conservation).
9. A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
10. Specialist conservation works / works to historic fabric identified for retention, reuse and salvage are to be undertaken by appropriately qualified and experienced tradesmen.
11. Works not suitable for reuse on site are to be catalogued, labelled and appropriately stored in preparation for reuse elsewhere. Materials to be made available to conservation specialist contractors.

7.0 Suggested Salvage Schedule of Historic Fabric

Building No. 3 – Engine House

Schedule of Salvaged Material				
Structure	***Fabric***	***Description***	***Condition***	***Potential for reuse***
Engine House				
	Roof Timbers	High Quality slow grown softwood purlins and sarking boards. Trusses are	In a fair state of repair.	For the use of repair / replacement of defective timber in windows and doors of historic buildings, or repair of fabric with joinery elements, with the provenance confirmed.
	Masonry	Historic Brick and Stone	In good repair where possible to view.	For the use of repair / replacement of defective masonry throughout the rest of the development site. Surplus material can be stored for possible reuse in future projects locally.
	Iron and Steel.	Roof Trusses and steel columns etc	Varying states of repair.	The trusses will require closer examination, if not reused in the repurposing of the Engine House and found to be historic wrought iron, the metal can be repurposed for use by traditional heritage smiths on suitable projects to historic fabric elsewhere, with the provenance confirmed.

8.0 Signing Off Statement

Conservation Company:
ACP Archcon Professionals Limited. (Registration No: 591604). Trading as ACP (Registration No. 588345).

Author(s):

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Chartered Building Surveyor
Chartered Building Control Surveyor

Client: Limerick 2030

Signed: _____
For ACP Archcon Professionals Limited.

Date: 15th October 2025

9.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
http://australia.icomos.org/

National Inventory of Architectural Heritage

http://www.buildingsofireland.ie/

Planning and Development Act 2000, Part IV

http://www.irishstatutebook.ie/eli/2000/act/30/section/51/enacted/en/html#partiv

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20(2011).pdf

Irish Architectural Archive

https://iarc.ie/

National Monuments Service Ireland

https://www.archaeology.ie/

County Council Web Site

www.limerick.ie

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

https://www.tcd.ie/library/map-library/

10.0 Appendices

1. Photographic Record & J1000_3_D001 Photographic Record Location Drawing
2. Annotated Drawing J1000_3_D002
3. Geodata Measured Survey 2020, Registers & Drawings

J1000_3_P01

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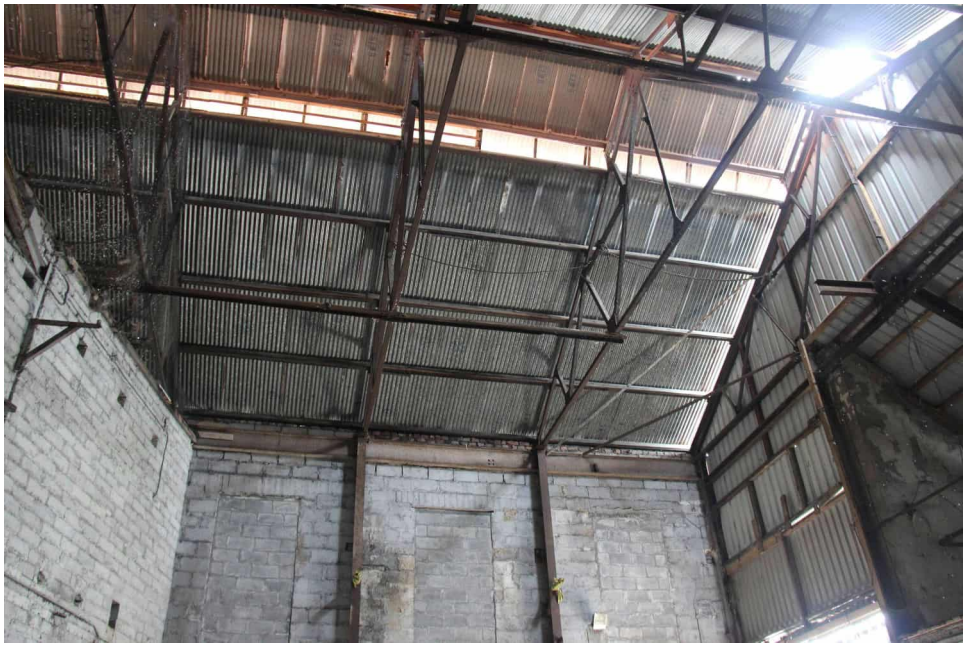

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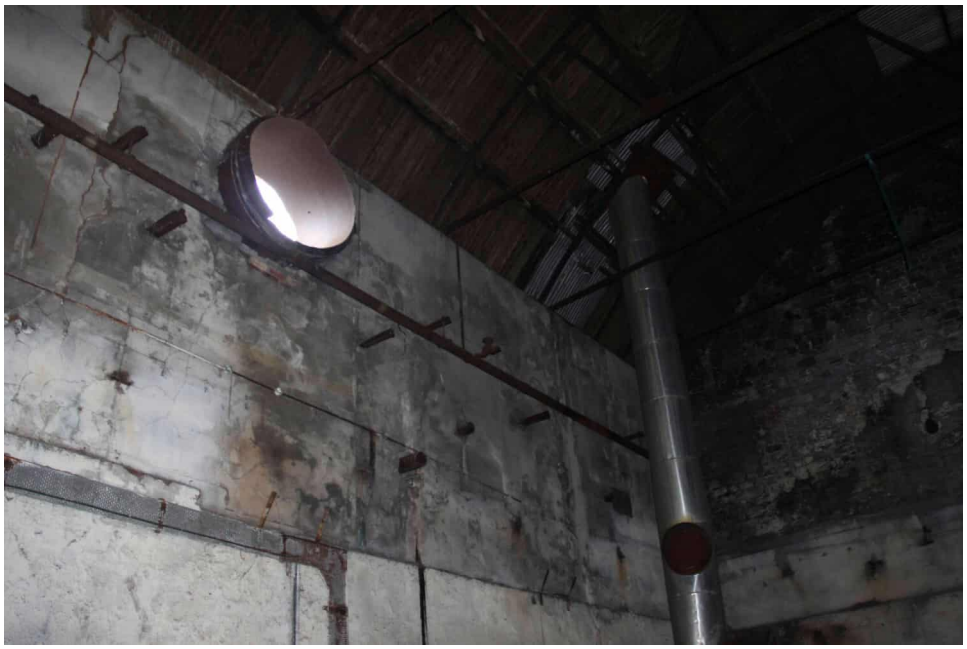

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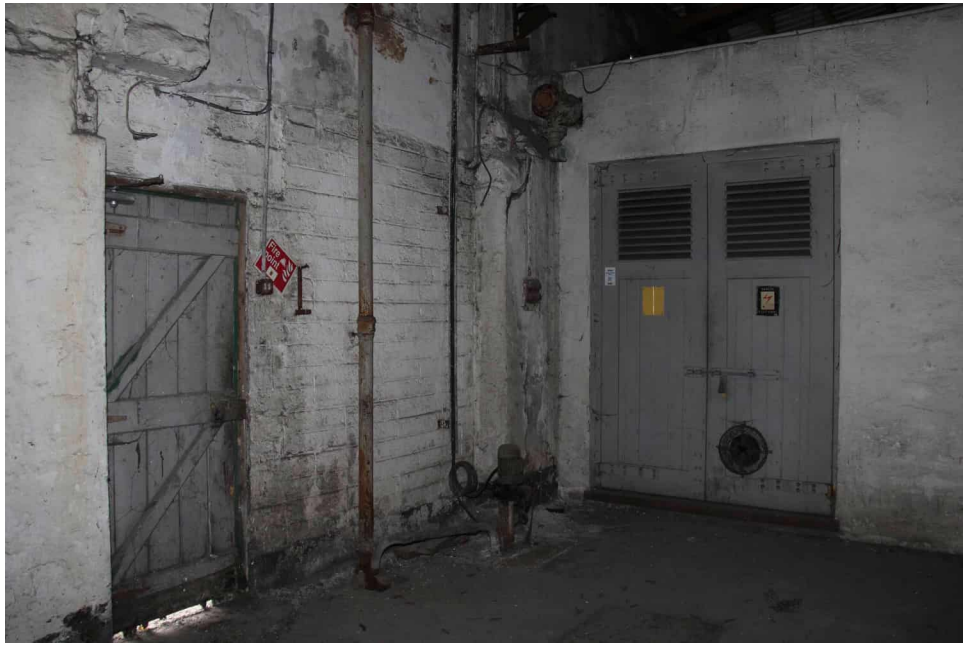

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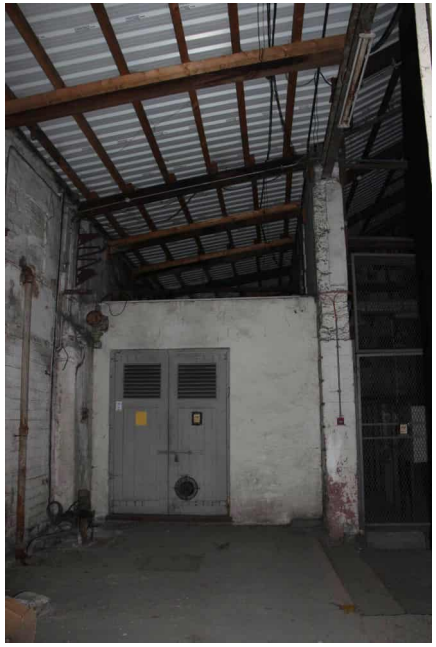

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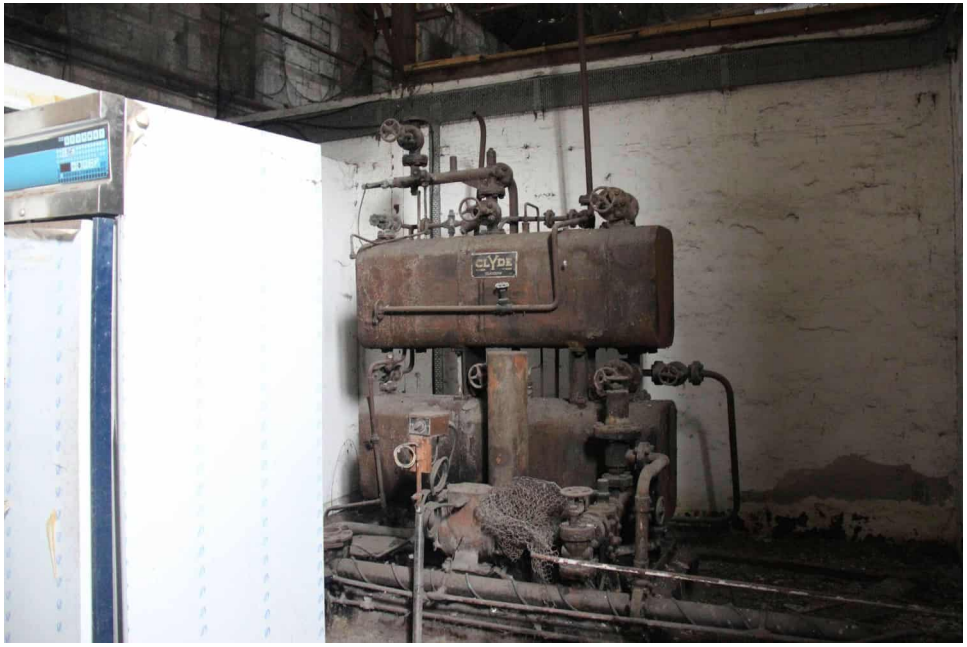

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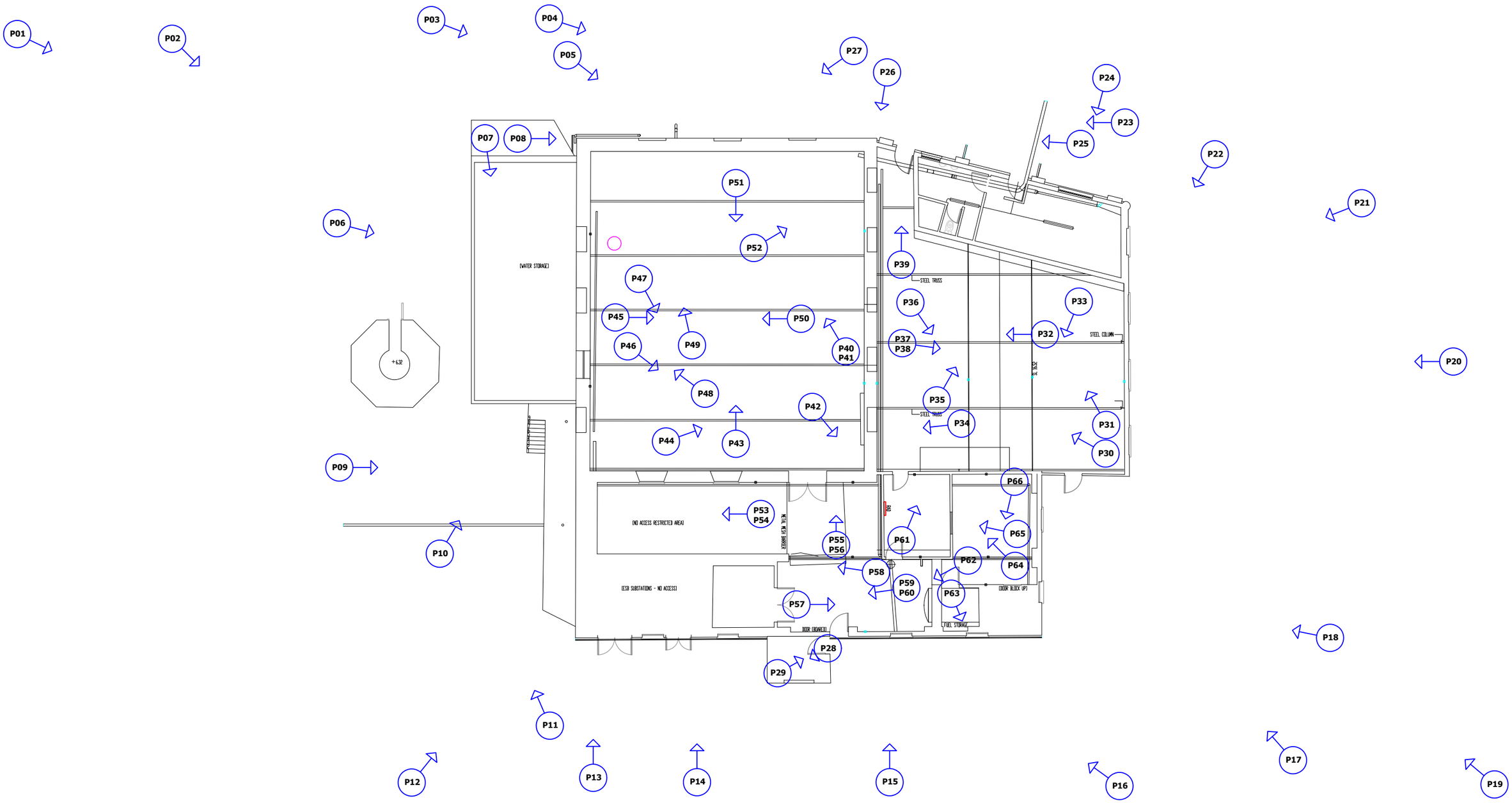

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Photograph Number, Location and Orientation

P01

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Revision:
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2 | -
3 | -

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Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 3 ENGINE HOUSE - PHOTOGRAPHIC RECORD LOCATION DRAWING

Client:
LIMERICK 2030

Scale	Date:
NTS	25/09/2025
Drawing By:	Checked By:
SR	ME
Drawing No:	Revision:
J1000_3_D001	-

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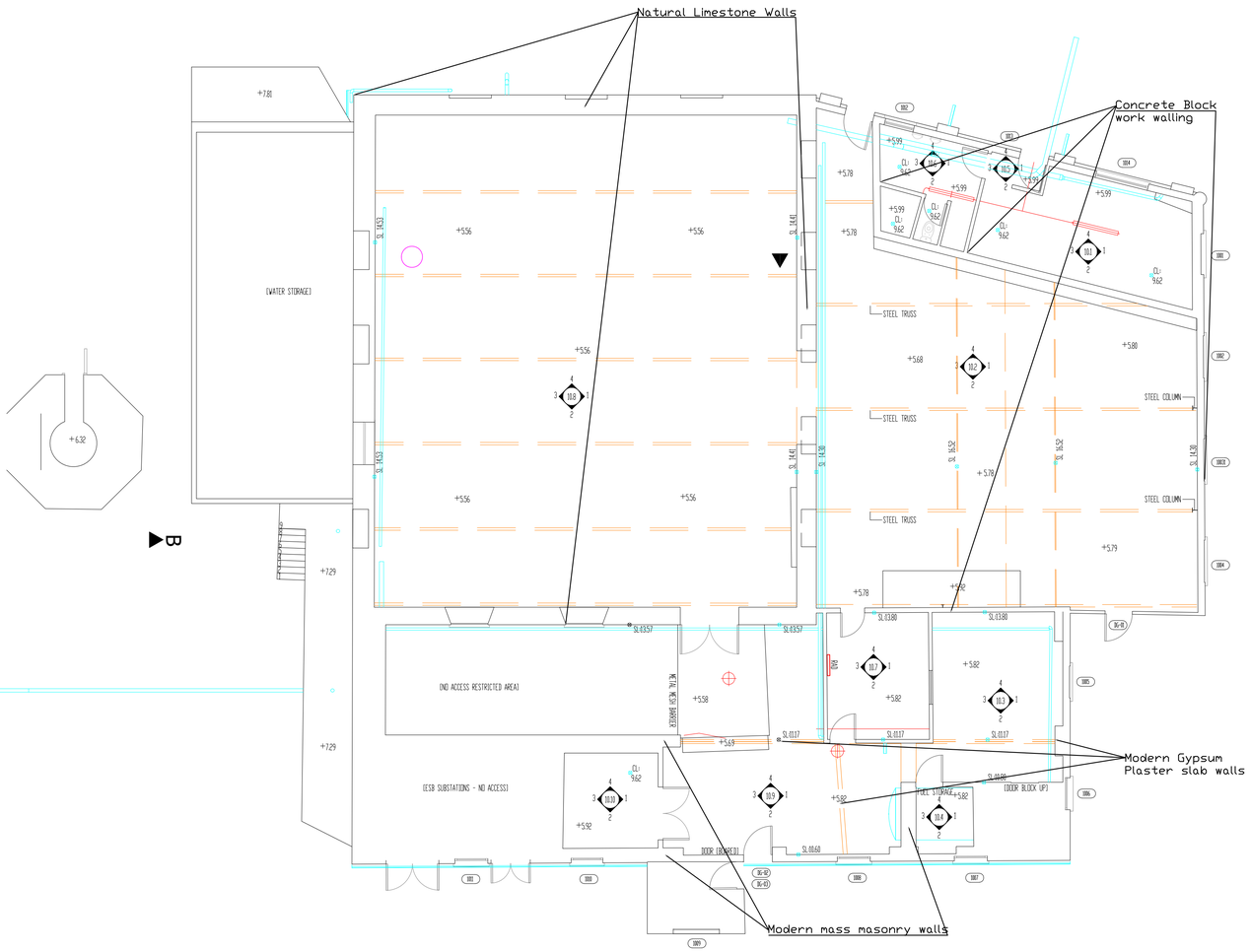

Description of Fabric

The Engine House / Boiler house consists of three distinct buildings, the original Engine House (Building 1) to the northwest of the complex, an ancillary extension (Building 2) to the southeast and a more modern addition to the south (Building 3).

External Fabric

Roofs

Building 1

The original building, the Engine House has a curved corrugated iron roof covering, with concrete barges. There is a modern stainless steel chimney stack protruding from the roof.

The rainwater goods are of extruded aluminium.

External walls

Building 1

The external walls consist of margined and rusticated natural stone quoins and opening surrounds, with infill coursed random rubble natural stone panels and walls, with some areas rendered with a cementitious plaster.

Building 2

Gable to gable with centre ridge vented corrugated sheeted pitched roof covering.

Building 3

The roof covering of Building 3 is also corrugated sheeting, with the covering a split pitch, a lean to the Engine House, then a shallower pitch, mid plane, to the front wall of the extension. There is a concrete barge to
the roof edge on each end elevation.

External walls

Building 1

The external walls consist of margined and rusticated natural stone quoins and opening surrounds, with infill coursed random rubble natural stone panels and walls, with some areas rendered with a cementitious plaster.

Building 2

The structure of the building is steel (columns and beams) with infill modern cast insitu concrete walls (lower level) and concrete blockwork (upper level).

The frame is visible on the eastern elevation, where the render has fallen away.

Some sections of the external walls are rendered, most notably the eastern elevation, which is finished with a ruled Ashlar Stucco and rusticated stone imitation window surrounds,
an attempt to match the Engine House and Mill itself.

The southern elevation is fully clad with corrugated steel.

Building 3

The southern extension is also noted to be mass masonry construction, modern blockwork.

The external elevations are painted, with an Ashlar Stucco render and raised replica masonry quoins and window surrounds, to match the original buildings, all be without the rustication effect on
the quoins and window surrounds.

Fenestration (General)

Building 1

The only openings present to the Engine House externally now, are to the western elevation. These are now all infilled with masonry. (See Photograph 1 above).

On the original eastern elevation, now internal, there were also openings, which are also infilled with masonry, with the exception of a circulation opening on the ground floor, not original to the building.

The northern elevation also has three blind openings on the ground floor.

Building 2

The eastern elevation of building 2 has four openings, three of which are now infilled with masonry.

The northern elevation has five openings, with surviving timber casement windows, and two door assemblies.

Building 3

There are two openings to the western elevation, one infilled with masonry, the second with a steel plate across it.

On the southern elevation, there are five window openings, with remnants of the assemblies, all timber casement windows, still extant, all be it in differing states of repair.
There are three door assemblies, two of which are to plant rooms, on this elevation also.

On the eastern elevation there are two window openings, with one assembly still in place, and one opening boarded up. There is one door opening, located on the eastern porch elevation.

Internal

Roof structures

Building 1

The structure of the Engine House roof is of wrought iron Belfast Trusses, with timber purlins spanning across the trusses beneath timber parging, onto which the roof covering is affixed.

Building 2

The roof structure to building 2 consists of steel fink roof trusses, with steel bracing between each truss, and purlins running over the topside of the trusses, onto which the roof covering is affixed.

Building 3

The roof structure of building 3 consists of rolled steel beams, sitting on steel frames internally, onto which timber purlins, running from beam to beam sit. The roof covering is then affixed to
the timber purlins.

Internal Walls

Building 1

Generally an open plan interior, the internal elevations of the Engine House are of mass masonry natural limestone construction with a cementitious render applied to the lower levels of the walls.

Building 2

The internal elevations of the external walls are a mixture of cast insitu mass concrete (most likely the original walls) with modern concrete blockwork overhead.
The northeastern rooms of the building were not accessible on the day of inspection, with the survey plans showing two rooms internally on the ground floor.

The western internal elevation is the former eastern elevation of the engine house, as noted above.

Building 3

The external walls are of mass masonry construction. The western section of the building houses service panels and an electrical substation. There is a Mesh Screen partitioning to the service panel room.

The remainder of the internal rooms have either solid masonry partition walls or stud partition walls, with two of the rooms noted to have modern plasterboard ceilings.

Legend:

Project Status:
Revision:

1	-
2	-
3	-

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Project: J1000 Cleeves

Title: Building Recording_Building 3_Boiler House

Client: Limerick Twenty Thirty

Scale 1:100 @A1	Date: 24/09/2025
Drawing By: ME	Checked By: ME
Drawing No: J1000_3_D002	Revision: 00

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Form 019 - Drawing Register

Project Title: Measured Survey of Former Cleeves Condensed Milk Factory- Building 9&10

Job No: 18855-10	Page No: 1	Issued by: Kieran O'Brien

Drawing. no	Drawing Title.	Size	Issue and Revision (√= No Revision)									
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18855-10-101	Floor Plans	A3	01									
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18855-10-204	Door and Window Schedule	A3	01									

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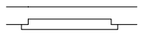
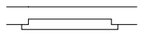
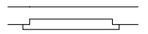
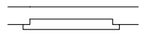
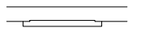
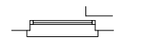
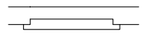
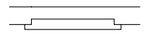
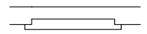
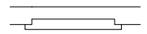
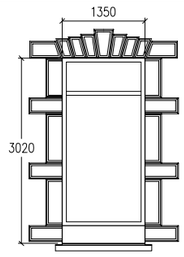
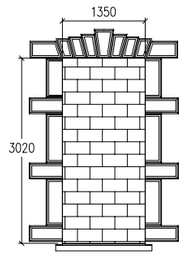
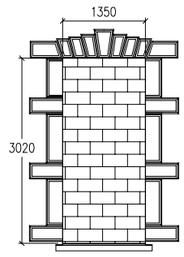
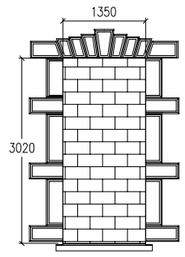
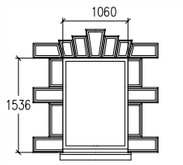
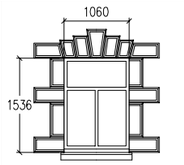
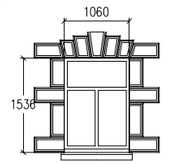
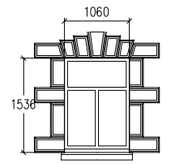
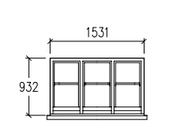
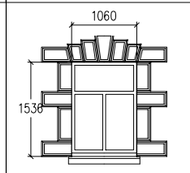
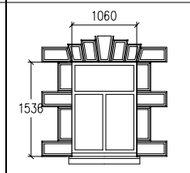
Company Directors: K. O'Brien, M O'Brien.

WINDOW MARK - 1001	WINDOW MARK - 1002	WINDOW MARK - 1003	WINDOW MARK - 1004	WINDOW MARK - 1005	WINDOW MARK - 1006	WINDOW MARK - 1007	WINDOW MARK - 1008	WINDOW MARK - 1009	WINDOW MARK - 1010	WINDOW MARK - 1011
										
										

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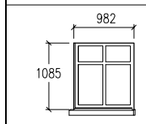	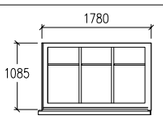	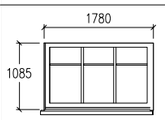

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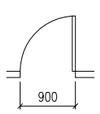	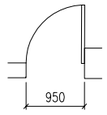	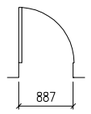	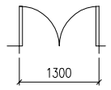	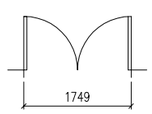
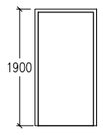	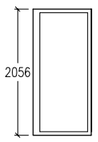	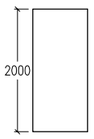	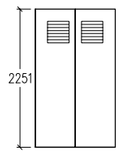	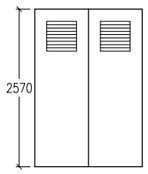

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC
- 9. DASHED RENDER
- 10. RC CONCRETE
- 11. BLOCKWORK
- 12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	06-03-20	TOPO SURVEY	ML	KOB

RICS

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Geodata
Chartered Land Surveyors

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Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

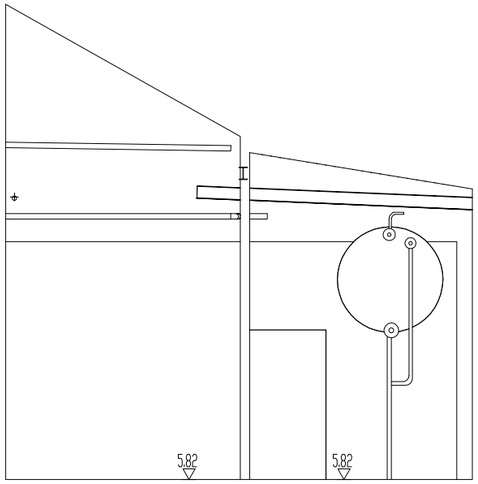
Title: Building 07 – Door & Window Schedule

Scale: 1–100

Dwg. No: 18885–10–204

Date: 06–03–20

Sheet: A3



ELEVATION 1
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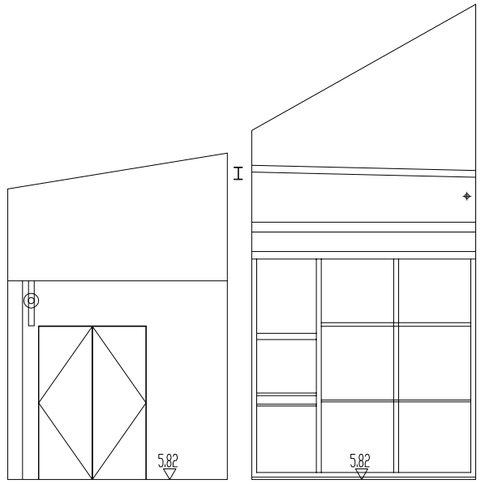

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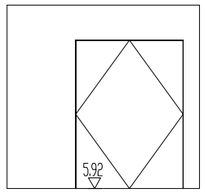

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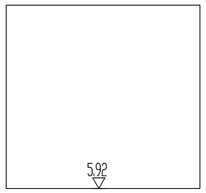

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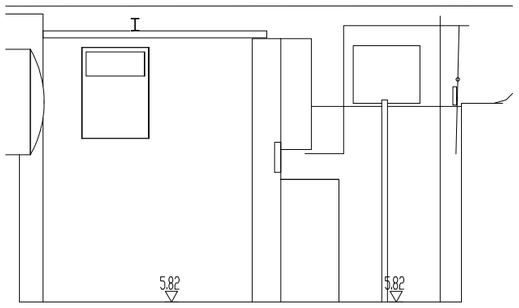

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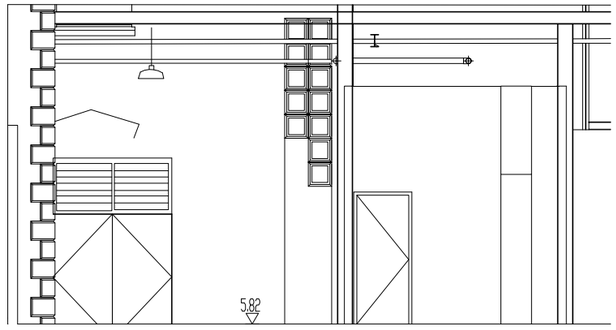

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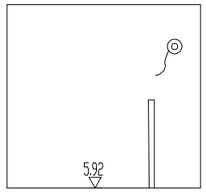

ELEVATION 3
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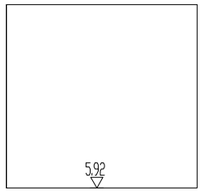

ELEVATION 4
1010

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC
- 9. DASHED RENDER
- 10. RC CONCRETE
- 11. BLOCKWORK
- 12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	06-03-20	TOPO SURVEY	ML	KOB

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Geodata
Chartered Land Surveyors

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Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

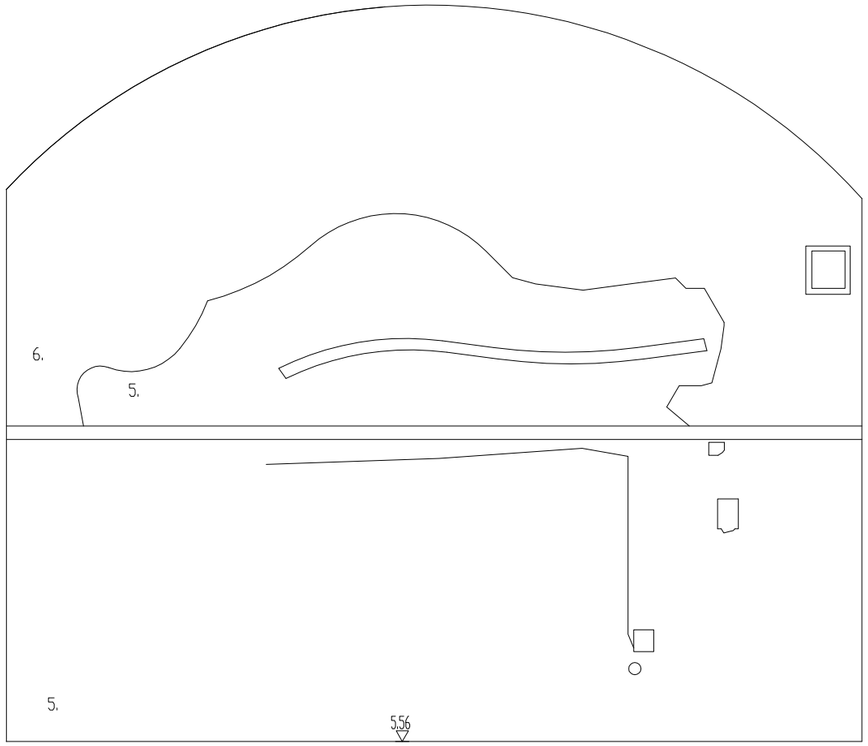
Title: Building 9&10 – Int Ele 1009 & 1010

Scale: 1–100

Dwg. No: 18885–10–203

Date: 06–03–20

Sheet: A3



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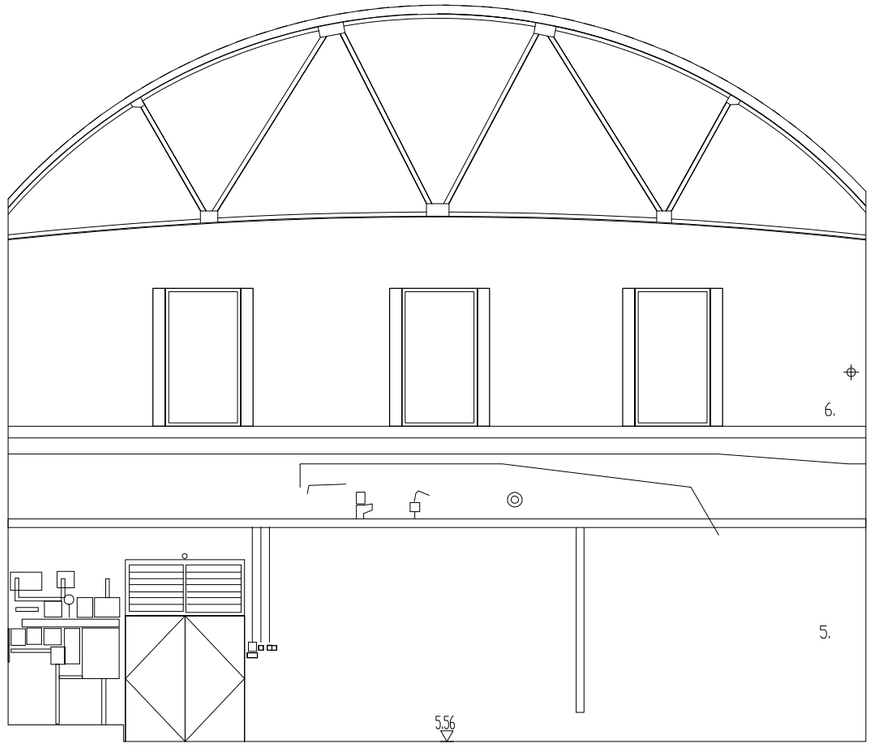

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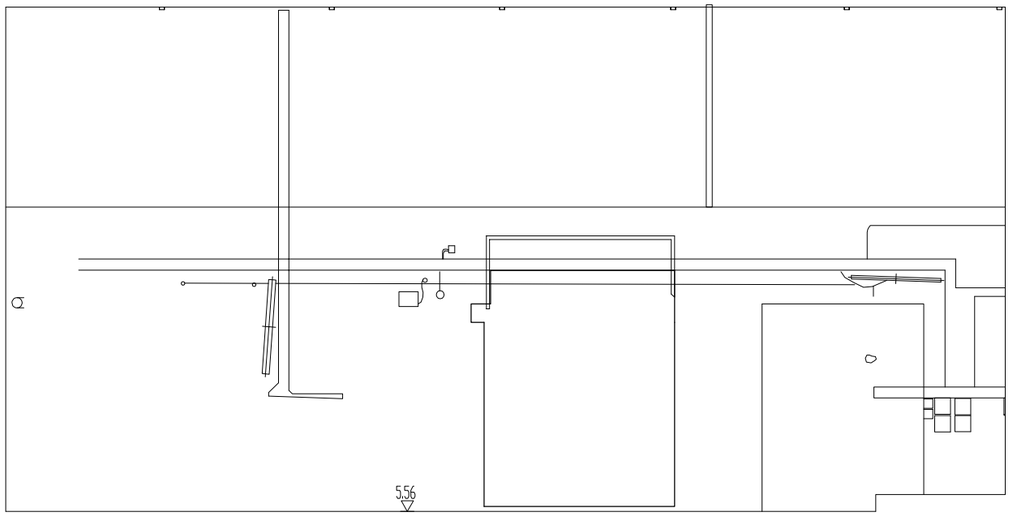

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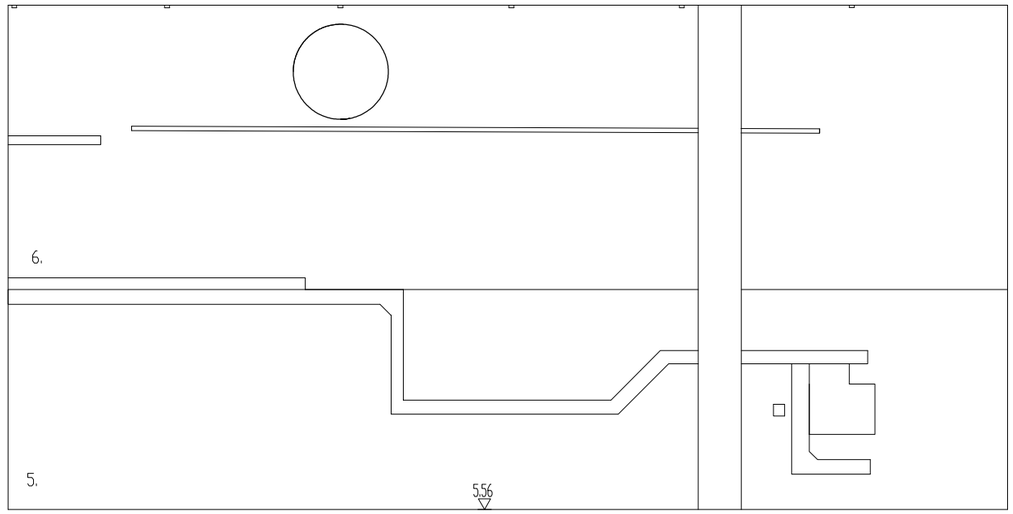

ELEVATION 3
1008

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1.	CLADDING	5.	RENDER	9.	DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2.	SLATE	6.	STONE	10.	RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3.	ASBESTOS	7.	BRICK	11.	BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4.	MEMBRANE	8.	PVC	12.	TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	06-03-20	TOPO SURVEY	ML	KOB

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47 Oliver Plunkett Street Bandon, Co Cork. P72 A443
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

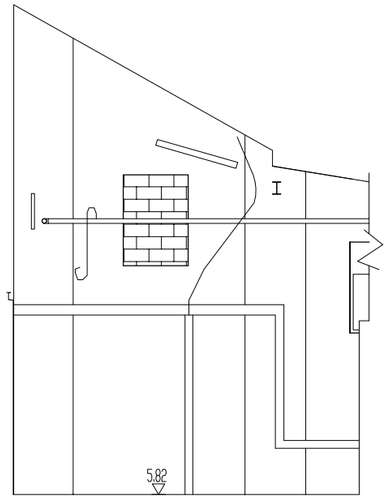
Title: Building 9&10 – Int Ele 1008

Scale: 1–100

Dwg. No: 18885–10–202

Date: 06–03–20

Sheet: A3



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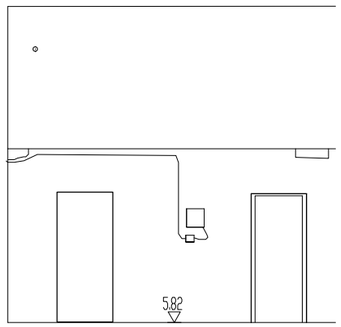

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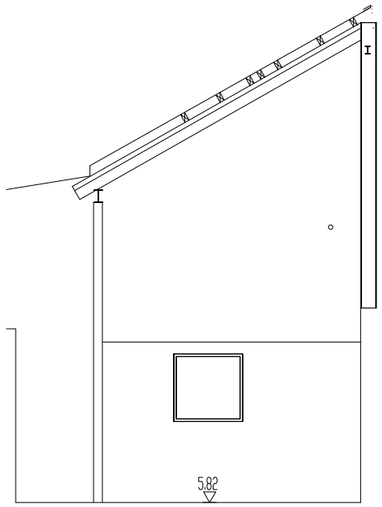

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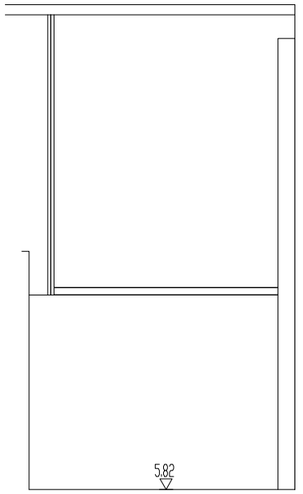

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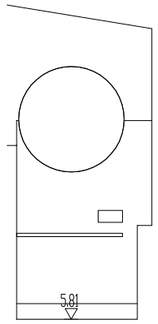

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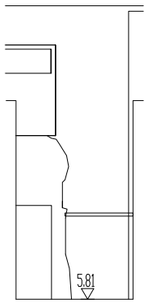

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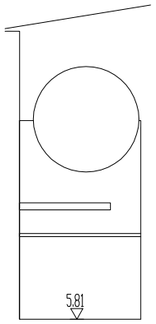

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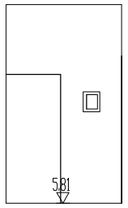

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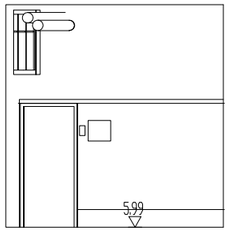

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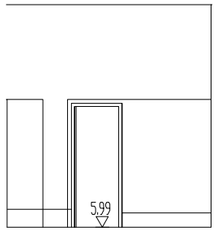

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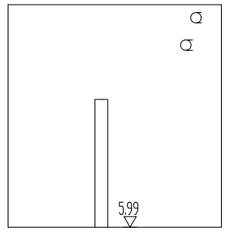

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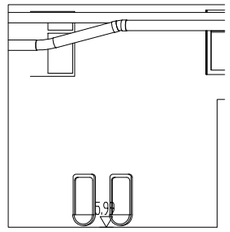

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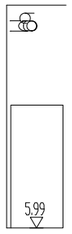

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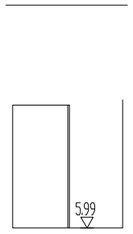

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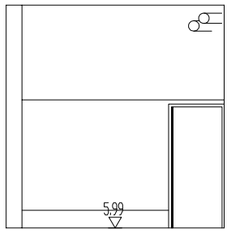

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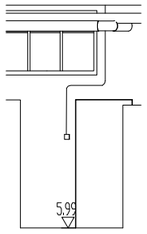

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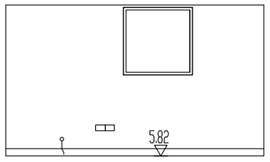

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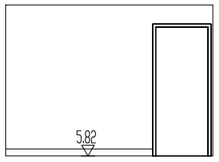

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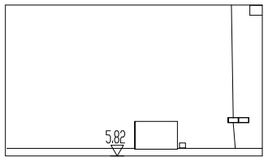

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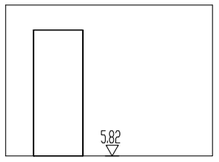

ELEVATION 4
1007

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC
- 9. DASHED RENDER
- 10. RC CONCRETE
- 11. BLOCKWORK
- 12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	06-03-20	TOPO SURVEY	ML	KOB

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Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

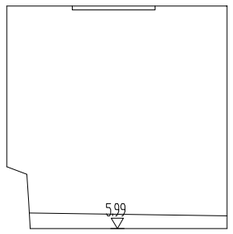
Title: Building 9&10 – Int Ele 1003–1007

Scale: 1–100

Dwg. No: 18885–10–201

Date: 06–03–20

Sheet: A3



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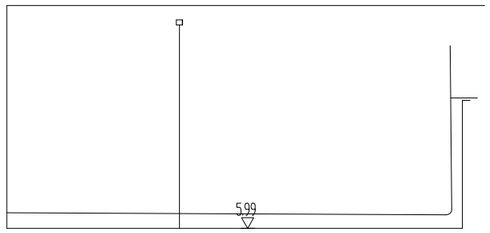

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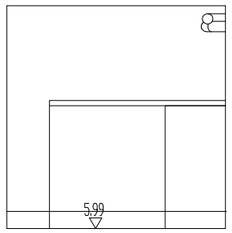

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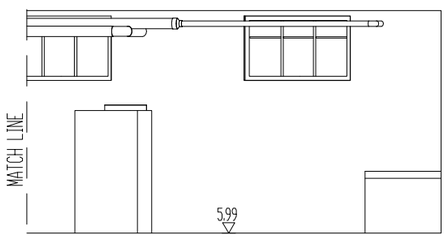

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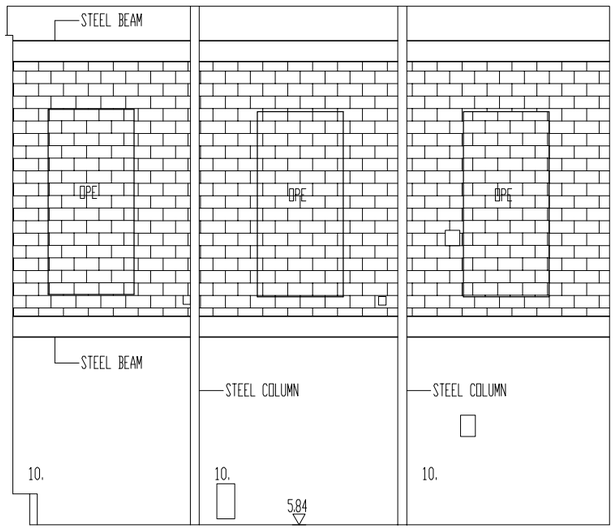

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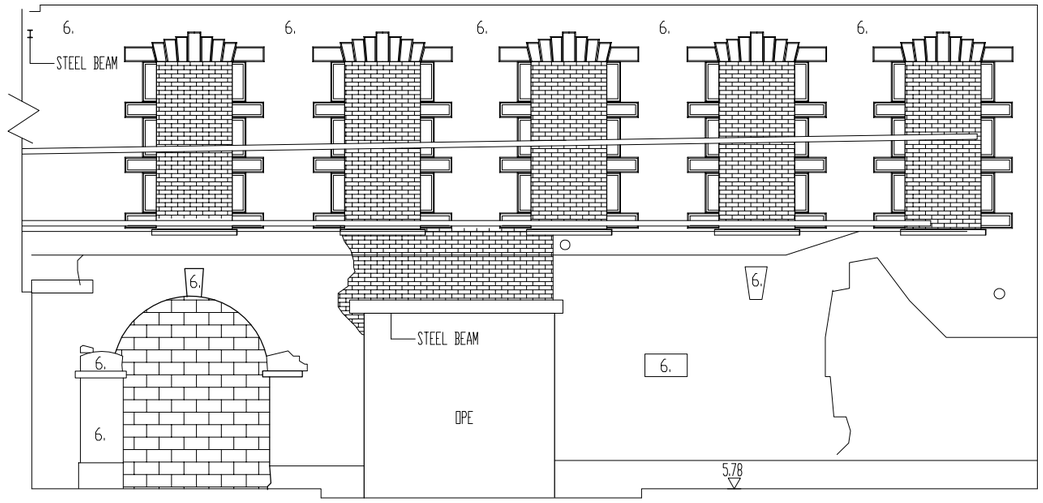

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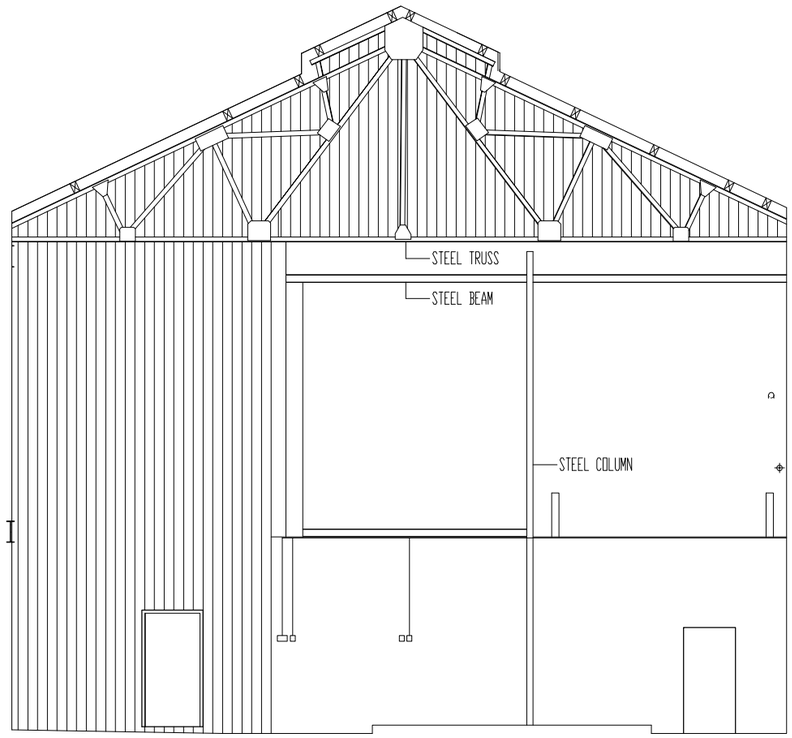

ELEVATION 2
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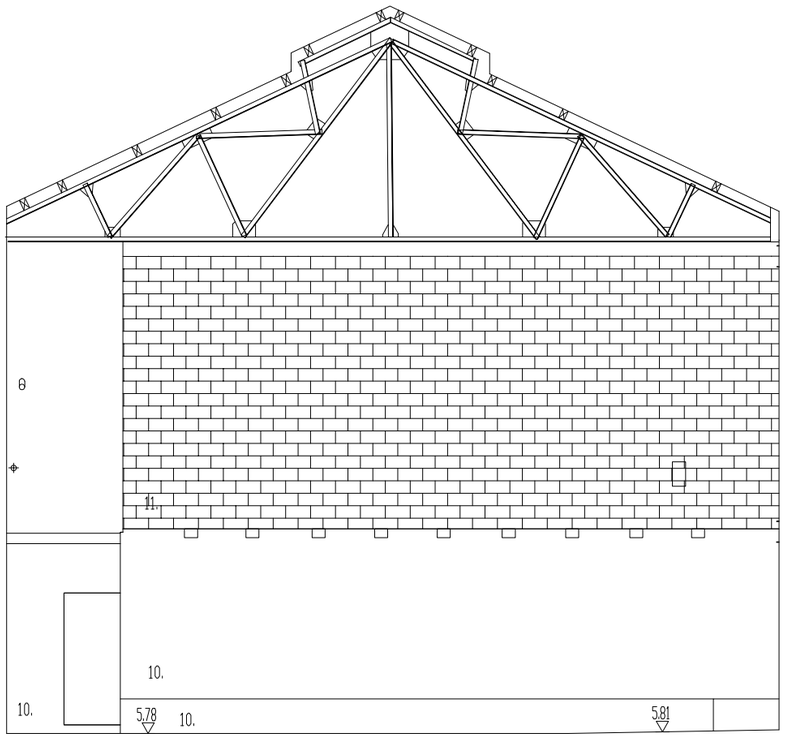

ELEVATION 4
1002

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1. CLADDING	5. RENDER	9. DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	06-03-20	TOPO SURVEY	ML	KOB

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Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

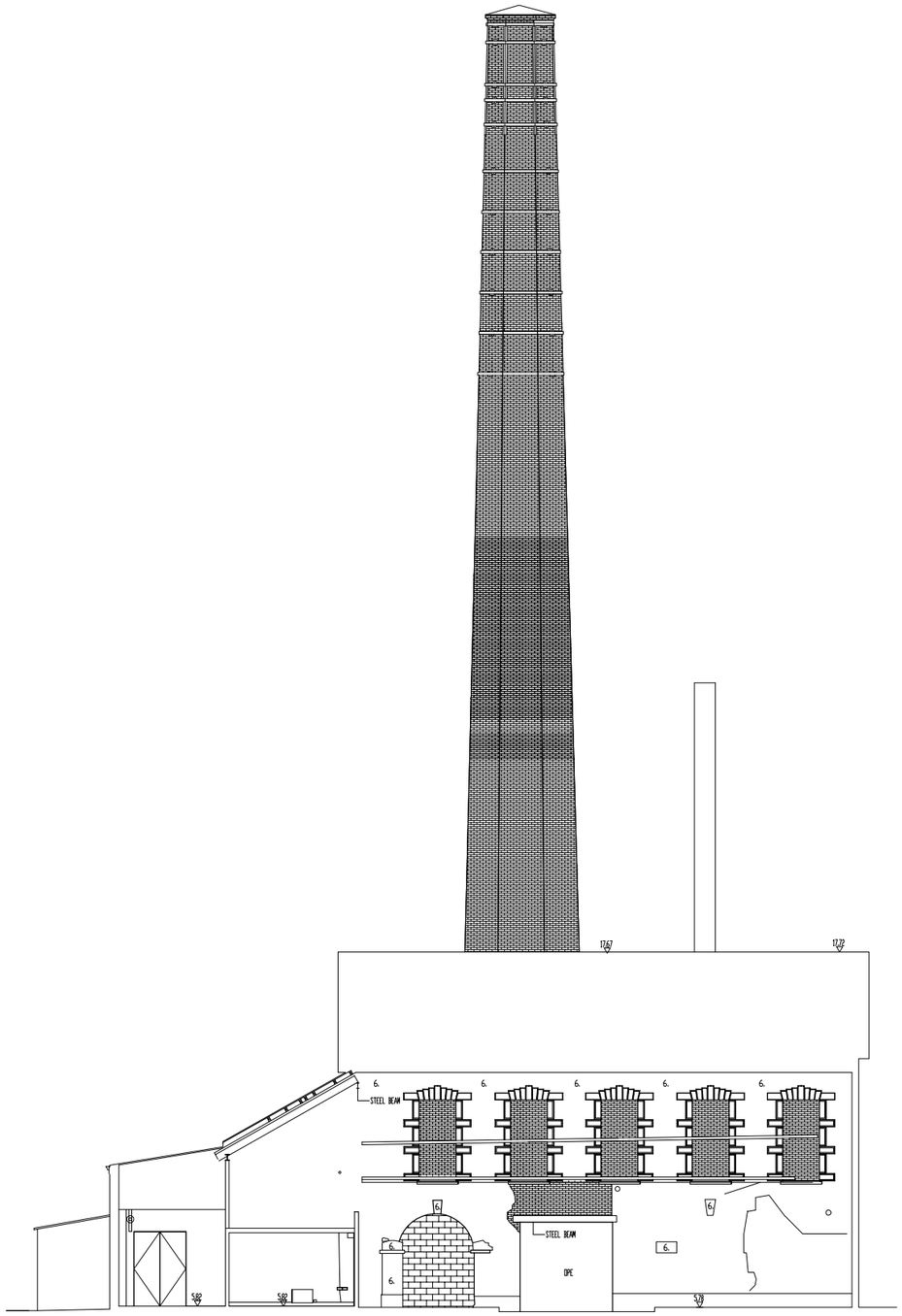
Title: Building 9&10 – Int Ele 1001–1002

Scale: 1–100

Dwg. No: 18885–10–200

Date: 06–03–20

Sheet: A3



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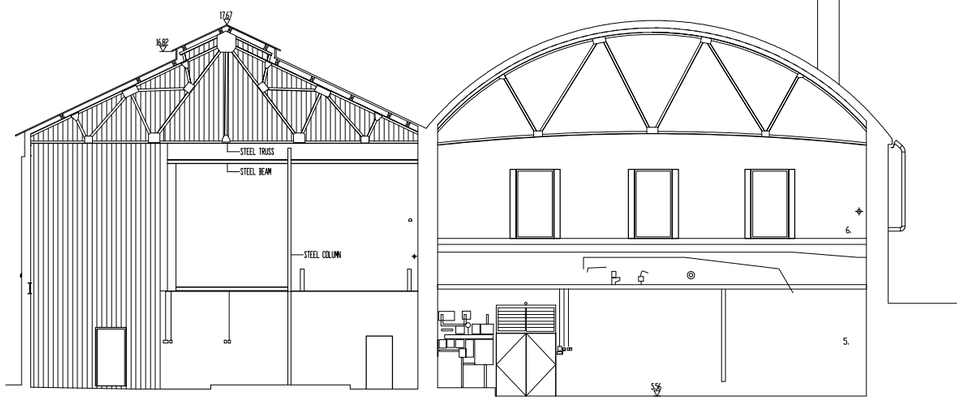

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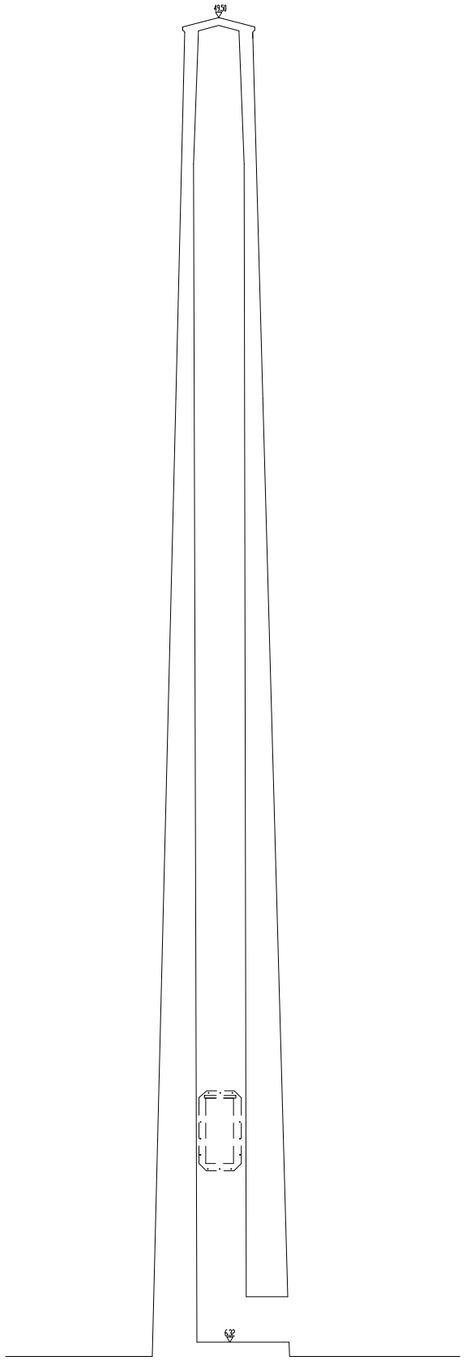

Section 3–3
Scale 1:200

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 2m 4m
1:200

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC
- 9. DASHED RENDER
- 10. RC CONCRETE
- 11. BLOCKWORK
- 12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	06-03-20	TOPO SURVEY	ML	KOB

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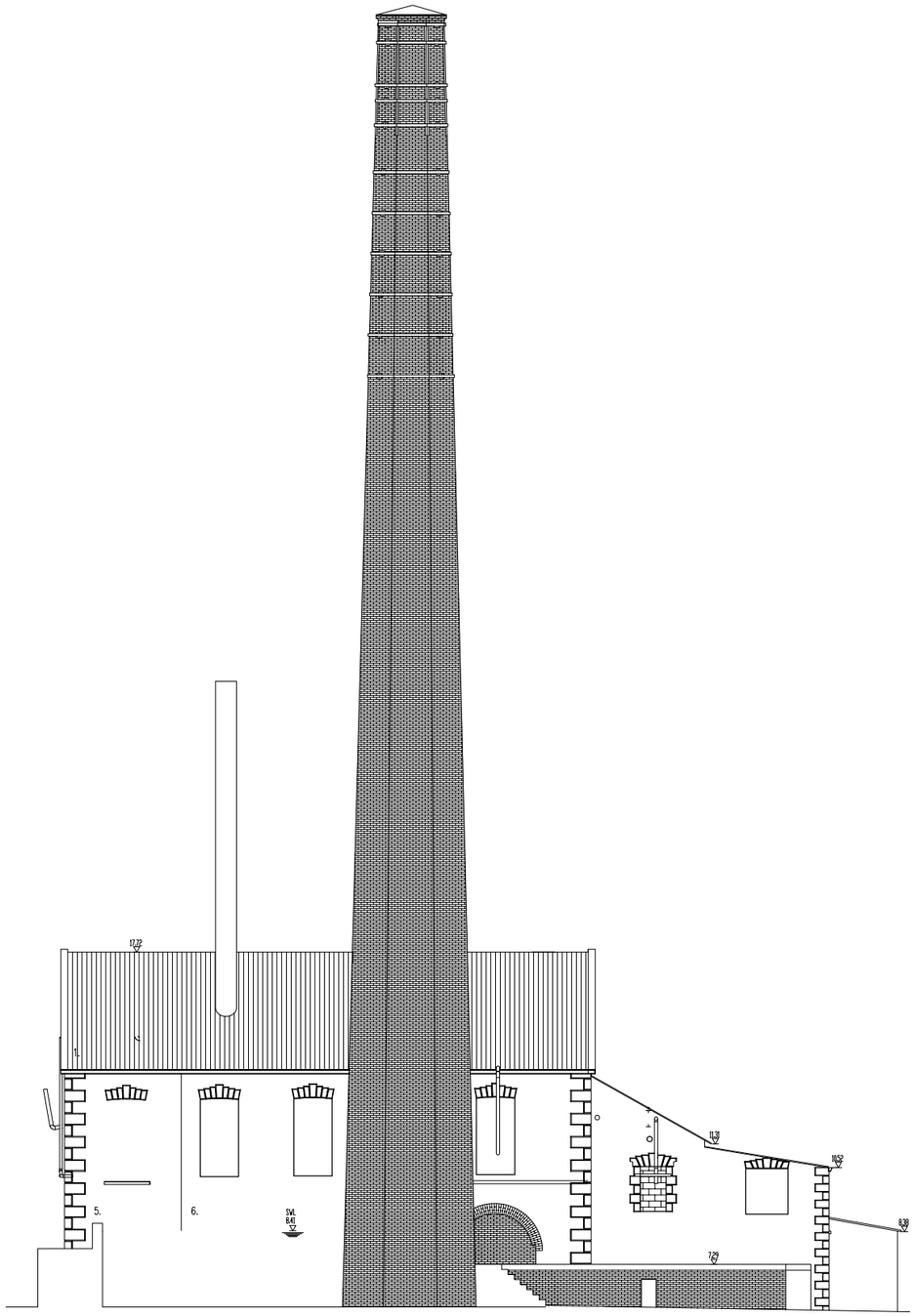
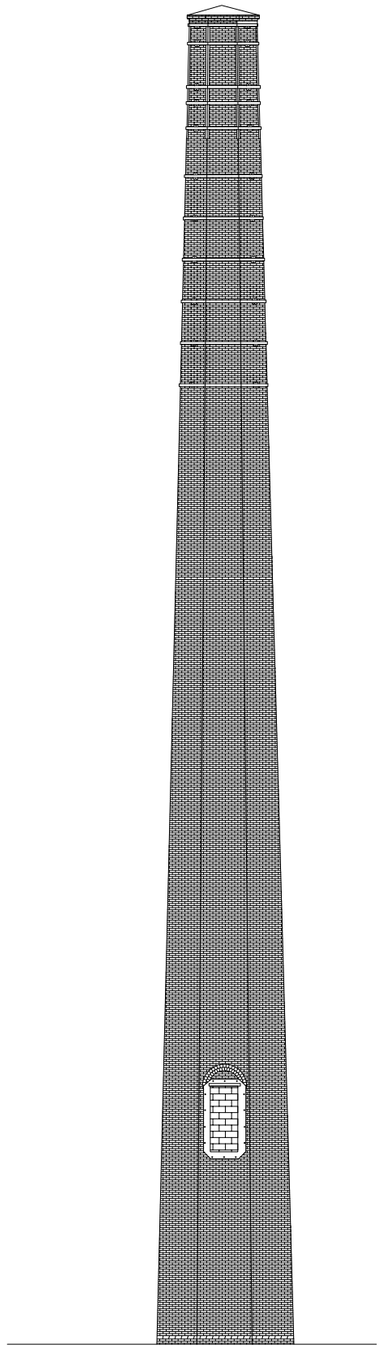
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 9&10 – Sections 1,2 & 3
Scale: 1–150
Dwg. No: 18885–10–104
Date: 06–03–20
Sheet: A3



Elevation E
Scale 1:200



Elevation F
Scale 1:200

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 2m 4m
1:200

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC
- 9. DASHED RENDER
- 10. RC CONCRETE
- 11. BLOCKWORK
- 12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	06-03-20	TOPO SURVEY	ML	KOB

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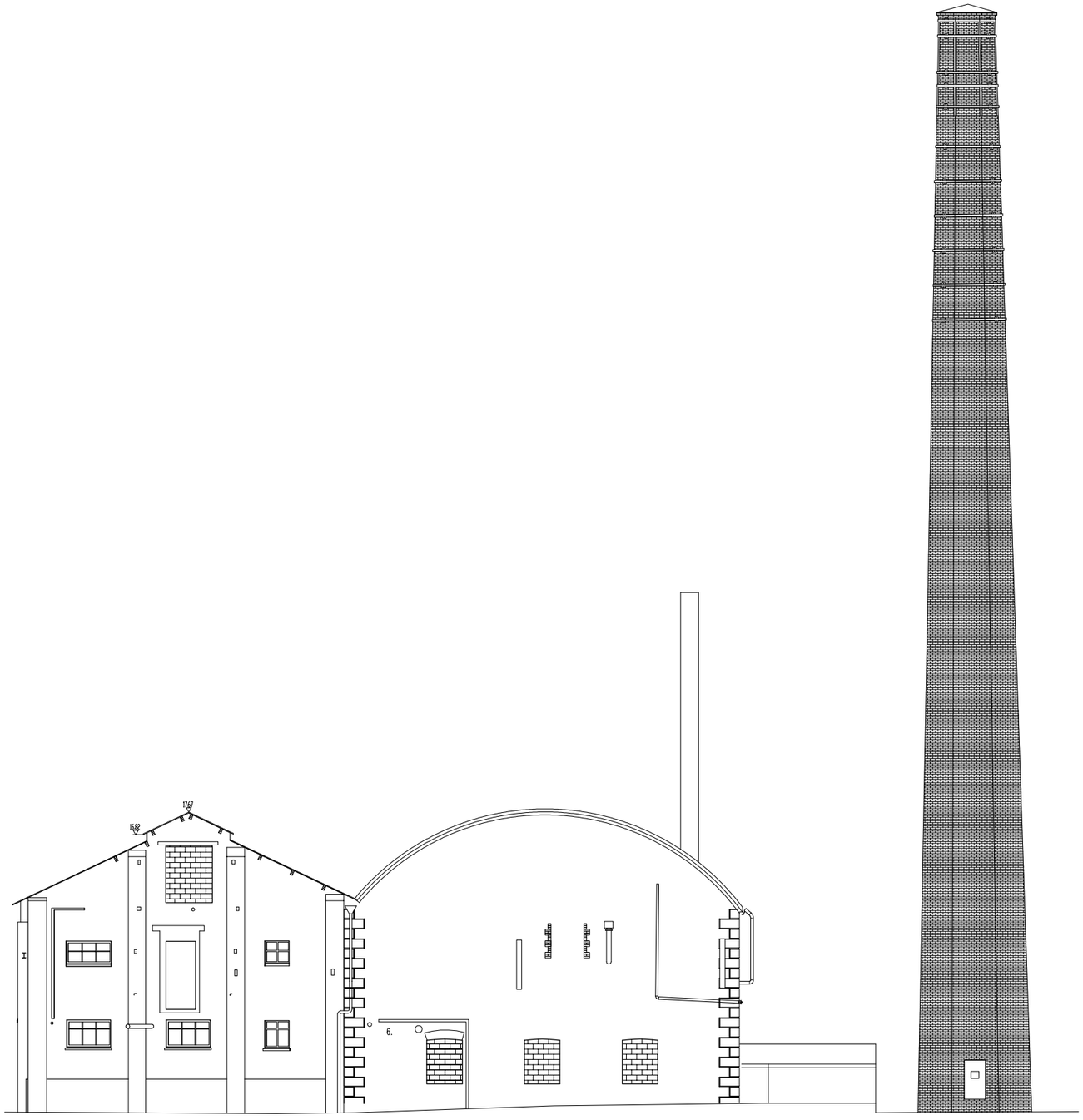
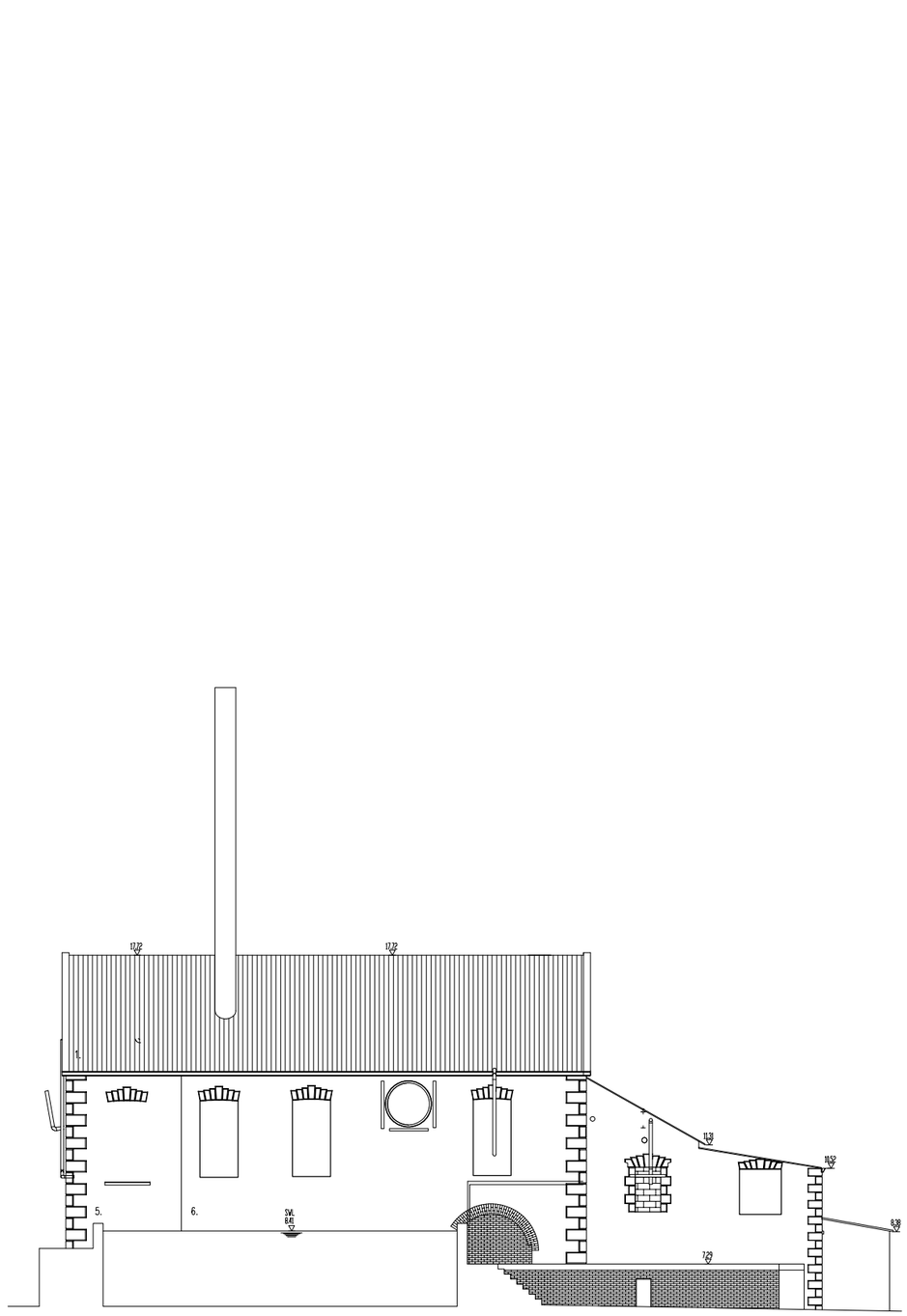
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 9&10 – Elevations E&F
Scale: 1–150
Dwg. No: 18885–10–103
Date: 06–03–20
Sheet: A3



Elevation C
Scale 1:200



Elevation D
Scale 1:200

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 2m 4m
1:200

LEGEND

LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1. CLADDING	5. RENDER	9. DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	06-03-20	TOPO SURVEY	ML	KOB

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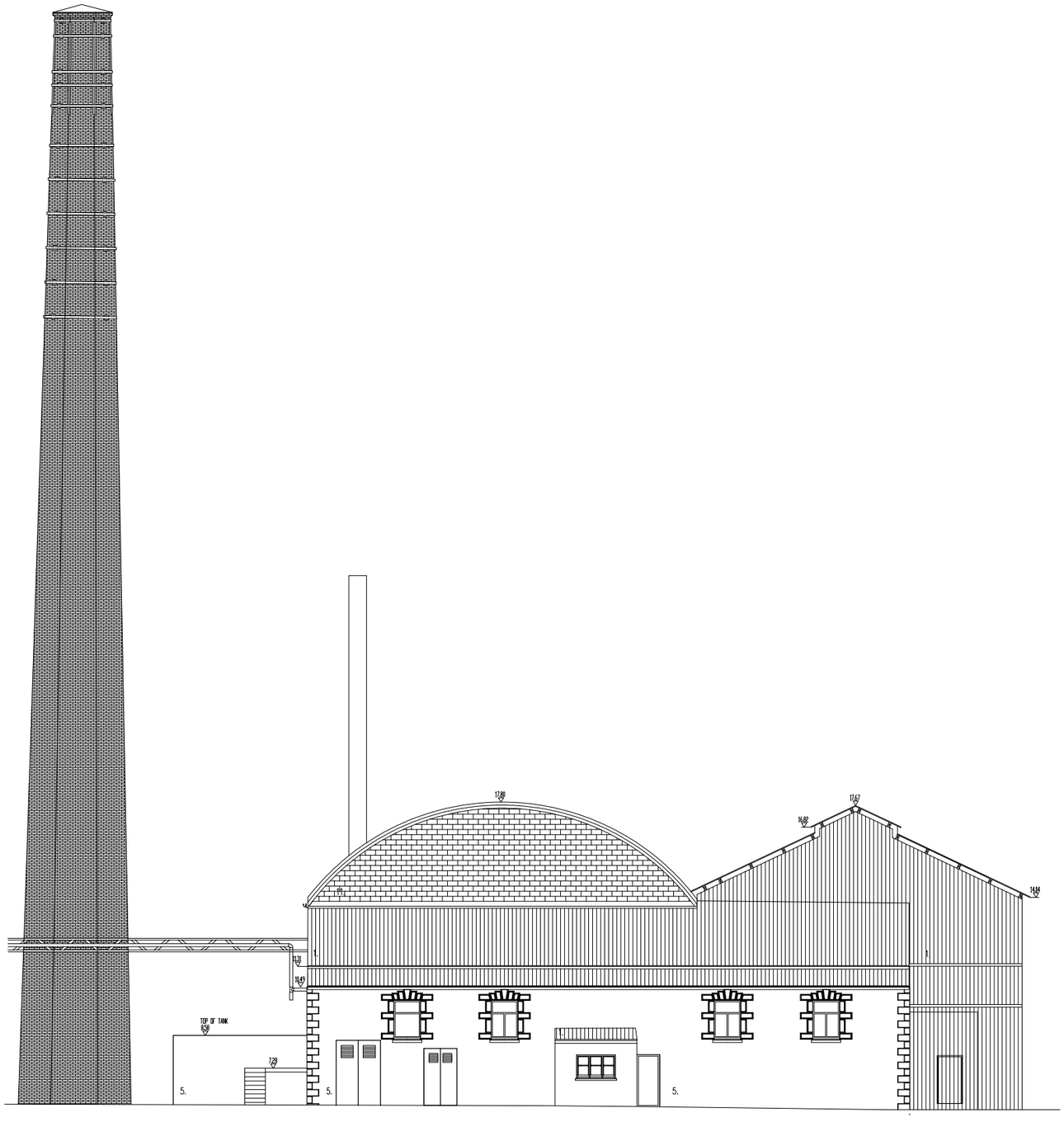
Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 9&10 – Elevations C&D
Scale: 1–150
Dwg. No: 18885–10–102
Date: 06–03–20
Sheet: A3



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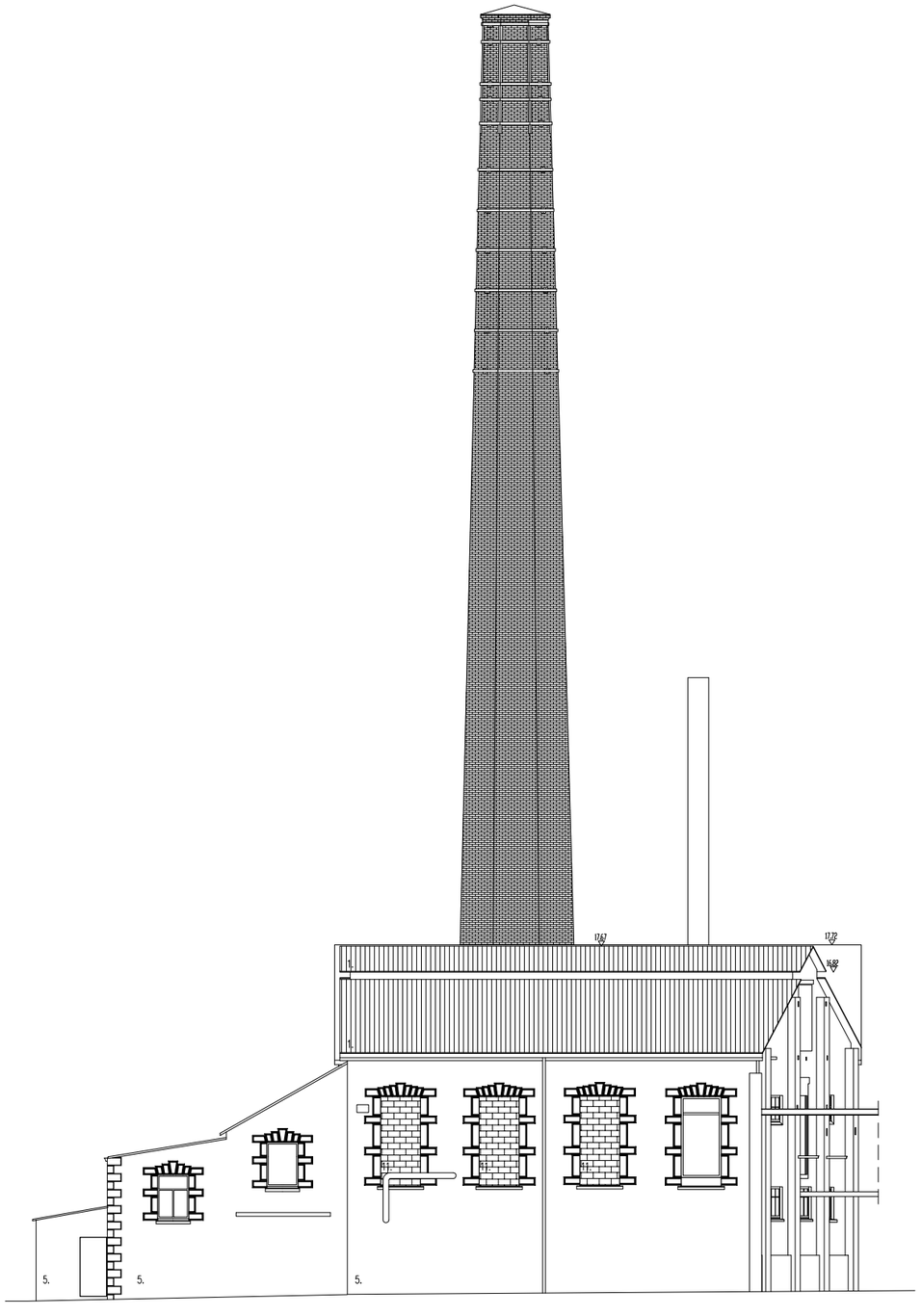

Elevation B
Scale 1:200

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 2m 4m
1:200

LEGEND

LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1. CLADDING	5. RENDER	9. DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	06-03-20	TOPO SURVEY	ML	KOB

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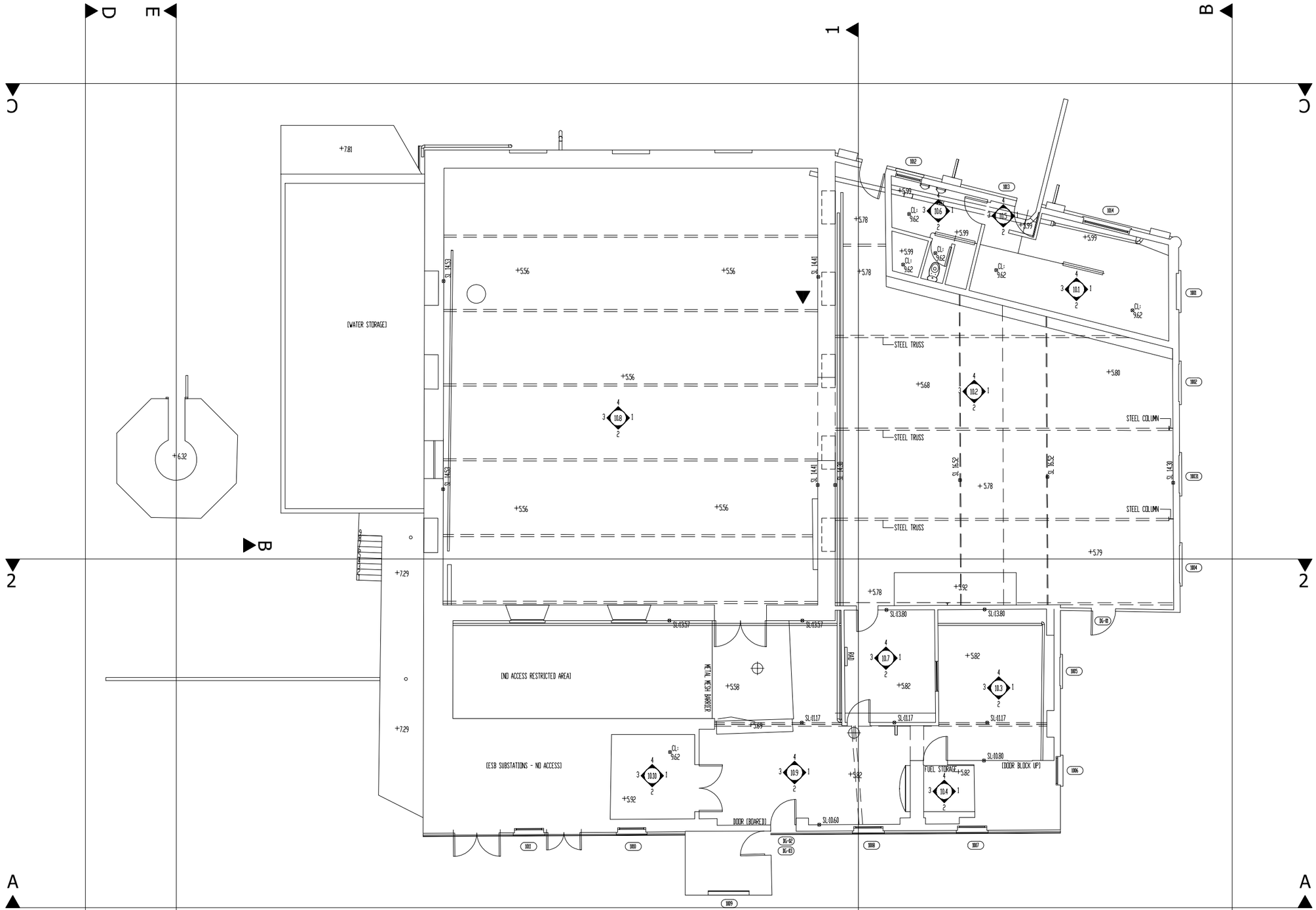

Ground Floor Plan
Scale 1:150

NORTH

SURVEY NOTES
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Project: Former Cleeves Condensed Milk Factory
Title: Building 9&10 – Floor Plan 1
Scale: 1–150
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Building Record Report

For

Building 5 Infiltration Gallery
Former Cleeves Condensed Milk Factory

Client: Limerick 2030

Date: 15th of October 2025

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
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Copies of this report have been presented by ACP to: The Client (Limerick 2030)

Acknowledgements: Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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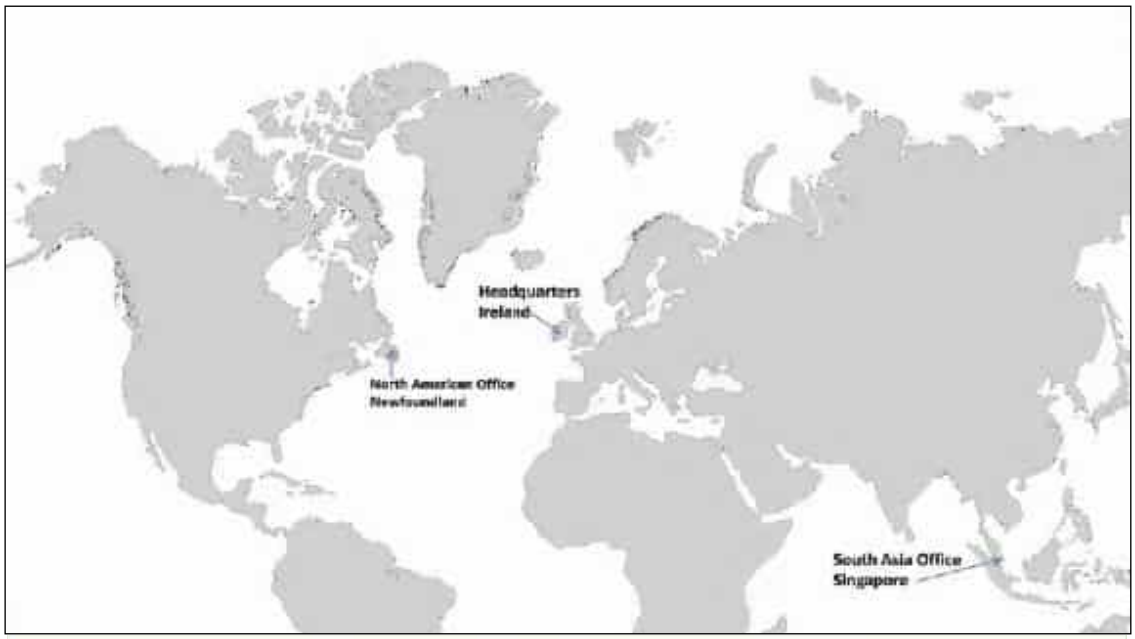

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Table of Contents

LIST OF FIGURES, PHOTOGRAPHS AND TABLES 5

PHOTOGRAPHS 5

TABLES 5

GLOSSARY OF TERMS 6

1.0 SCOPE OF STUDY 9

2.0 METHOD OF STUDY 9

3.0 EXISTING ENVIRONMENT 11

3.1 Proposed Development 12

3.2 Site Inspection 12

3.3 Building Survey 12

4.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY 13

4.1 Historical background- Brief History of Building 5 Infiltration Gallery at the Former Cleeves Condensed Milk Factory 13

4.2 Protection Status 15

4.2.1 Protected Structures 15

4.2.2 NIAH 16

4.2.3 Archaeology 16

4.2.4 Historic Maps 17

5.0 DESCRIPTION OF FABRIC 19

5.1 Walls (Suspected locations of Remnants of the original dye house building) 19

6.0 SUGGESTED MEASURES TO COMPLETE THE BUILDING RECORD 21

7.0 SUGGESTED SALVAGE SCHEDULE OF HISTORIC FABRIC 22

8.0 SIGNING OFF STATEMENT 23

9.0 PROJECT REFERENCES 24

10.0 APPENDICES 25

LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

Figure 1 - Ordnance Survey of Ireland Current Map.....11
Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios 11
Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910 13
Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910 14
Figure 5 - Building Ages Diagram, Limerick 2030.....14
Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028.....15
Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.....16
Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844.....17
Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844.....17
Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919.....18

PHOTOGRAPHS

Photograph 1 - View of Infiltration Gallery from North 12
Photograph 2 Front elevation of subject building.....19
Photograph 3 - Example of the suspected original façade of the dye house, surviving within the current warehouse complex. 20
Photograph 4 - Current view of location of wall between the Cheese Plant and original Dye House, northern elevation. 20

TABLES

Table 1 - Protection Status.....15

GLOSSARY OF TERMS

1. ACA

An Architectural Conservation Area is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

2. Area of Special Planning Control

Areas of Special Planning Control provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

3. NIAH

The **National Inventory of Architectural Heritage**. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

4. Protected Structure

A "protected structure" is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term "structure" is defined by Section 2 of the 2000 Act to mean 'any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate'. – Section 2 (1) of the 2000 Act

5. Section 57 Declaration

Section 57 Declaration Owners or occupiers of a protected structure may request a 'declaration' under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

6. RMP

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

7. RPS

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the

Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wikinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.

Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

> (1) A person who is guilty of an offence under *sections 58(4)*, *63*, *151*, *154*, *205*, *230(3)*, *239* and *247* shall be liable—
> (*a*) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or
> (*b*) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

> "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

> *"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"*

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Siochana may without warrant seize and detain:

> *"a detection device found in, at the site of, or in the vicinity or a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987.*

1.0 Scope of Study

This report has been prepared following a request by the client, Limerick 2030 to undertake a Building Record Report in conjunction with the proposed Planning Application for the redevelopment of the Former Cleeves Condensed Factory site (RPS No's 3264, 3265) and associated structures at North Circular Road, Limerick City.

This Building Record Report aims to provide the following:

- A brief historical overview of Building 5 Infiltration Gallery at the Former Cleeves Condensed Milk Factory.
- A description of the existing fabric of the building.
- A record of the building to the equivalent of either Historic England Level 2 or Level 3 of Historic Building Recording.
- Recommended mitigations in order to complete the building record.

2.0 Method of Study

The following methods and resources were used in establishing the Building Record.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- Existing archival records and resources were consulted.
    - Limerick Archives
    - Limerick Local Studies
    - Irish Architectural Archive
    - National Library of Ireland
    - Griffiths Valuation
    - Census of Ireland
    - Feilden Clegg Bradley Studios and Bucholz McEvoy, Cleeves Riverside Statement of Significance - May 2025
- Colin Rynne's assessment undertaken to inform the initial protection.
- ACP's Assessment 2015
    - J446 - Conservation Assessment Report for Lansdowne Flax Mill – 14th April 2015
- ACP's Assessment 2023 and 2024
    - J884 Cleeves Flax Mill_Limerick 2030_Assessment of Roof_Jan 30th 2023
    - J1000 Cleeves _ 01 Flax Mill_LTT_Building Fabric Assessment_March 2024
    - J1000 Cleeves _ 02 Engine House_LTT_Building Fabric Assessment_April 2024
    - J1000 Cleeves _ 04 _ 05 _ Water Tank and IG_LTT_Building Fabric Assessment _April 2024
    - J1000 Cleeves _ 07 _ 11 _ Dairy Building and CSHF_LTT_BFA_Final and Issued_April 2024
- Geodata Measured Survey 2020.
    - Refer to Appended Drawings Registers

This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

3.0 Existing Environment

Cleeves Former Condensed Milk Factory is located on the North side of the River Shannon in Limerick City, on North Circular Road. The subject site includes the former factory site, the former Salesians Secondary School / Fernbank House, two semi-detached houses to the West of the factory, and the Shipyard site to the South of the factory.

Figure 1 - Ordnance Survey of Ireland Current Map

The Infiltration Gallery Building is located to the west of the factory site, west of the Engine House and adjoining the Cheese Plant Building.

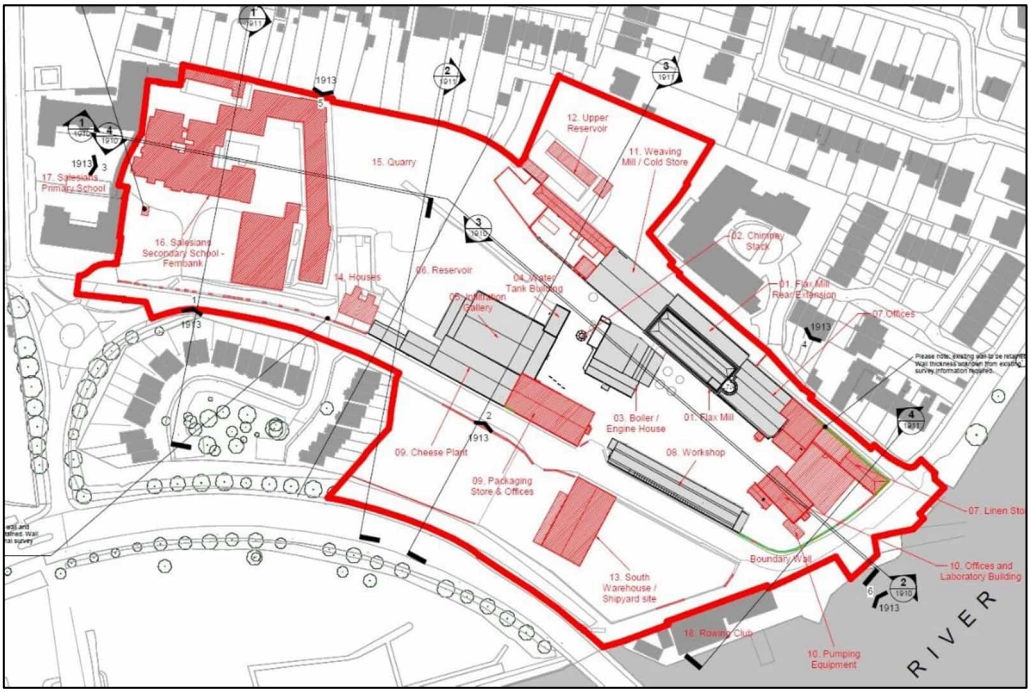

Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

3.1 Proposed Development

This report has been prepared in support of the planning application to be submitted by Limerick 2030 for the redevelopment of the Former Cleeves Condensed Milk Factory, identified by Limerick 2030 as the 'Cleeves Riverside Quarter'.

3.2 Site Inspection

The site was inspected on the 11th, 15th and 25th of August 2025 by Martin English, Brigid Browne and Sheena Ryan of ACP. The photographic Record was also undertaken on these dates.

Photograph 1 - View of Infiltration Gallery from North

3.3 Building Survey

The following surveys were undertaken as part of the data gathering process:-

- Measured Building Survey – supplied by Geodata 2020.
- Conservation Inspection and Fabric Assessment.
- Photographic Record – refer to J1000_5_D001 Infiltration Gallery Photographic Record Location Drawing & Photographs in Appendix 1 of this report.
- Annotated drawing no J1000_5_D002 in Appendix 2 of this report.

This information was used to inform the design team during the design development stage.

4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Building 5 Infiltration Gallery at the Former Cleeves Condensed Milk Factory[1]

Development of the Flax Factory began c.1850 by J.N. Russell (1774-1859), a significant business owner whose company J.N. Russell & Sons was the biggest miller of maize in Ireland by the end of the 19th century. The complex began with construction of the Main Mill, Vats House, Dye House and main Engine House. In addition to the Flax Mill, Russell had purchased five other flour mills in the vicinity of Limerick between 1835 and 1857. At the time of his death in 1859, the company ran the largest shipping business in the port of Limerick. His son J.A. Russell took control of running the Flax Mill. Due to a fall in demand for flax the mill closed by 1870 and remained vacant for six years before it was reopened as a flour mill.

Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

This continued until 1884 when the mill was bought by the Condensed Milk Company of Ireland, converting the factory for the production of condensed milk and butter. This required a £100,000 overhaul of the site including the construction of the Engine House, Boiler House and Stack.

Following WWI and the Irish War of Independence the company was going into liquidation. In 1927 the Free State Government established the Dairy Disposal Company to regulate the industry. Cleeves operated under State control until the early 1970's when ownership was transferred to Golden Vale. In 2011 milk processing stopped at the site and has been vacant since then.

[1] Historical Background Information supplied by client, Limerick 2030.

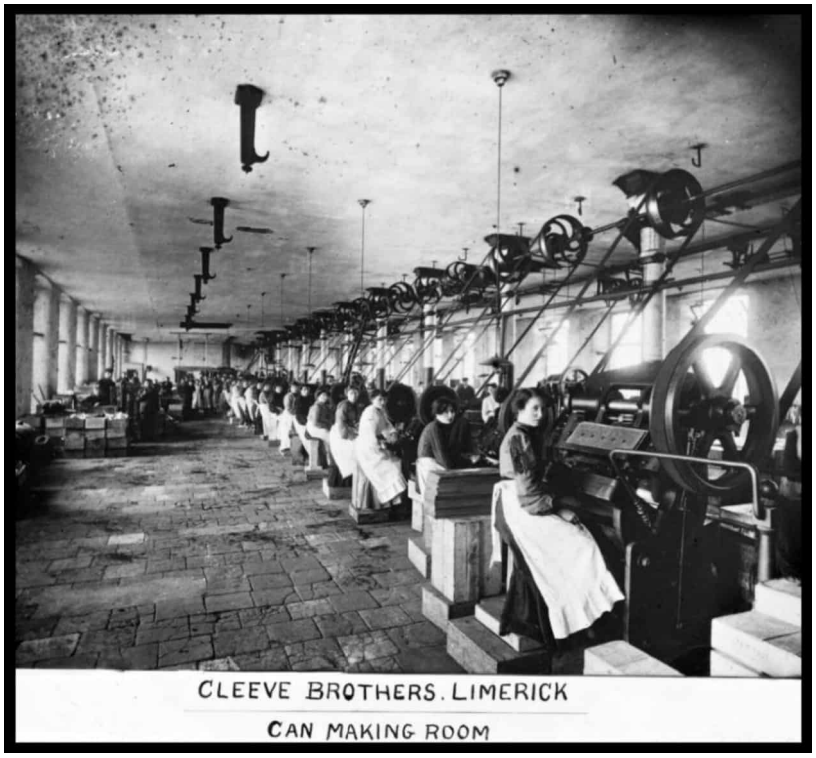

Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

The evolution of the site is detailed in the building age diagram below.

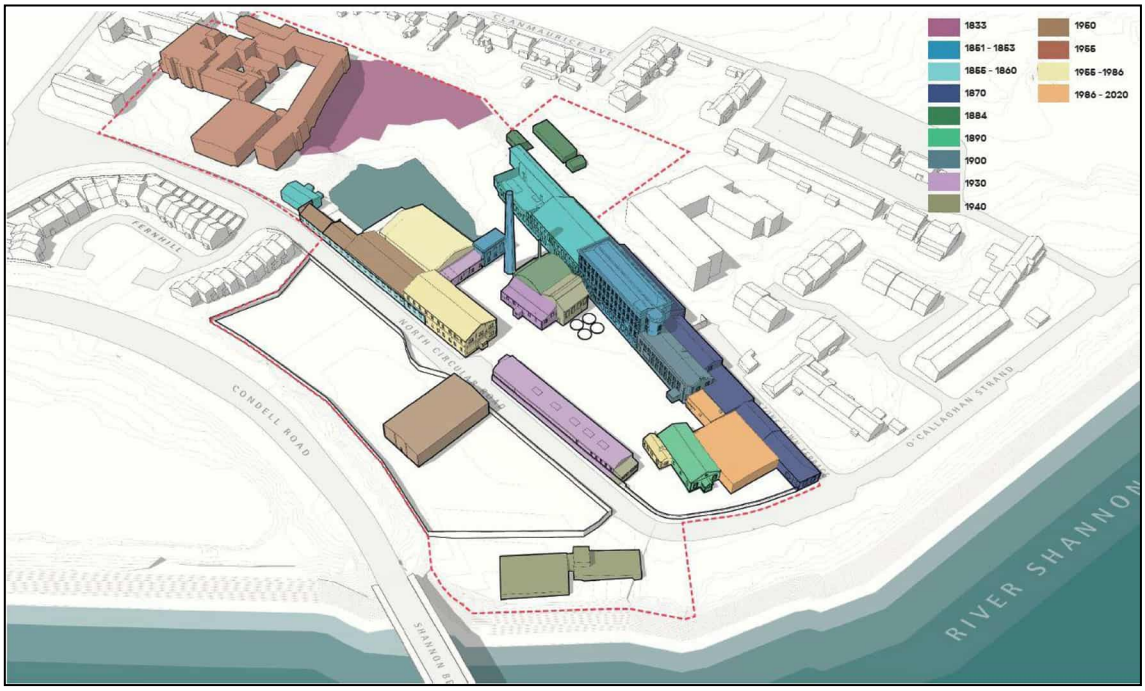

Figure 5 - Building Ages Diagram, Limerick 2030

4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	Y	Within the curtilage of: • RPS No. 3265 – Former Golden Vale Factory – Former Cleeves • RPS No. 3264 – Former Golden Vale Chimneystack – Former Cleeves
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership		
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 - Protection Status

4.2.1 Protected Structures

Building 5 Infiltration Gallery is not a protected structure and is not within an Architectural Conservation Area of Limerick City.

The curtilage of the protected structures is defined by the extent of the 'early industrial complex' as referred to in the NIAH description. Structures within the complex boundary are considered to be curtilage structures. This is summarised in the Statement of Significance and reflects the historic boundary of ownership and operation. The historic curtilage of the flax mill does not extend as far as the 'Cleeves Riverside Quarter' Phase II application boundary and does not include the Shipyard Site or the Former Salesians Secondary School, inclusive of Fernbank House.

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
3265	21512053	Former Golden Vale Factory – Former Cleeves	North Circular Road, Stonetown Terrace	Detached fifteen-bay four-storey stone factory building, built c. 1853	
3264	21512059	Former Golden Vale Chimneystack – Former Cleeves	North Circular Road, Stonetown Terrace	Freestanding octagonal-plan red brick chimneystack, built c. 1860, as part of the vast industrial complex	

Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028

4.2.2 NIAH

Building 5 Infiltration Gallery is not included in the National Inventory of Architectural Heritage surveys. Figure 7 below shows the various NIAH structures within the vicinity of the subject structures.

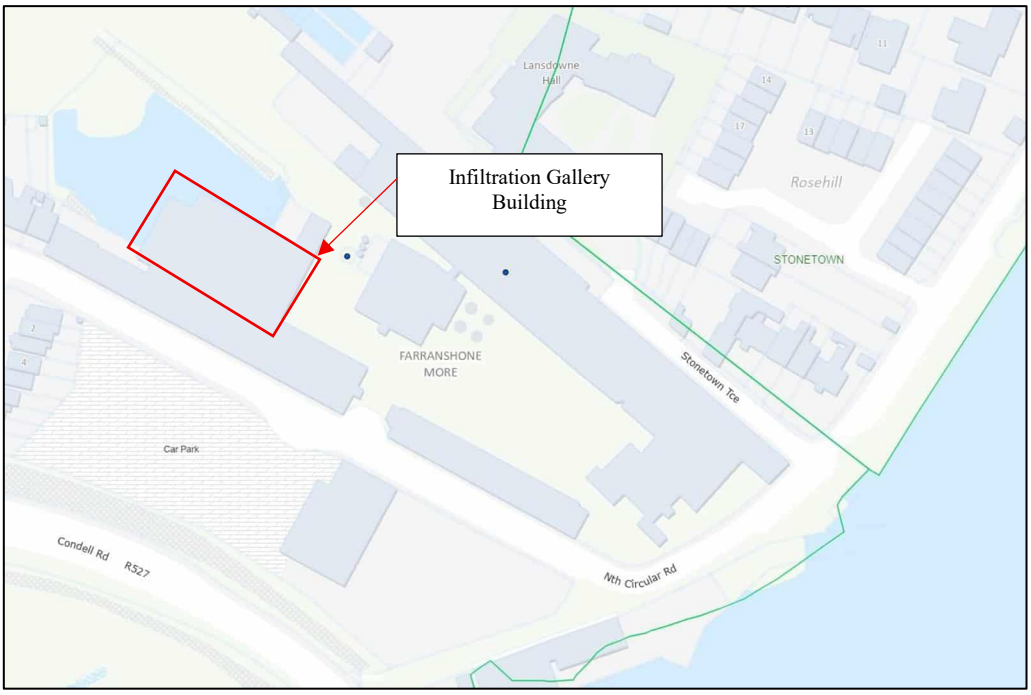

Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

4.2.3 Archaeology

The building and site is outside the Zone of Archaeological Potential for Limerick city and thus is not impacted by the National Monuments Acts.

4.2.4 Historic Maps

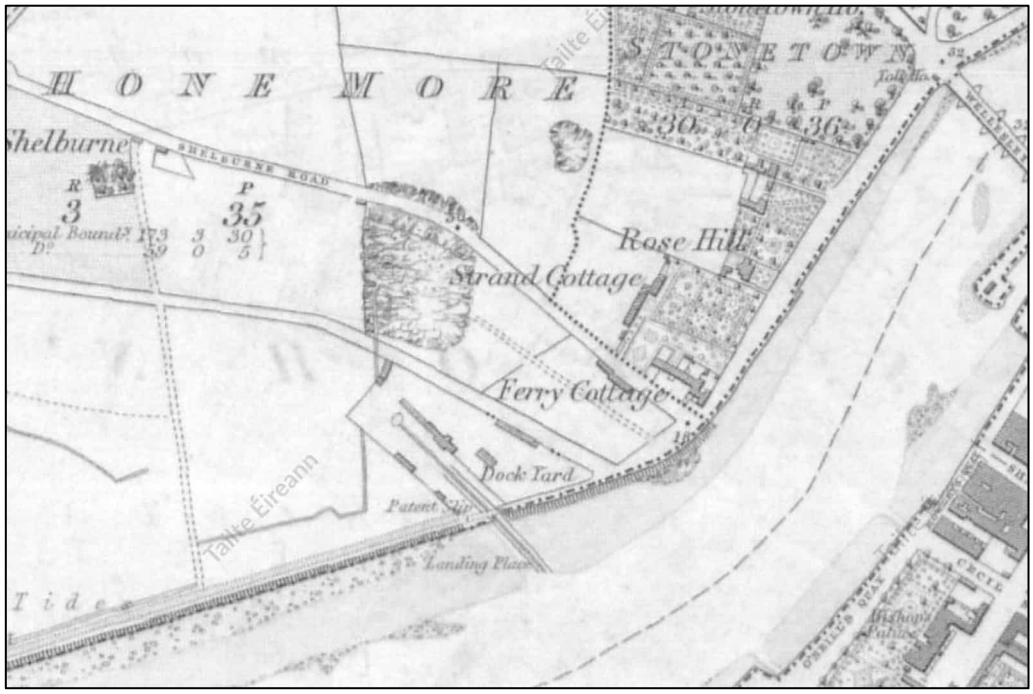

Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844

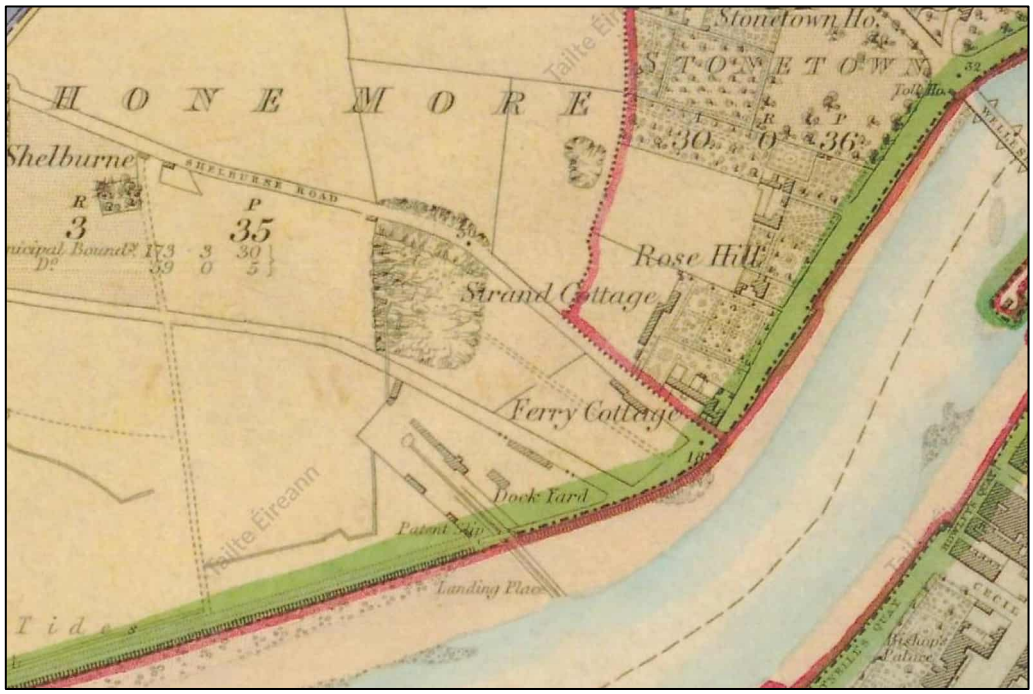

Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844

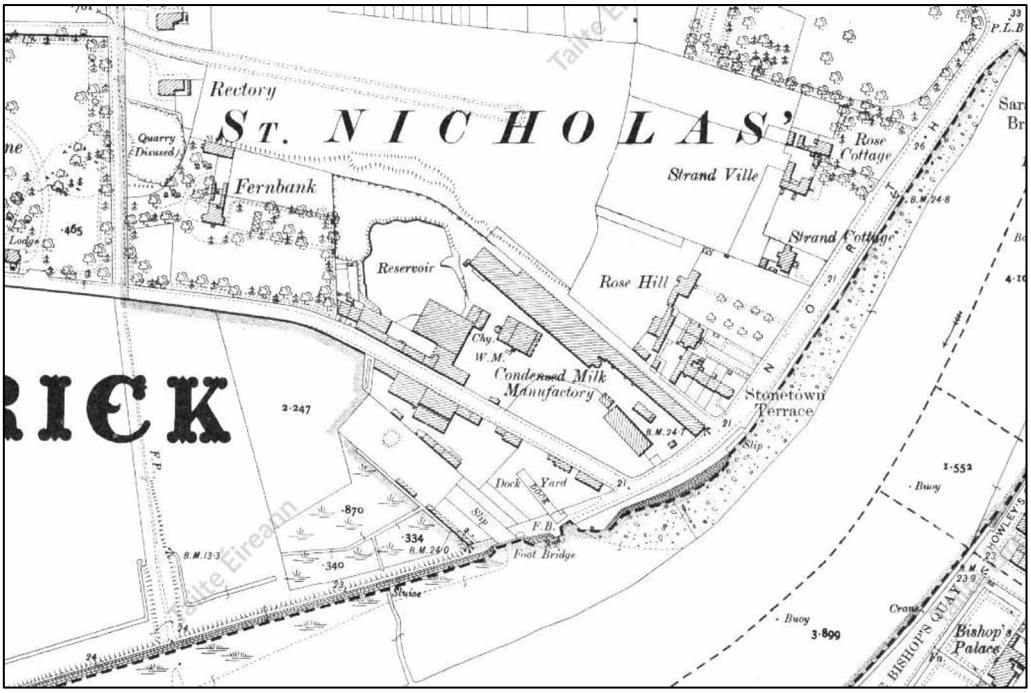

Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919

5.0 Description of Fabric

Generally, as per the description in the EIAR report, Chapter 9, by J. Sibson of FCBS studios who describes the subject building as *"Summary – Arched stone and brick plinth constructed in 1851 over the excavations in the bade of the quarry to form the reservoir. Piers in the wider reservoir hint at an intention to expand. Originally the dye-house would have been located over the gallery. This was of iron and glass. The upper structure was removed some time in the early C20th and replaced by an RC portal building around 1950 which was used as a cold store."*[2]

The remit of this report was to identify remaining sections of the partition wall between the Cheese Plant and Infiltration Gallery (original over gallery building), if any.

It was noted that all the visible fabric, where the wall was expected to be found, is covered over in modern built fabric e.g. modern concrete blockwork.

There is noted painted over natural limestone masonry to the front façade, internally of the warehouse building, which is backed up by modern concrete blockwork and cast insitu concrete walling.

5.1 Walls (Suspected locations of Remnants of the original dye house building)

As noted above, there is suspected remnants of the façade of the dye house building located within the front section of the current warehouse building, covered in by the lean to building.

Photograph 2 Front elevation of subject building.

There is no further visible evidence of this building present throughout the remainder of the complex of buildings.

[2] FCBS EIAR Report, Chapter 9: Description of the Infiltration Gallery Building.

Photograph 3 - Example of the suspected original façade of the dye house, surviving within the current warehouse complex.

Photograph 4 - Current view of location of wall between the Cheese Plant and original Dye House, northern elevation.

6.0 Suggested Measures to complete the Building Record

The following measures are proposed in addition to the research and recording completed to date. This will allow for salvaged materials to be appropriately recorded and catalogued prior to storage for future reuse.

The following mitigation measures are proposed:

1. Further Recording by Accredited Surveyor.
2. Black and White Archival Photographic Record - to be carried out before, during and after the works.
3. High resolution digital photographs to be taken on a regular basis for the duration of the works.
4. A detailed record description of the works compiled capturing relevant discoveries.
5. For protected structures, a scheduled of fabric for removal shall be 'Retained by Record ' to ICOMOS standard.
6. Survey of component and assemblies to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors prior to the works commencing.
7. Written record describing the dismantling of the historic fabric and recording in detail.
8. All works to historic structures must be informed through the engagement of a building conservation consultants (Architects and Surveyors Accredited in Building Conservation).
9. A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
10. Specialist conservation works / works to historic fabric identified for retention, reuse and salvage are to be undertaken by appropriately qualified and experienced tradesmen.
11. Works not suitable for reuse on site are to be catalogued, labelled and appropriately stored in preparation for reuse elsewhere. Materials to be made available to conservation specialist contractors.

7.0 Suggested Salvage Schedule of Historic Fabric

Building No. 5 – Infiltration Gallery

Schedule of Salvaged Material				
Structure	***Fabric***	***Description***	***Condition***	***Potential for reuse***
Infiltration Gallery				

NOTHING TO SALVAGE

8.0 Signing Off Statement

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Client: Limerick 2030

Signed: _____
For ACP Archcon Professionals Limited.

Date: 15th October 2025

9.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
http://australia.icomos.org/

National Inventory of Architectural Heritage

http://www.buildingsofireland.ie/

Planning and Development Act 2000, Part IV

http://www.irishstatutebook.ie/eli/2000/act/30/section/51/enacted/en/html#partiv

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20(2011).pdf

Irish Architectural Archive

https://iarc.ie/

National Monuments Service Ireland

https://www.archaeology.ie/

County Council Web Site

www.limerick.ie

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

https://www.tcd.ie/library/map-library/

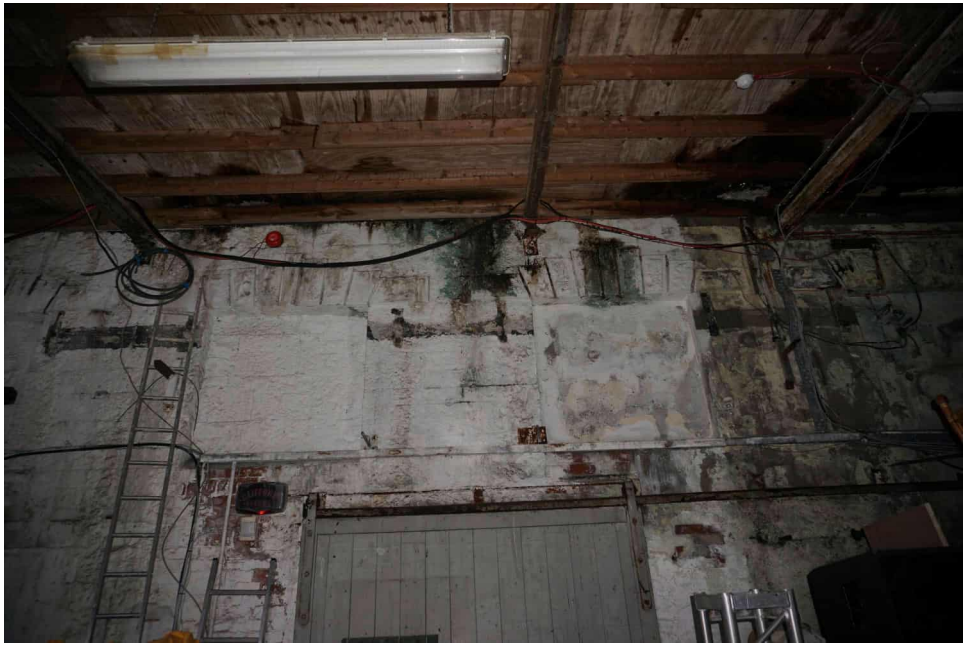
10.0 Appendices

1. Photographic Record & J1000_5_D001 Photographic Record Location Drawing
2. Annotated Drawing J1000_5_D002
3. Geodata Measured Survey 2020, Registers & Drawings

J1000_5_P01

J1000_5_P02

J1000_5_P03



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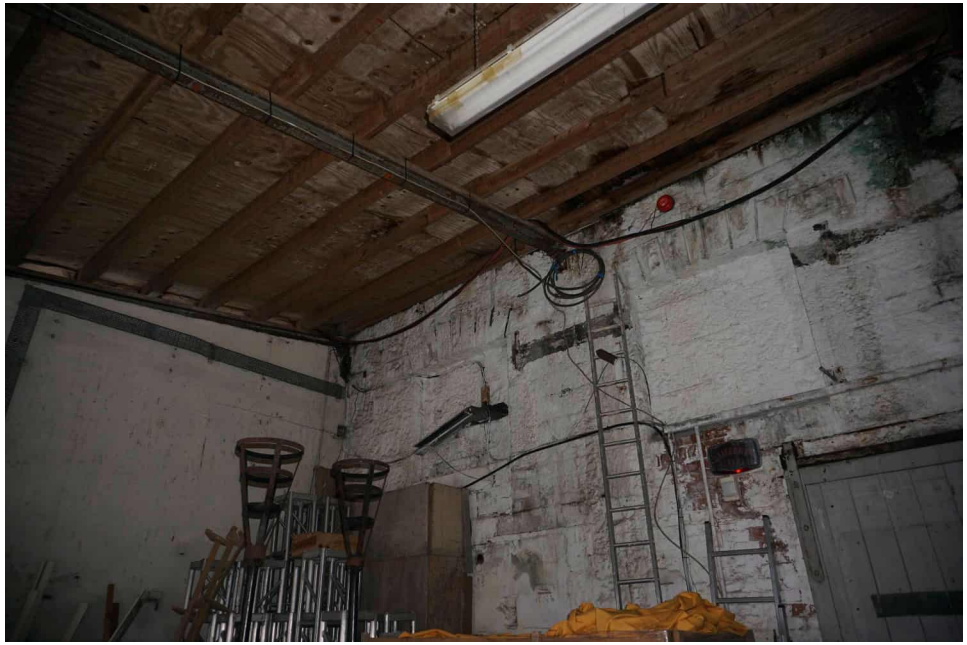

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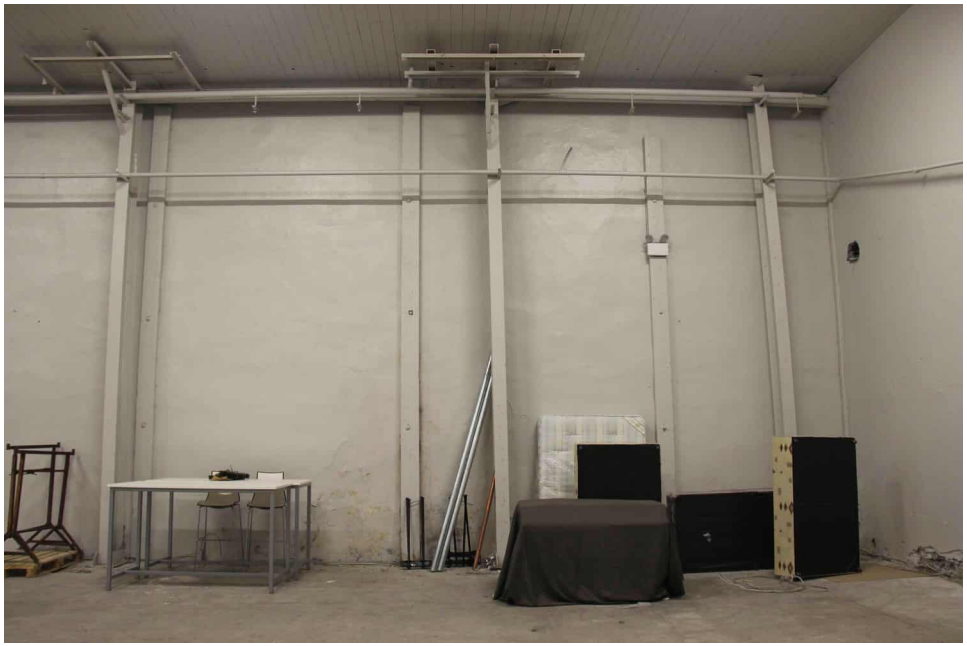

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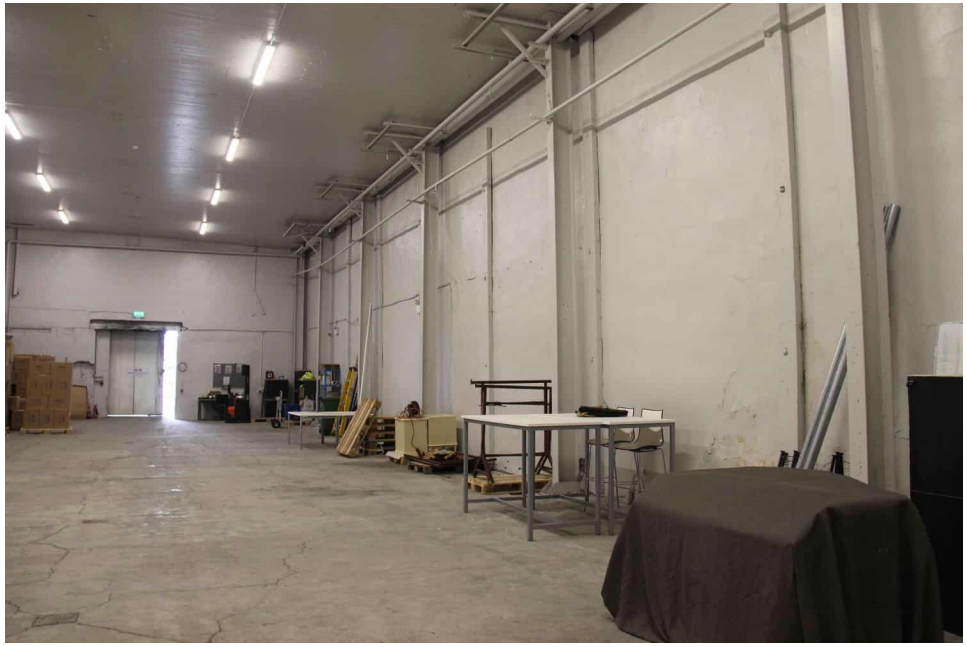

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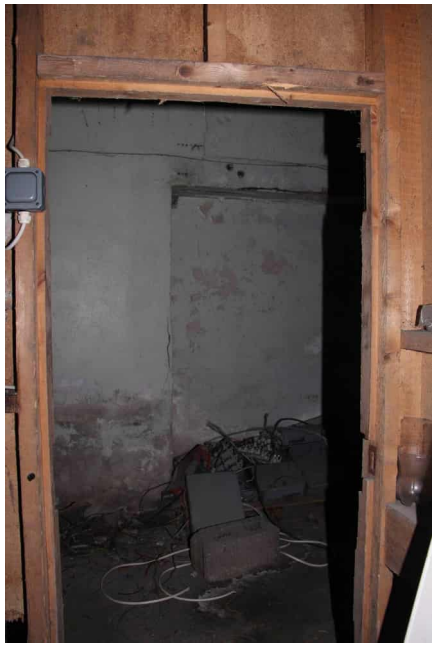

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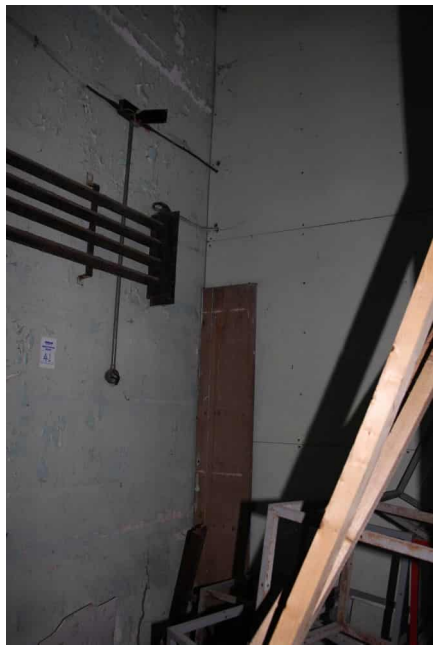

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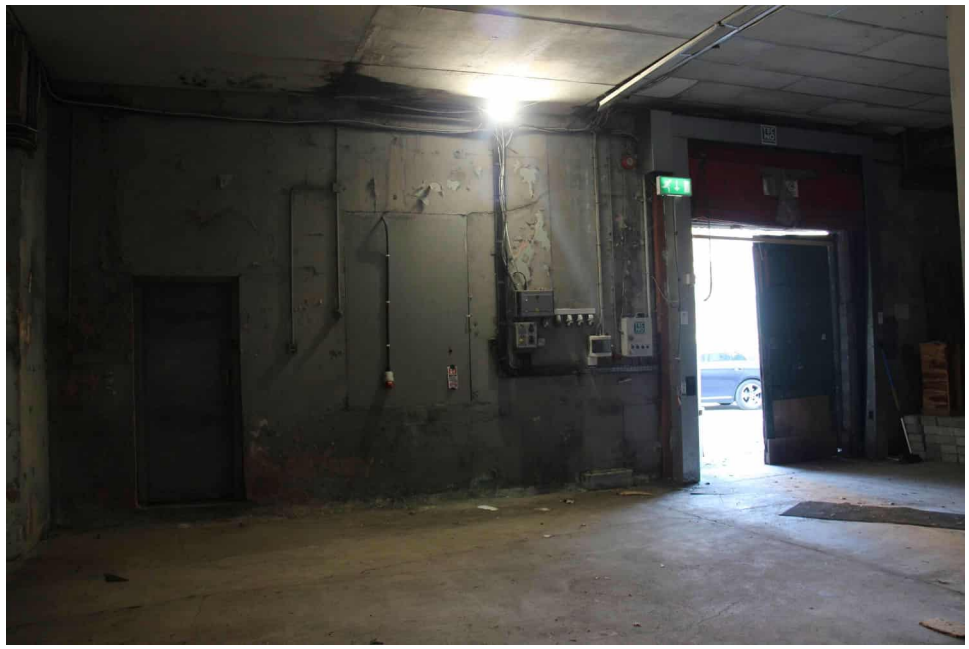

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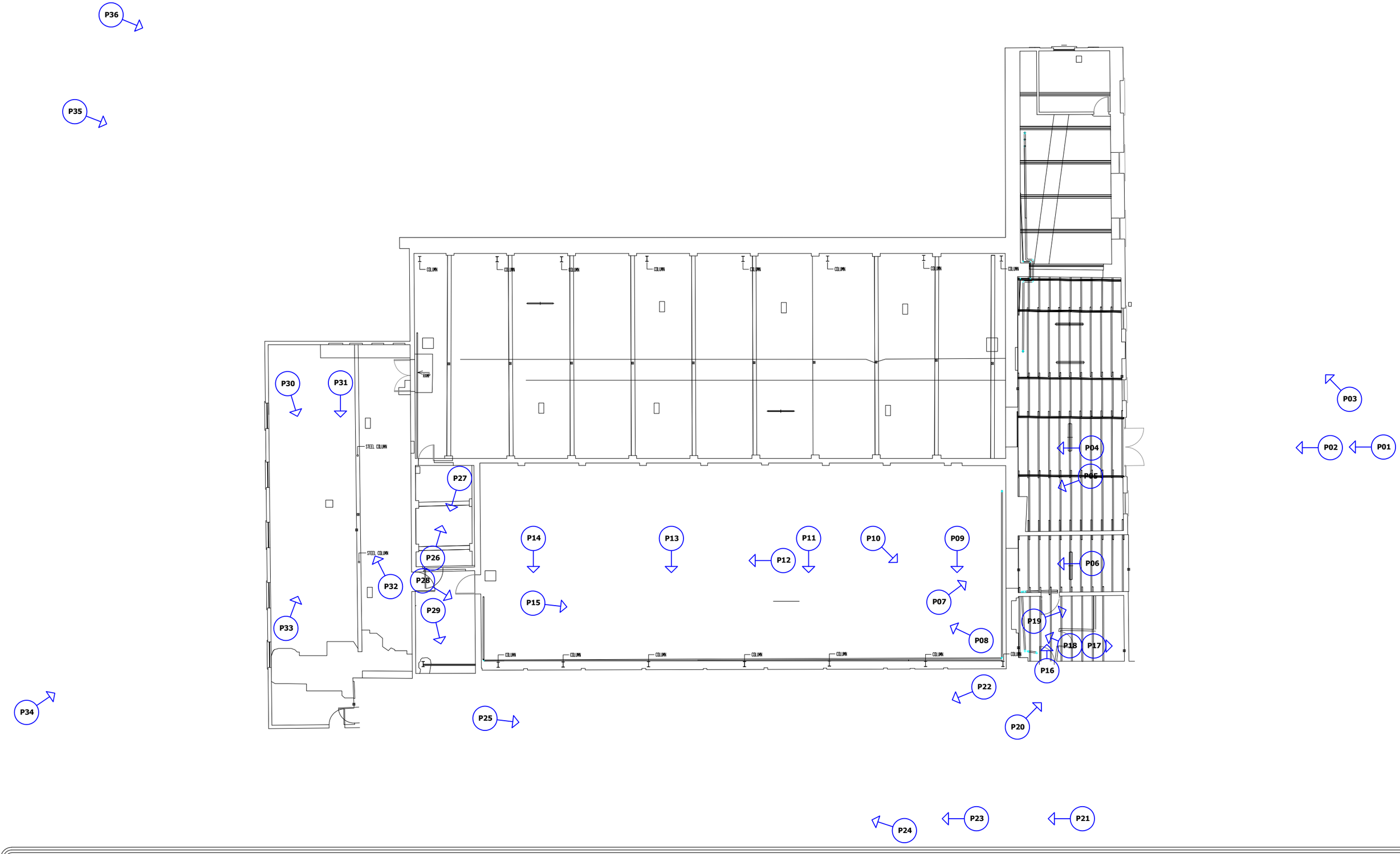

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J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 5 INFILTRATION GALLERY - PHOTOGRAPHIC RECORD LOCATION DRAWING

Client:
LIMERICK 2030

Scale	Date:
NTS	25/09/2025
Drawing By:	Checked By:
SR	ME
Drawing No:	Revision:
J1000_5_D001	-

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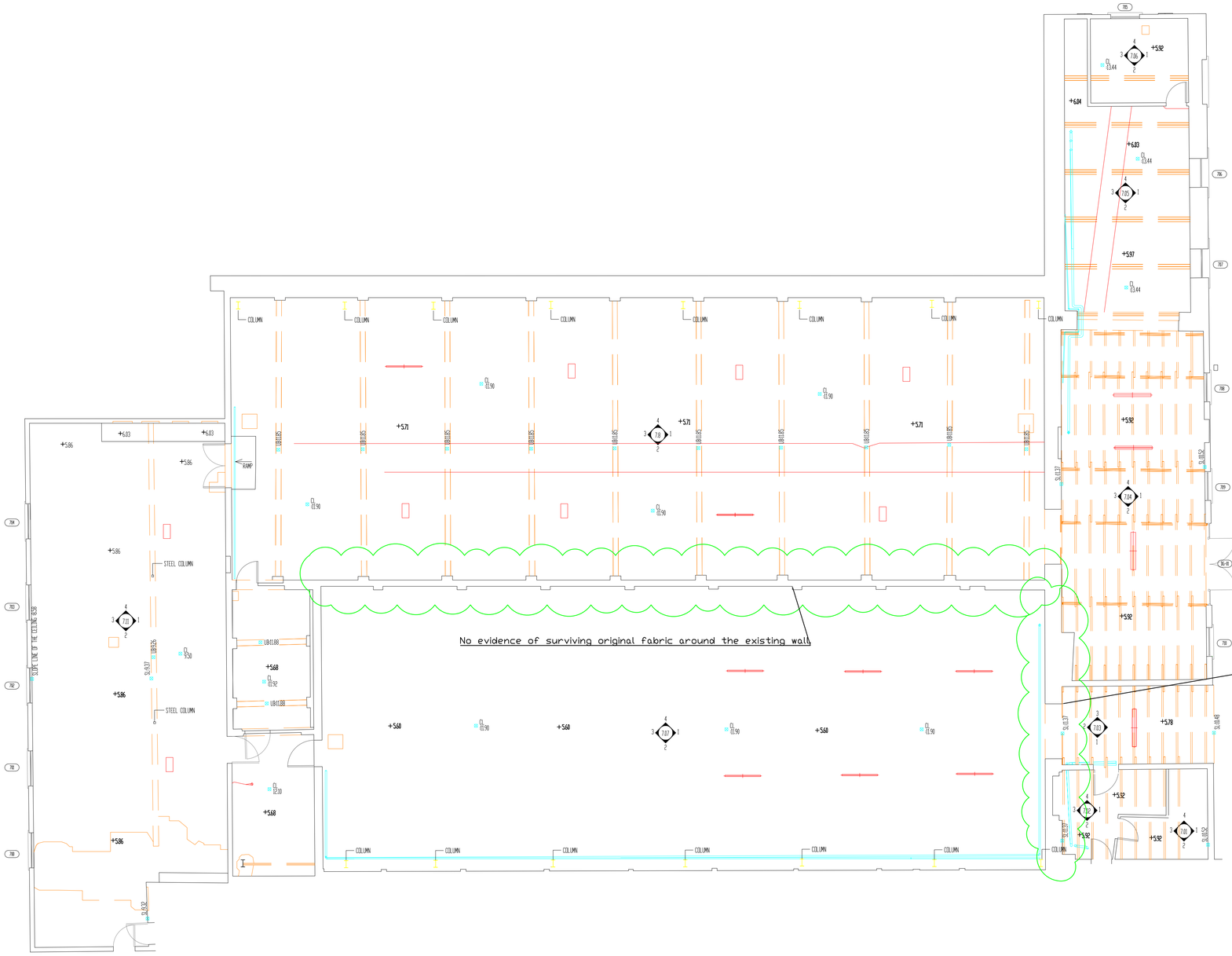

Description of Fabric

Generally, as per the description in the EIAR report, Chapter 9, by J. Sibson of FCBS studios who describes the subject building as

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Legend:

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Project: J1000 Cleeves

Title: Building Recording_Building 5_Infiltration Gallery

Client: Limerick Twenty Thirty

Scale	Date:
1:100 @A1	24/09/2025
Drawing By: ME	Checked By: ME
Drawing No: J1000_5_D002	Revision: 00

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Building Record Report

For

Building 7 Dairy Building & Linen Store
Former Cleeves Condensed Milk Factory

Client: Limerick 2030

Date: 15th of October 2025

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Copies of this report have been presented by ACP to: The Client (Limerick 2030)

Acknowledgements: Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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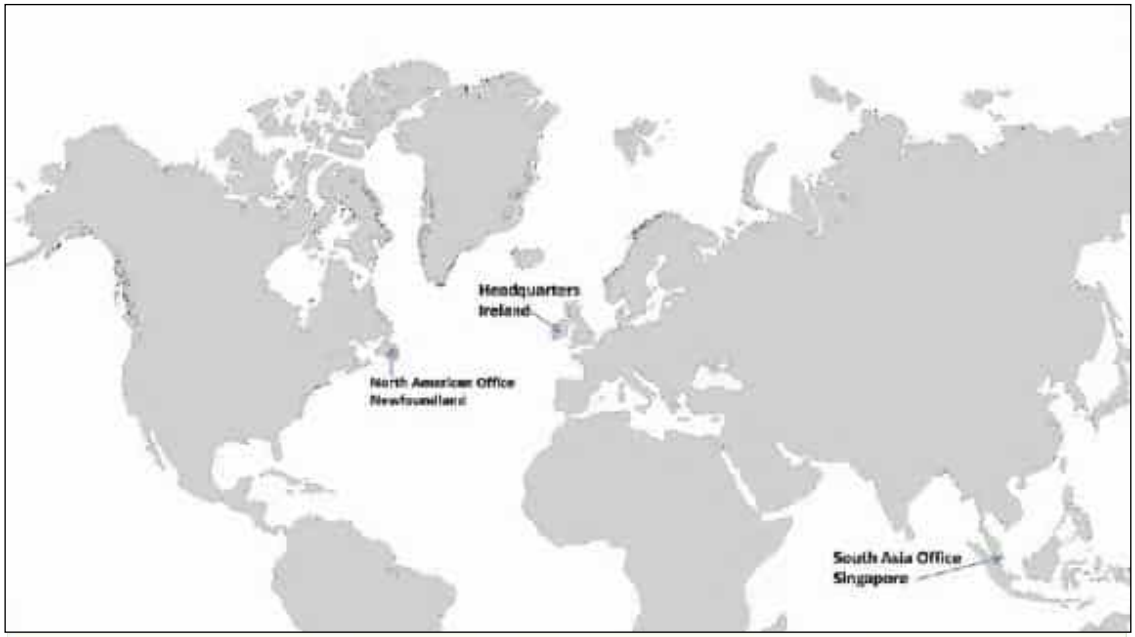

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Table of Contents

LIST OF FIGURES, PHOTOGRAPHS AND TABLES 6

PHOTOGRAPHS 6

TABLES 6

GLOSSARY OF TERMS 7

1.0 SCOPE OF STUDY 10

2.0 METHOD OF STUDY 10

3.0 EXISTING ENVIRONMENT 12

3.1 Proposed Development 13

3.2 Site Inspection 13

3.3 Building Survey 13

4.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY 14

4.1 Historical background- Brief History of Building 7 Dairy Building & Linen Store at the Former Cleeves Condensed Milk Factory 14

4.2 Protection Status 16

4.2.1 Protected Structures 16

4.2.2 NIAH 16

4.2.3 Archaeology 17

4.2.4 HISTORIC MAPS 17

5.0 DESCRIPTION OF FABRIC 19

5.1 External Fabric 19

5.1.1 Roof coverings 19

5.1.2 External walls 20

5.1.3 Fenestration (General) 21

5.2 Internal 21

5.2.1 Roof Structure / ceilings 21

5.2.2 Internal Walls 23

5.2.3 Internal Floors 23

6.0 SUGGESTED MEASURES TO COMPLETE THE BUILDING RECORD 25

7.0 SUGGESTED SALVAGE SCHEDULE OF HISTORIC FABRIC 26

8.0 SIGNING OFF STATEMENT 27

9.0 PROJECT REFERENCES 28

10.0 APPENDICES 29

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LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

Figure 1 - Ordnance Survey of Ireland Current Map....12
Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios 12
Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910 14
Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910 15
Figure 5 - Building Ages Diagram, Limerick 2030....15
Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028....16
Figure 7 Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.....17
Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844....17
Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844....18
Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919....18

PHOTOGRAPHS

Photograph 1 – Linen Store Southeast Elevation 13
Photograph 2 The first section of the Dairy Building, at the junction of Stonetown Terrace and O'Callaghan Strand.....19
Photograph 3 View of the second and third section of the subject complex. 20
Photograph 4 General view of the roof covering of section three, terminating back to the gable end of the adjoining building. 20
Photograph 5 Gable facing onto O'Callaghan Strand....21
Photograph 6 General view of the opening to the SW elevation. 21
Photograph 7 General view of the roof structure to the first section. 22
Photograph 8 General view of the second section of the Dairy Building, all the envelope is outside the cold room panelling. 22
Photograph 9 General view of Section three, also a full panelled cold room. 23
Photograph 10 General view of the internal elevation of the Dairy Building, first section. This is the only section where the internal wall fabric can be viewed. 23
Photograph 11 General view of the internal spaces, note concrete flooring. 24

TABLES

Table 1 - Protection Status....16

GLOSSARY OF TERMS

1. ACA	**An Architectural Conservation Area** is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.
2. Area of Special Planning Control	**Areas of Special Planning Control** provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act
3. NIAH	The **National Inventory of Architectural Heritage**. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)
4. Protected Structure	**A "protected structure"** is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term "structure" is defined by Section 2 of the 2000 Act to mean 'any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate'. – Section 2 (1) of the 2000 Act
5. Section 57 Declaration	**Section 57 Declaration** Owners or occupiers of a protected structure may request a 'declaration' under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.
6. RMP	**Archaeological sites** are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.
7. RPS	Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the

Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC

Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA

Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance

Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance

Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance

Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wikinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance

These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only

These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.

Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

> (1) A person who is guilty of an offence under *sections 58(4)*, *63*, *151*, *154*, *205*, *230(3)*, *239* and *247* shall be liable—
> (*a*) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or
> (*b*) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

> "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

> *"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"*

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Siochana may without warrant seize and detain:

> *"a detection device found in, at the site of, or in the vicinity or a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987.*

1.0 Scope of Study

This report has been prepared following a request by the client, Limerick 2030 to undertake a Building Record Report in conjunction with the proposed Planning Application for the redevelopment of the Former Cleeves Condensed Factory site (RPS No's 3264, 3265) and associated structures at North Circular Road, Limerick City.

This Building Record Report aims to provide the following:

- A brief historical overview of Building 7 Dairy Building & Linen Store at the Former Cleeves Condensed Milk Factory.
- A description of the existing fabric of the building.
- A record of the building to the equivalent of either Historic England Level 2 or Level 3 of Historic Building Recording.
- Recommended mitigations in order to complete the building record.

2.0 Method of Study

The following methods and resources were used in establishing the Building Record.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- Existing archival records and resources were consulted.
    - Limerick Archives
    - Limerick Local Studies
    - Irish Architectural Archive
    - National Library of Ireland
    - Griffiths Valuation
    - Census of Ireland
    - Feilden Clegg Bradley Studios and Bucholz McEvoy, Cleeves Riverside Statement of Significance - May 2025
- Colin Rynne's assessment undertaken to inform the initial protection.
- ACP's Assessment 2015
    - J446 - Conservation Assessment Report for Lansdowne Flax Mill – 14th April 2015
- ACP's Assessment 2023 and 2024
    - J884 Cleeves Flax Mill_Limerick 2030_Assessment of Roof_Jan 30th 2023
    - J1000 Cleeves _ 01 Flax Mill_LTT_Building Fabric Assessment_March 2024
    - J1000 Cleeves _ 02 Engine House_LTT_Building Fabric Assessment_April 2024
    - J1000 Cleeves _ 04 _ 05 _ Water Tank and IG_LTT_Building Fabric Assessment _April 2024
    - J1000 Cleeves _ 07 _ 11 _ Dairy Building and CSHF_LTT_BFA_Final and Issued_April 2024
- Geodata Measured Survey 2020.
    - Refer to Appended Drawings Registers

This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

3.0 Existing Environment

Cleeves Former Condensed Milk Factory is located on the North side of the River Shannon in Limerick City, on North Circular Road. The subject site includes the former factory site, the Shipyard site to the South of the factory, two semi-detached houses to the West of the factory and the Former Salesians Secondary School / Fernbank House.

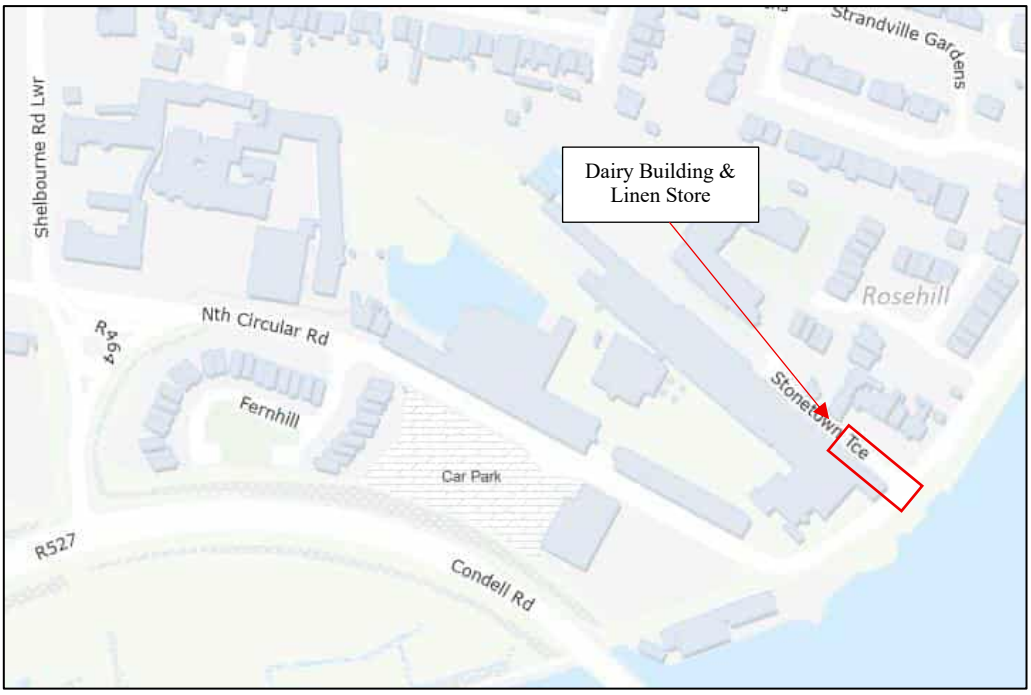


Figure 1 - Ordnance Survey of Ireland Current Map

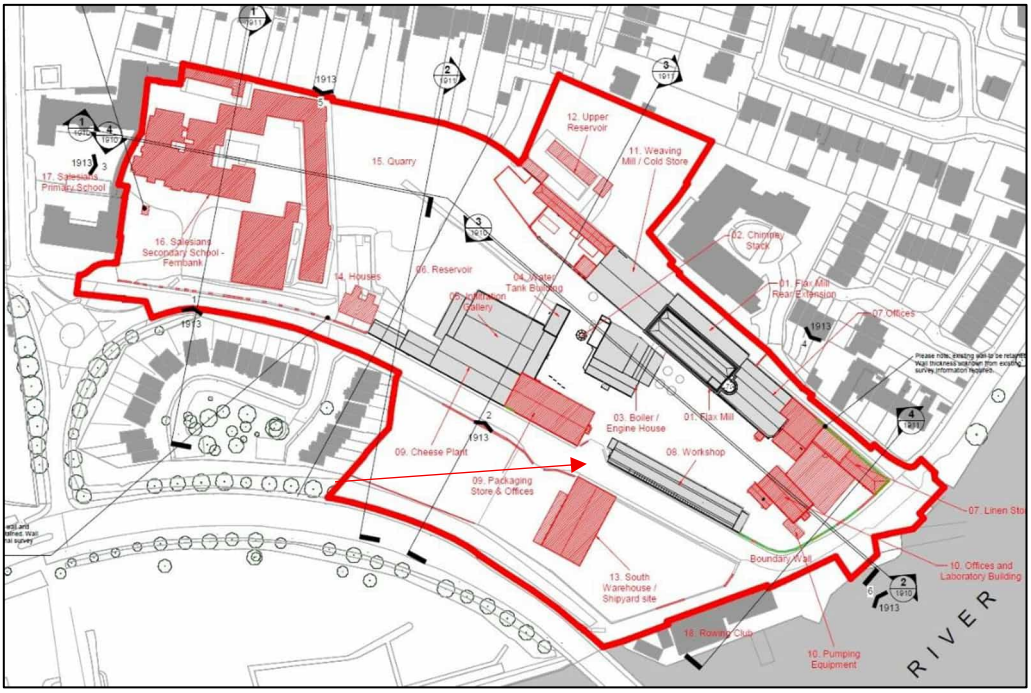


Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

The Dairy Building and Linen Store are located to the east of the site, connecting to the Flax Mill building.

3.1 Proposed Development

This report has been prepared in support of the planning application to be submitted by Limerick 2030 for the redevelopment of the Former Cleeves Condensed Milk Factory identified by Limerick 2030 as the 'Cleeves Riverside Quarter'.

3.2 Site Inspection

The site was inspected on the 11th, 15th and 25th of August 2025 by Martin English, Brigid Browne and Sheena Ryan of ACP. The photographic Record was also undertaken on these dates.

Photograph 1 – Linen Store Southeast Elevation

3.3 Building Survey

The following surveys were undertaken as part of the data gathering process:-

- Measured Building Survey – supplied by Geodata 2020.
- Conservation Inspection and Fabric Assessment.
- Photographic Record – refer to J1000_7_D001 Dairy Building & Linen Store Photographic Record Location Drawing & Photographs in Appendix 1 of this report.
- Annotated drawing no J1000_7_D002 in Appendix 2 of this report.

This information was used to inform the design team during the design development stage.

4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Building 7 Dairy Building & Linen Store at the Former Cleeves Condensed Milk Factory[1]

Development of the Flax Factory began c.1850 by J.N. Russell (1774-1859), a significant business owner whose company J.N. Russell & Sons was the biggest miller of maize in Ireland by the end of the 19th century. The complex began with construction of the Main Mill, Vats House, Dye House and main Engine House. In addition to the Flax Mill, Russell had purchased five other flour mills in the vicinity of Limerick between 1835 and 1857. At the time of his death in 1859, the company ran the largest shipping business in the port of Limerick. His son J.A. Russell took control of running the Flax Mill. Due to a fall in demand for flax the mill closed by 1870 and remained vacant for six years before it was reopened as a flour mill.

Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

This continued until 1884 when the mill was bought by the Condensed Milk Company of Ireland, converting the factory for the production of condensed milk and butter. This required a £100,000 overhaul of the site including the construction of the Engine House, Boiler House and Stack.

Following WWI and the Irish War of Independence the company was going into liquidation. In 1927 the Free State Government established the Dairy Disposal Company to regulate the industry. Cleeves operated under State control until the early 1970's when ownership was transferred to Golden Vale. In 2011 milk processing stopped at the site and has been vacant since then.

[1] Historical Background Information supplied by client, Limerick 2030.

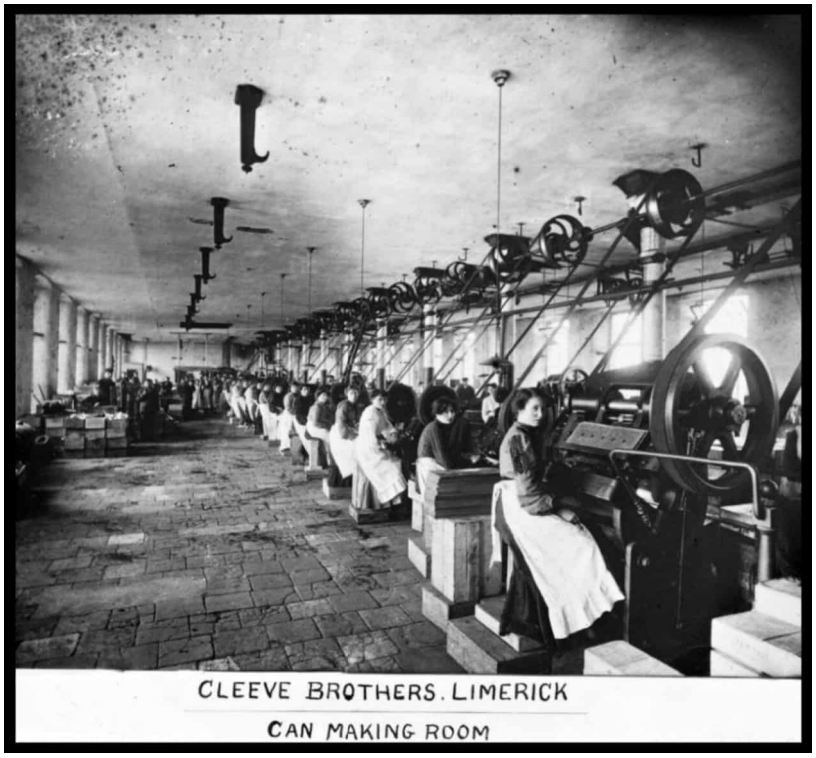


Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

The evolution of the site is detailed in the building age diagram below.

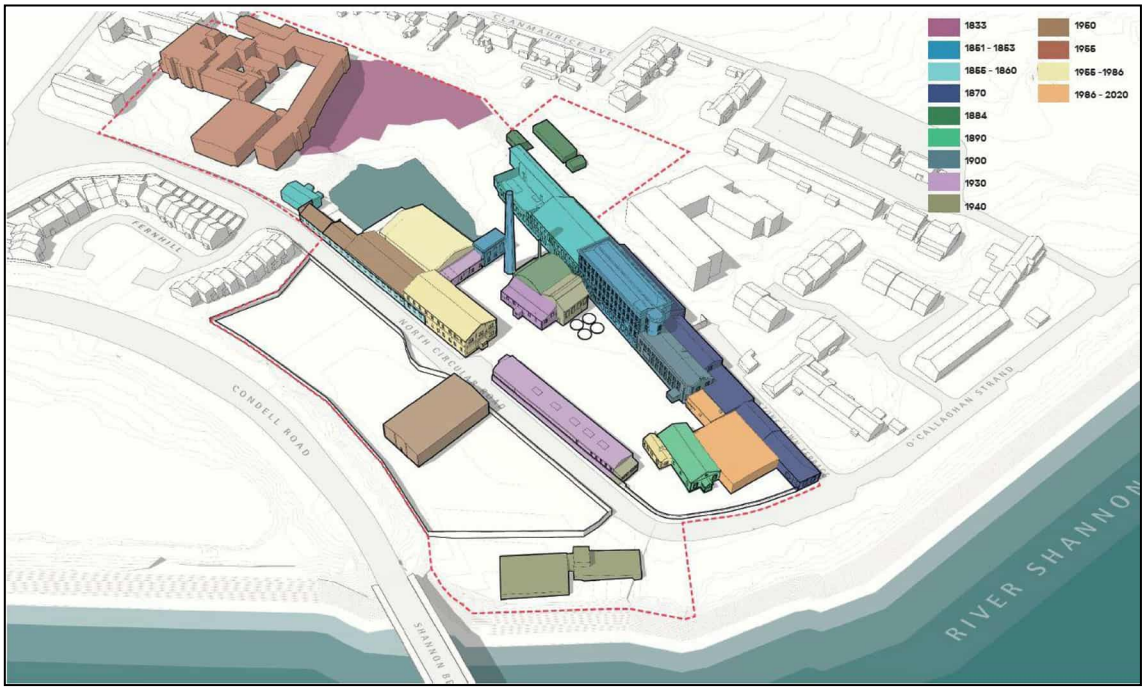


Figure 5 - Building Ages Diagram, Limerick 2030

4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	Y	Within the curtilage of: • RPS No. 3265 – Former Golden Vale Factory – Former Cleeves • RPS No. 3264 – Former Golden Vale Chimneystack – Former Cleeves
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership		
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 - Protection Status

4.2.1 Protected Structures

Building 7 Dairy Building & Linen Store are not protected structures and are not within an Architectural Conservation Area of Limerick City.

The curtilage of the protected structures is defined by the extent of the 'early industrial complex' as referred to in the NIAH description. Structures within the complex boundary are considered to be curtilage structures. This is summarised in the Statement of Significance and reflects the historic boundary of ownership and operation. The historic curtilage of the flax mill does not extend as far as the 'Cleeves Riverside Quarter' Phase II application boundary and does not include the Shipyard Site or the Former Salesians Secondary School, inclusive of Fernbank House.

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
3265	21512053	Former Golden Vale Factory – Former Cleeves	North Circular Road, Stonetown Terrace	Detached fifteen-bay four-storey stone factory building, built c. 1853	
3264	21512059	Former Golden Vale Chimneystack – Former Cleeves	North Circular Road, Stonetown Terrace	Freestanding octagonal-plan red brick chimneystack, built c. 1860, as part of the vast industrial complex	

Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028

4.2.2 NIAH

Building 7 Dairy Building & Linen Store are not included in the National Inventory of Architectural Heritage surveys. Figure 7 below shows the various NIAH structures within the vicinity of the subject structures.

Figure 7 Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

4.2.3 Archaeology

Building 7 Dairy Building & Linen Store and site are outside the Zone of Archaeological Potential for Limerick city and thus are not impacted by the National Monuments Acts.

4.2.4 Historic Maps

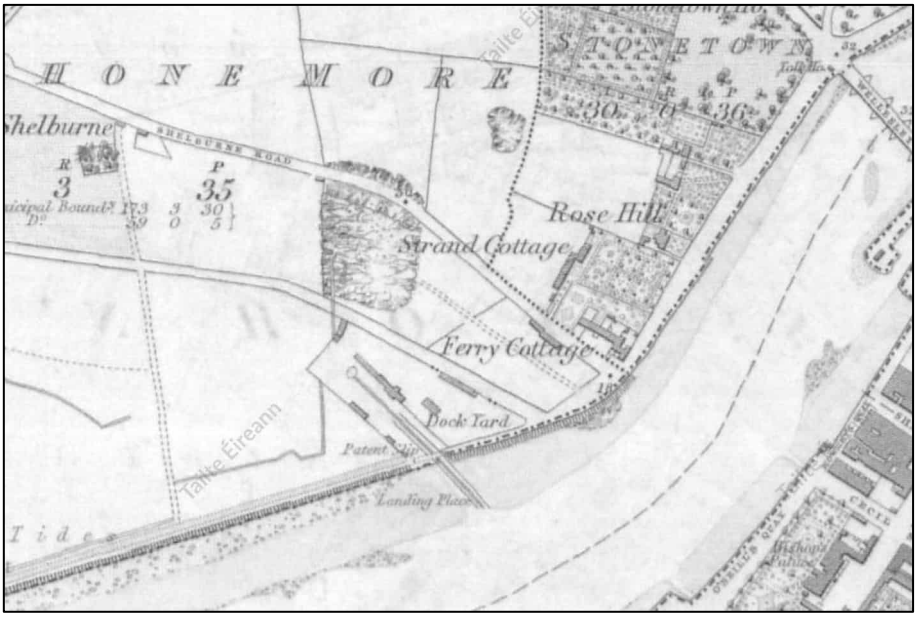


Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844

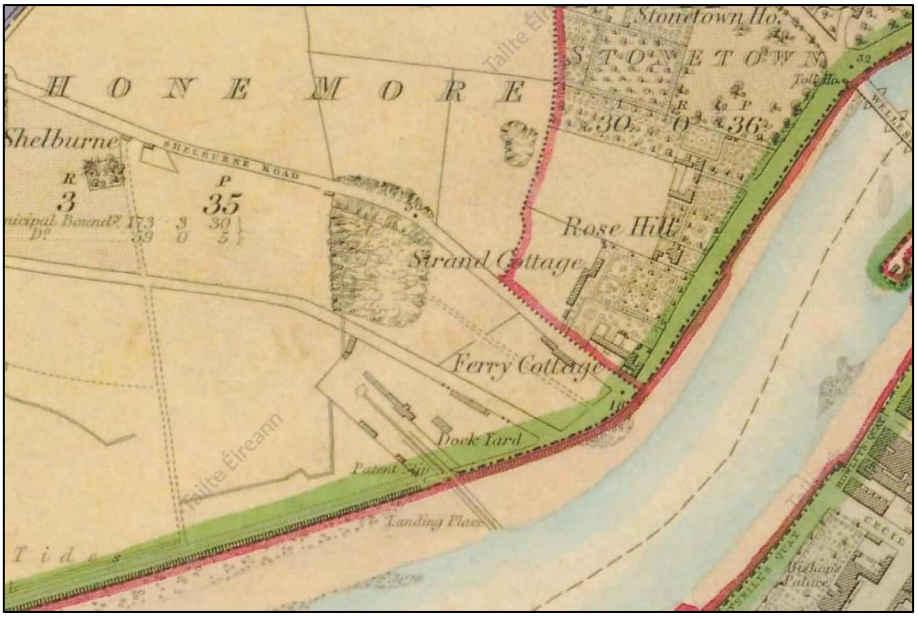


Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844

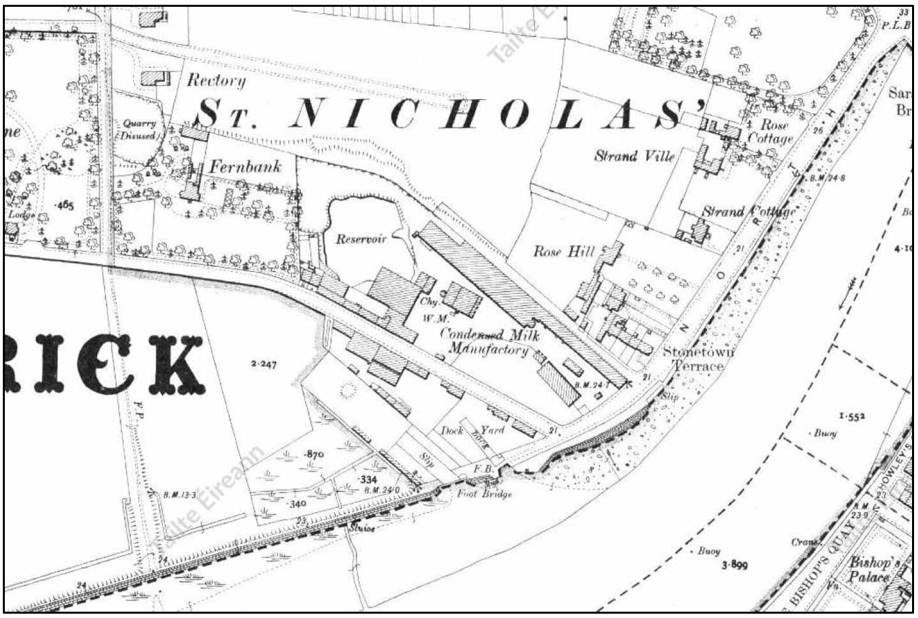


Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919

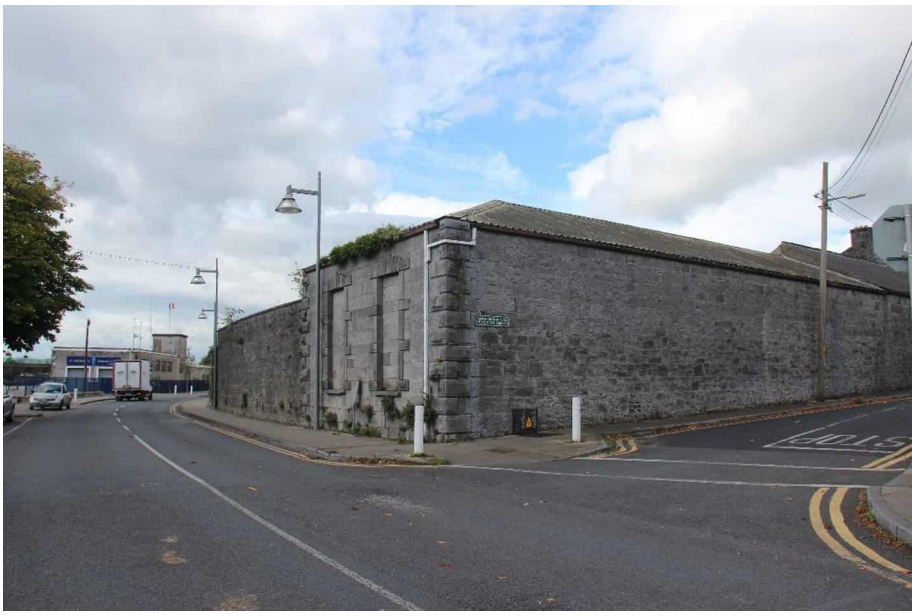
5.0 Description of Fabric

The Dairy Building is of mass masonry construction (natural limestone and brick), with open roof structures and little to no internal fitout. Given the buildings industrial use, this is to be expected.

5.1 External Fabric

5.1.1 Roof coverings

The roof covering, a hipped gable to O'Callaghan Strand, and pitched roof, thereafter, has a replacement modern pressed corrugated sheeting covering to the first section, starting at the junction of O'Callaghan Strand and Stonetown Terrace, with extruded aluminium rainwater goods.



Photograph 2 The first section of the Dairy Building, at the junction of Stonetown Terrace and O'Callaghan Strand.

The next roof section is covered in a fibrous corrugated sheeting, also with extruded aluminium rainwater goods.

Photograph 3 View of the second and third section of the subject complex.

The final section, running up to the gable of the adjoining building, has had the roof pitch changed to a near flat roof covering, with a pressed corrugated sheeted covering, also with extruded aluminium rainwater goods.

Photograph 4 General view of the roof covering of section three, terminating back to the gable end of the adjoining building.

5.1.2 External walls

The gable, facing onto O'Callaghan Strand is of coursed Ashlar Natural Limestone, with two blind window openings, also infilled with Ashlar masonry. The Quoin stones and window surround masonry are of margined and rusticated masonry units, with tooled window cills.

Photograph 5 Gable facing onto O'Callaghan Strand.

The remainder of the elevations consist of coursed random rubble natural limestone, with some of the openings on both elevations having been formed using clay brick.

5.1.3 Fenestration (General)

There are only two noted openings, both to the southwest elevation. One window opening with a louvered assembly, and a retrofitted door opening.

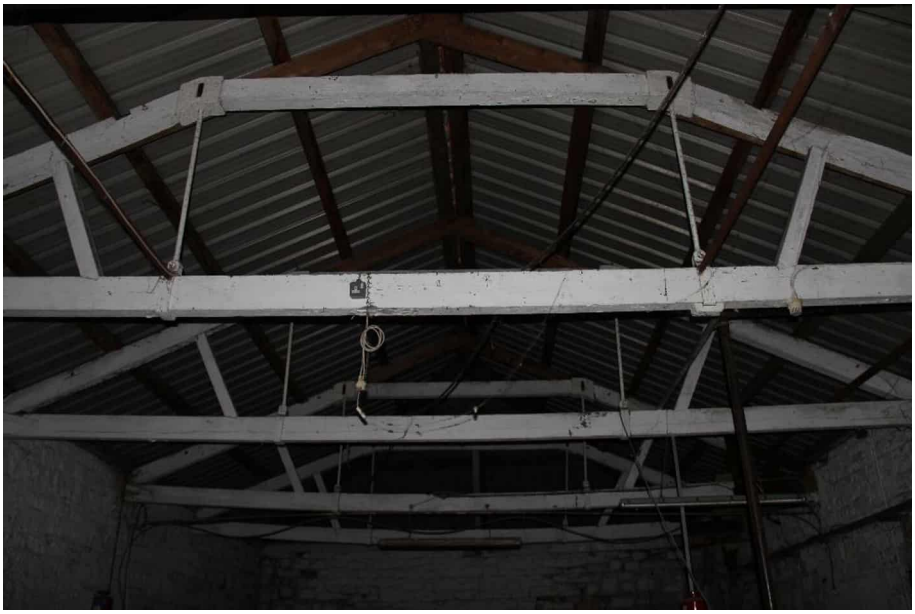
Photograph 6 General view of the opening to the SW elevation.

5.2 Internal

5.2.1 Roof Structure / ceilings

The first section of the roof structure has modern structural timbers installed over the original queen post trusses to support the pressed metal corrugated roof. The material for the posts in

the case of these trusses are formed using a combination of cast iron plates and wrought iron bars (serving as the posts).



Photograph 7 General view of the roof structure to the first section.

The second and third sections of the roof void were inaccessible, with the second section now a cold room, with insulated panels to the ceiling and walls. The same is true for the third section and the last room leading back to the office gable.

Photograph 8 General view of the second section of the Dairy Building, all the envelope is outside the cold room panelling.

Photograph 9 General view of Section three, also a full panelled cold room.

5.2.2 Internal Walls

As per the roof structure / ceilings, the only section with exposed fabric is the first section. As with the external walls, the internal walls are constructed of coursed random rubble natural limestone, now finished in a white paint throughout the first section.

Photograph 10 General view of the internal elevation of the Dairy Building, first section. This is the only section where the internal wall fabric can be viewed.

The external walls of the remaining sections are all behind the afore mentioned insulated panelling.

5.2.3 Internal Floors

The internal floor to all three sections is a modern concrete floor, with evidence of surviving historic fabric.

Photograph 11 General view of the internal spaces, note concrete flooring.

6.0 Suggested Measures to complete the Building Record

The following measures are proposed in addition to the research and recording completed to date. This will allow for salvaged materials to be appropriately recorded and catalogued prior to storage for future reuse.

The following mitigation measures are proposed:

1. Further Recording by Accredited Surveyor.
2. Black and White Archival Photographic Record - to be carried out before, during and after the works.
3. High resolution digital photographs to be taken on a regular basis for the duration of the works.
4. A detailed record description of the works compiled capturing relevant discoveries.
5. For protected structures, a scheduled of fabric for removal shall be 'Retained by Record ' to ICOMOS standard.
6. Survey of component and assemblies to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors prior to the works commencing.
7. Written record describing the dismantling of the historic fabric and recording in detail.
8. All works to historic structures must be informed through the engagement of a building conservation consultants (Architects and Surveyors Accredited in Building Conservation).
9. A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
10. Specialist conservation works / works to historic fabric identified for retention, reuse and salvage are to be undertaken by appropriately qualified and experienced tradesmen.
11. Works not suitable for reuse on site are to be catalogued, labelled and appropriately stored in preparation for reuse elsewhere. Materials to be made available to conservation specialist contractors.

7.0 Suggested Salvage Schedule of Historic Fabric

Building No. 7 – Dairy Building

Schedule of Salvaged Material				
Structure	***Fabric***	***Description***	***Condition***	***Potential for reuse***
Dairy Building				
	Masonry	Historic Brick and Stone	In good repair, externally there is a lot of high-quality Hewn Masonry elements, which may be interchangeable with units to the main Flax Mill.	For the use of repair / replacement of defective masonry throughout the rest of the development site. Surplus material can be stored for possible reuse in future projects locally.
	Roof Timbers / Trusses (with Wrought Iron and cast-iron elements)	High Quality slow grown softwood rafters and trusses. Trusses also contain wrought iron, which is salvageable also.	In very good repair.	For the use of repair / replacement of defective timber in windows and doors of historic buildings, or repair of fabric with joinery elements, with the provenance confirmed. The wrought iron will be useful for the repair of historic iron elements both onsite at Cleeves and offsite on suitable projects, with the provenance confirmed. The Cast Iron is only suitable on a like for like item replacement.

8.0 Signing Off Statement

Conservation Company:
ACP Archcon Professionals Limited. (Registration No: 591604). Trading as ACP (Registration No. 588345).

Author(s):

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Chartered Building Surveyor
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And

Brigid Browne MSc., BSc., MIEI, MSCSI, MRICS
Chartered Building Surveyor
Chartered Building Control Surveyor

Client: Limerick 2030

Signed: _____
For ACP Archcon Professionals Limited.

Date: 15th October 2025

9.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
http://australia.icomos.org/

National Inventory of Architectural Heritage

http://www.buildingsofireland.ie/

Planning and Development Act 2000, Part IV

http://www.irishstatutebook.ie/eli/2000/act/30/section/51/enacted/en/html#partiv

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20(2011).pdf

Irish Architectural Archive

https://iarc.ie/

National Monuments Service Ireland

https://www.archaeology.ie/

County Council Web Site

www.limerick.ie

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

https://www.tcd.ie/library/map-library/

10.0 Appendices

1. Photographic Record & J1000_7_D001 Photographic Record Location Drawing
2. Annotated Drawing J1000_7_D002
3. Geodata Measured Survey 2020, Registers & Drawings

J1000_7_P01

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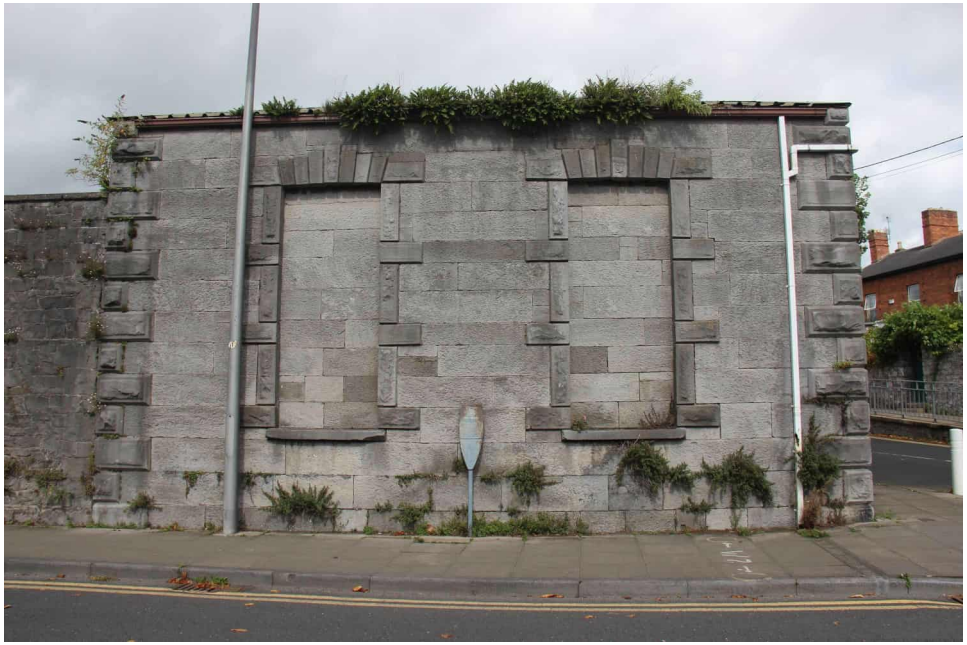

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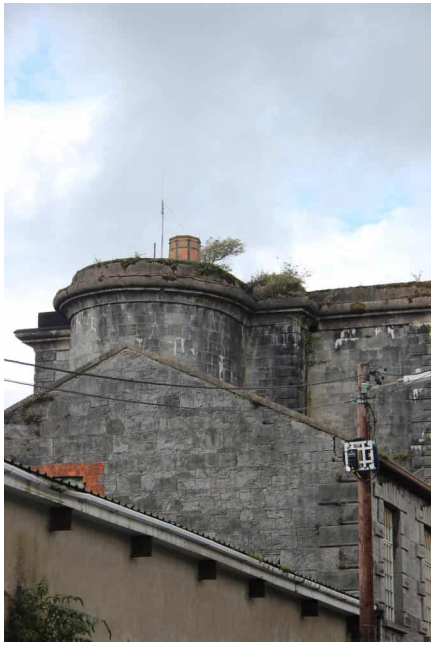

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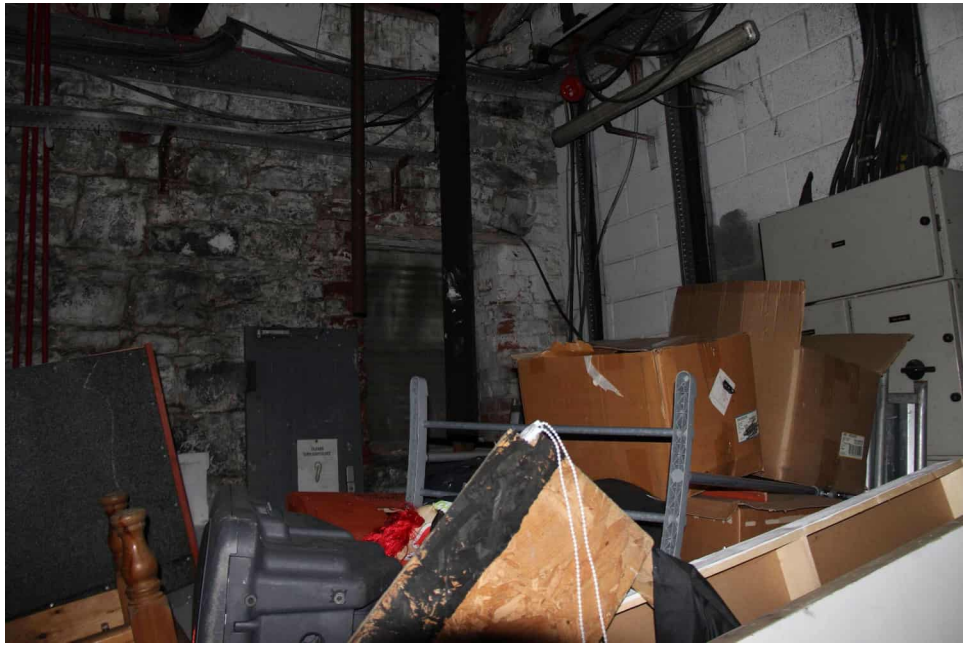

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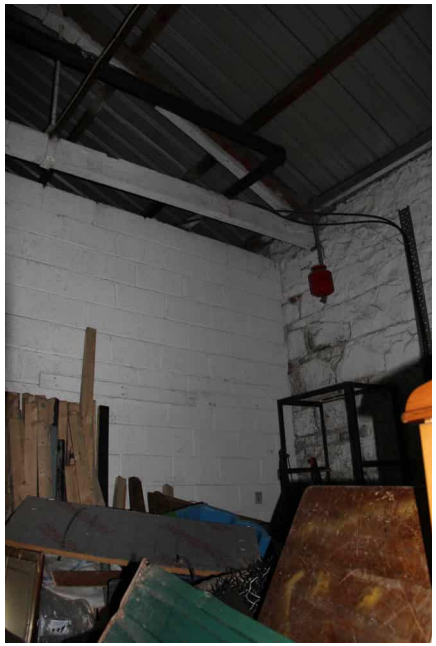

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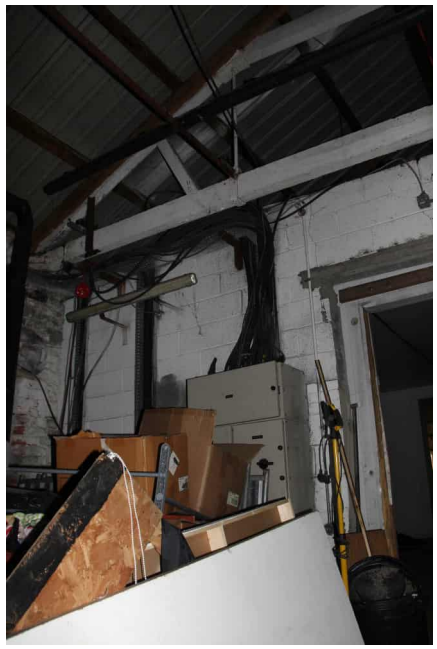

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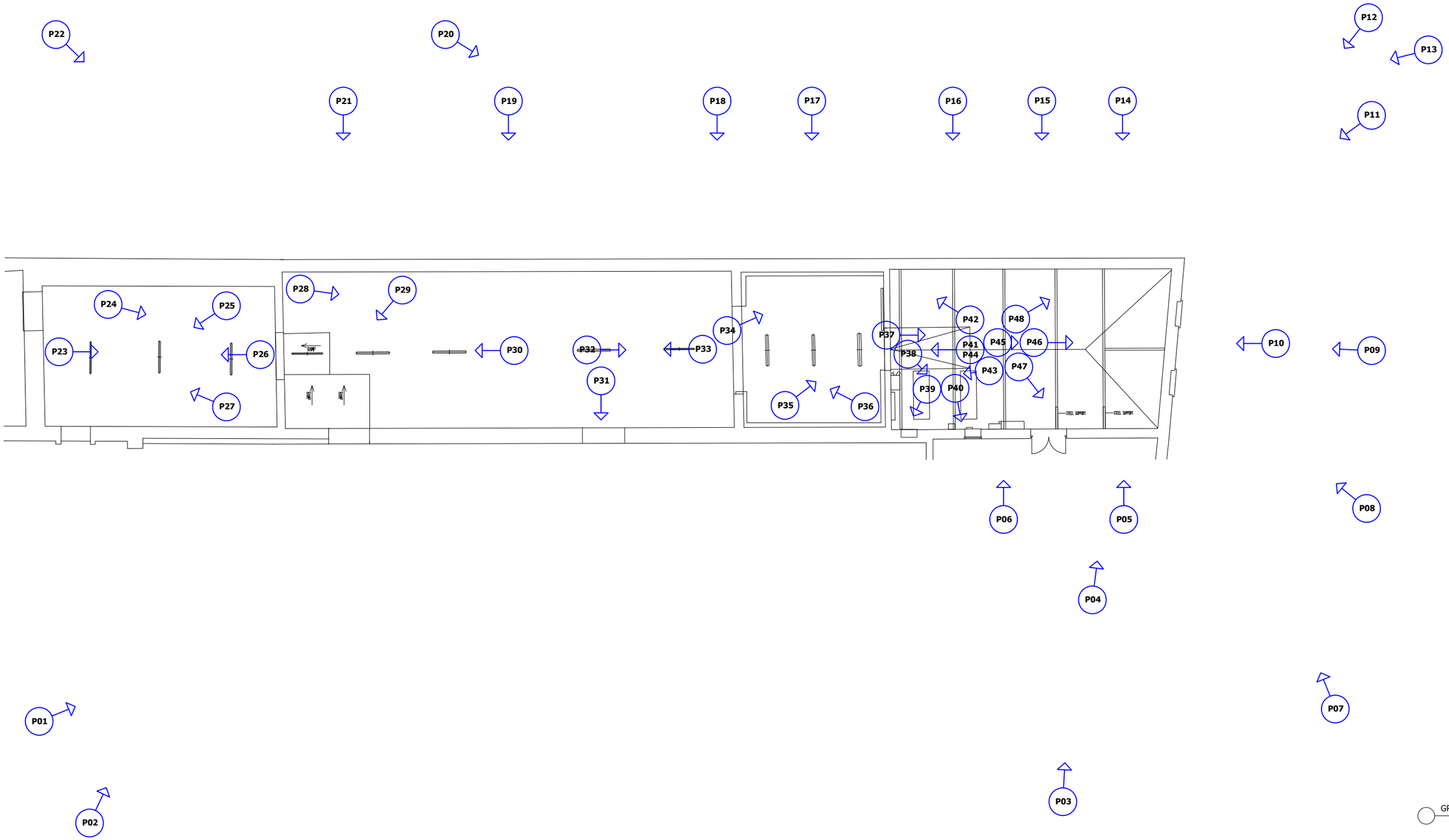

GROUND FLOOR PLAN

Legend:

Photograph Number, Location and Orientation

P01

Project Status:
Revision:

1 | -
2 | -
3 | -

ALL WORKS SHALL BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS AND ANY APPLICABLE PLANNING REGULATIONS.

NOTE
THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING APPLICATION ONLY.

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SURVEY ONLY

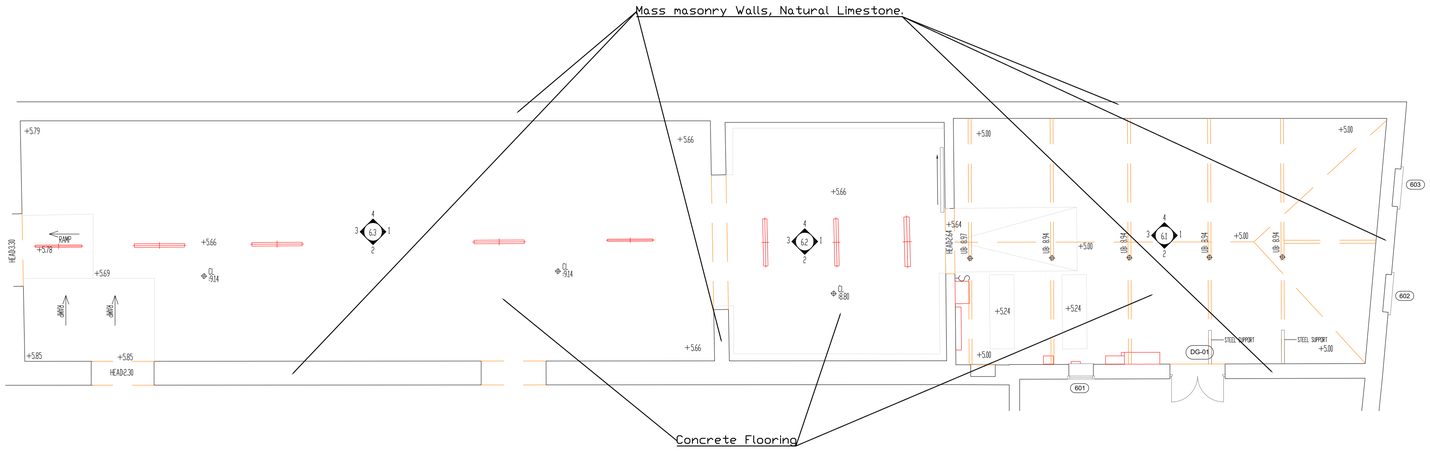
Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 7 DAIRY BUILDING & LINEN STORE - PHOTOGRAPHIC RECORD LOCATION DRAWING - EXTERNAL & GROUND FLOOR PLAN

Client:
LIMERICK 2030

Scale: NTS	Date: 23/09/2025
Drawing By: SR	Checked By: ME
Drawing No: J1000_7_D001	Revision: -

Architectural Conservation Professionals
Grageen House, Cappanuke, Cappamore, Co. Limerick, IRELAND
Phone: 061 574894
Mobile: 086 8195009
Email: info@acpgroup.ie



Description of Fabric

The Dairy Building is of mass masonry construction (natural limestone and brick), with open roof structures and little to no internal fitout, given the buildings industrial use, this is to be expected.

External Fabric

5.1.1 Roof coverings

The roof covering, a hipped gable to O'Callaghan Strand, and pitched roof, thereafter, has a replacement modern pressed corrugated sheeting covering to the first section, starting at the junction of O'Callaghan Strand and Stonetown Terrace, with extruded aluminium rainwater goods.

The next roof section is covered in a fibrous corrugated sheeting, also with extruded aluminium rainwater goods.

The final section, running up to the gable of the adjoining building, has had the roof pitch changed to a near flat roof covering, with a pressed corrugated sheeted covering, also with extruded aluminium rainwater goods.

External walls

The gable, facing onto O'Callaghan Strand is of coursed Ashlar Natural Limestone, with two blind window openings, also infilled with Ashlar masonry. The Quoin stones and window surround masonry are of margined and rusticated masonry units, with tooled window cills.

The remainder of the elevations consist of coursed random rubble natural limestone, with some of the openings on both elevations haven been formed using clay brick.

Fenestration (General)

There are only two noted openings, both to the southwest elevation. One window opening with a louvered assembly, and a retrofitted door opening.

Internal

5.2.1 Roof Structure / ceilings

The first section of the roof structure has modern structural timbers installed over the original queen post trusses to support the pressed metal corrugated roof. The material for the posts in the case of these trusses are formed using a combination of cast iron plates and wrought iron bars (serving as the posts).

The second and third sections of the roof void were inaccessible, with the second section now a cold room, with insulated panels to the ceiling and walls, the same is true for the third section and the last room leading back to the office gable.

Internal Walls

As per the roof structure / ceilings, the only section with exposed fabric is the first section. As with the external walls, the internal walls are constructed of coursed random rubble natural limestone. Now finished in a white paint throughout the first section. The external walls of the remaining sections are all behind the afore mentioned insulated paneling.

Internal Floors

The internal floor to all three sections is a modern concrete floor, with evidence of surviving historic fabric.

Legend:

Project Status:
Revision:

1	-
2	-
3	-

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SURVEY ONLY

Project: J1000 Cleeves

Title: Building Recording_Building 7_Dairy Building

Client: Limerick Twenty Thirty

Scale 1:100 @A1	Date: 24/09/2025
Drawing By: ME	Checked By: ME
Drawing No: J1000_7_D002	Revision: 00

Architectural Conservation Professionals
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Phone: 061 374894
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Form 019 - Drawing Register

Project Title: Measured Survey of Former Cleeves Condensed Milk Factory- Building 6

Job No: 18855-10	Page No: 1	Issued by: Kieran O'Brien

Drawing. no	Drawing Title.	Size	Issue and Revision (√= No Revision)									
18855-06-100	Floor Plans	A3	01									
18855-06-101	Elevations	A3	01									
18855-06-102	Elevations & Sections	A3	01									
18855-06-200	Internal Elevation 0601-0603	A3	01									
18855-06-201	Door & Window Schedule	A3	01									

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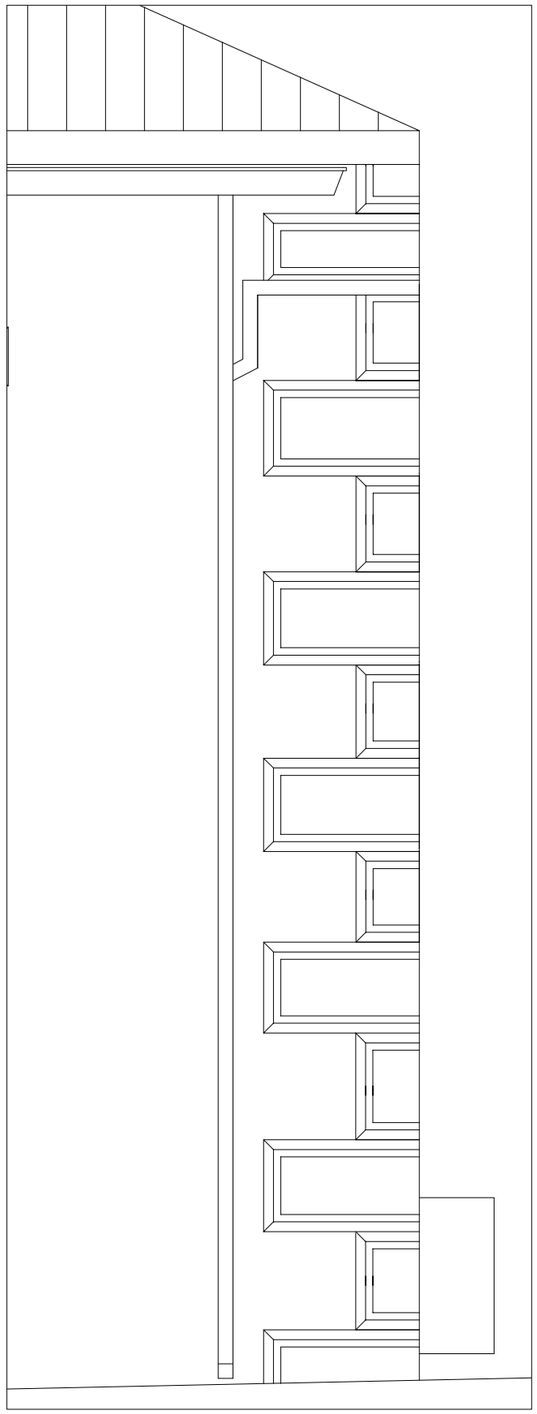

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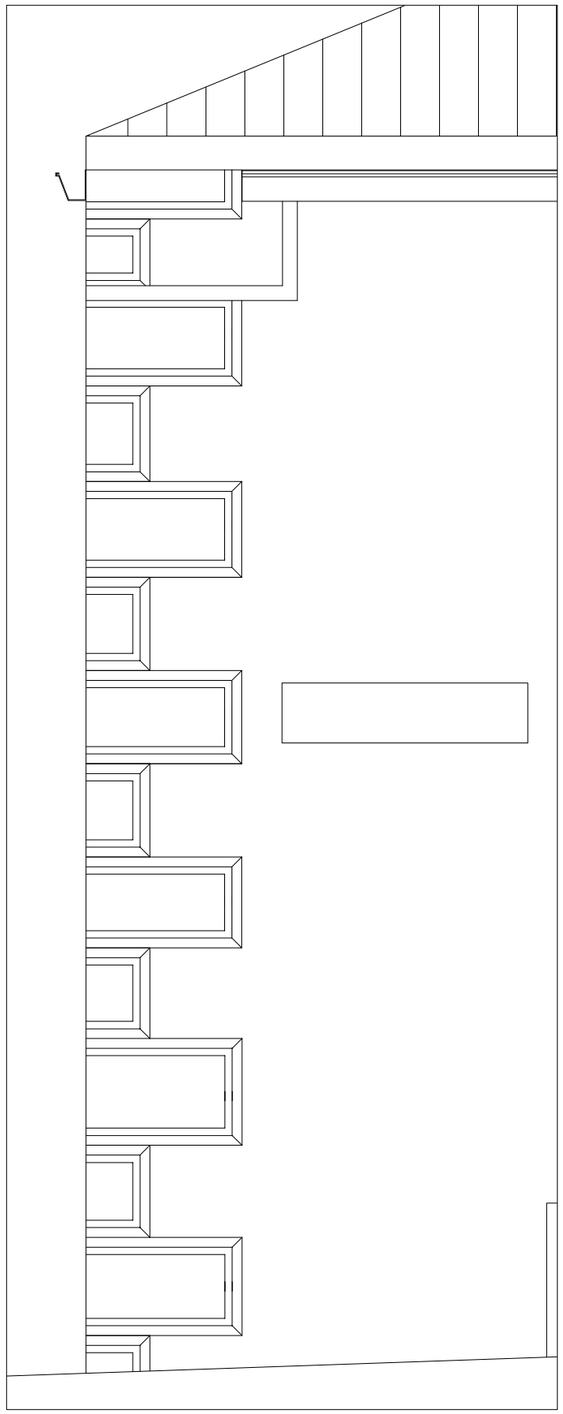

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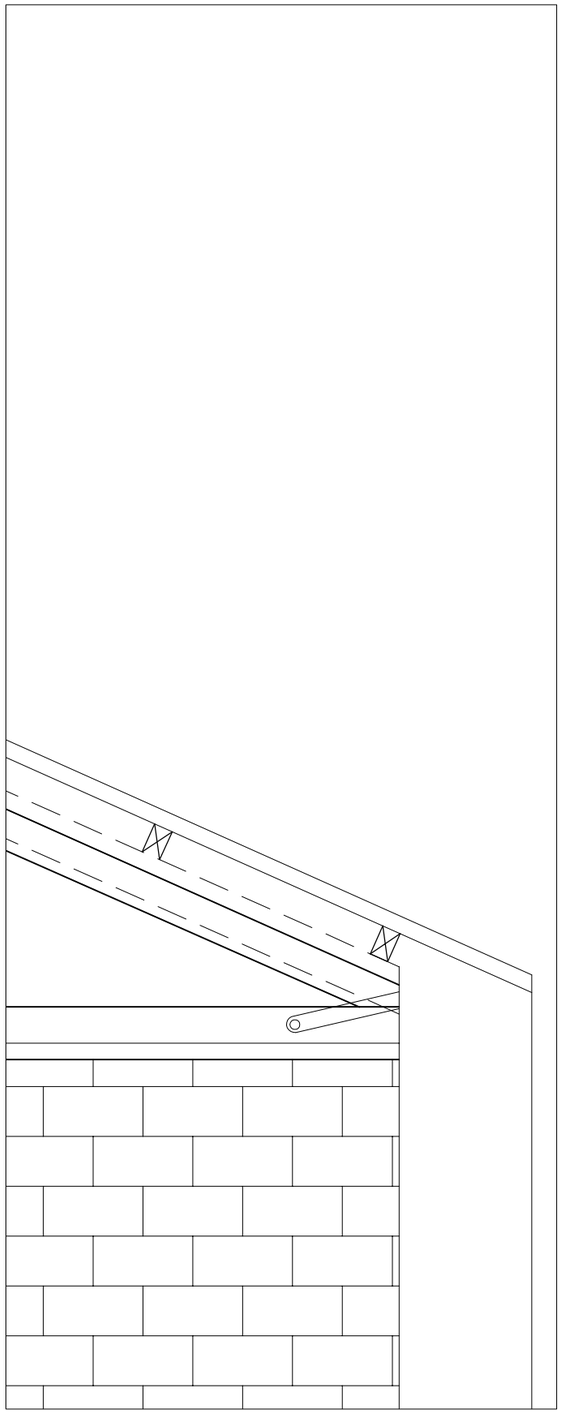

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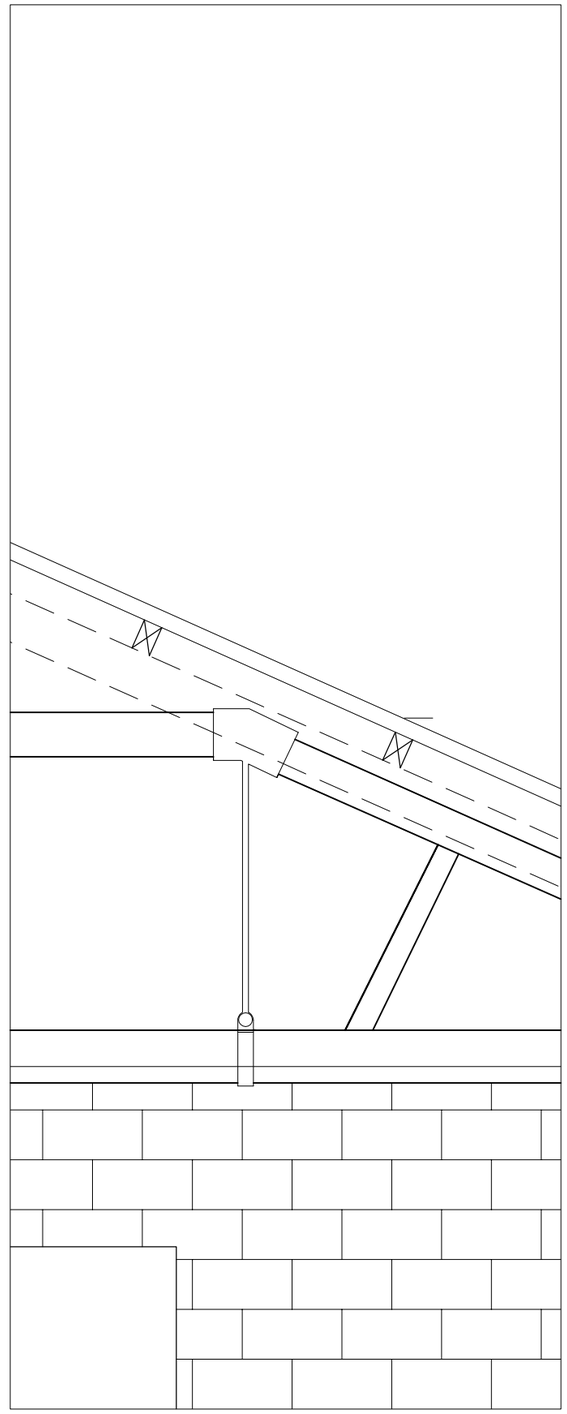

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5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

1. 2. 3. 4. 5. 6. 7. 8.

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	07-10-19	TOPO SURVEY	ML	KOB

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Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Detail Elements
Scale: 1-300
Dwg. No: 18885-06-40
Date: 20-12-19
Sheet: A3

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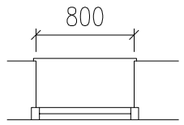	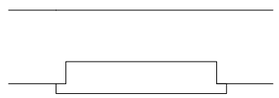	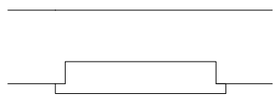
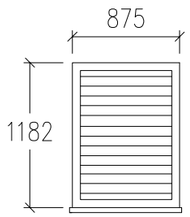	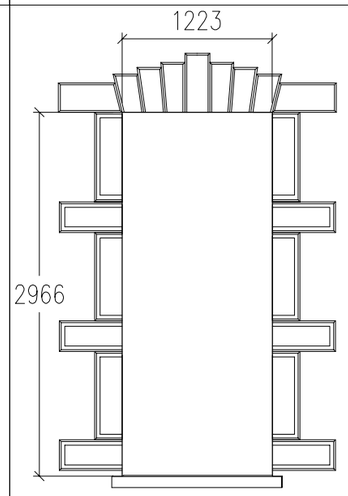	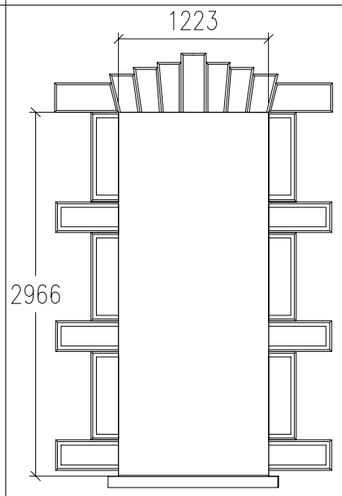

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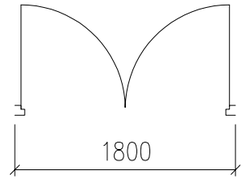
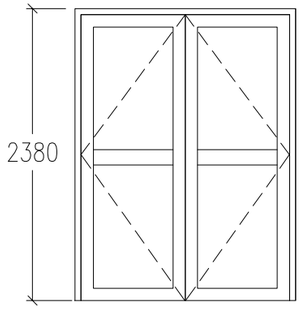

SURVEY NOTES

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0 1m 2m 3m 4m 5m

1:100

LEGEND

1. 2. 3. 4. 5. 6. 7. 8.

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	07-10-19	TOPO SURVEY	ML	KOB

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Email: info@geodatasurvyeying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

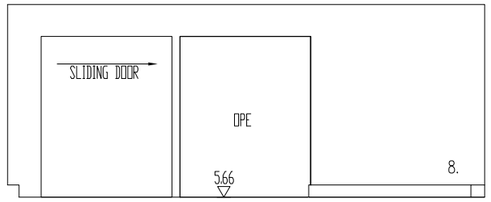
Title: Building 6 – Window & Door Schedule

Scale: 1–300

Dwg. No: 18885–06–30

Date: 20–12–19

Sheet: A3



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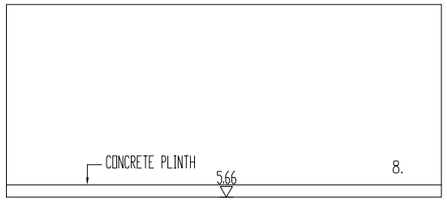

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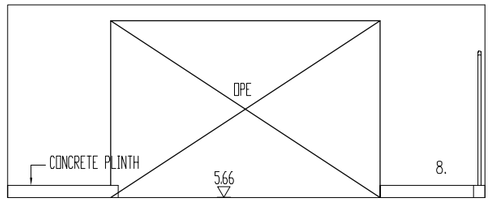

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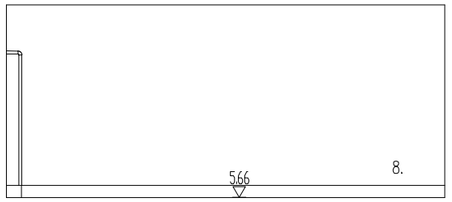

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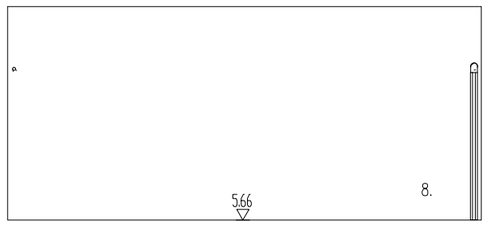

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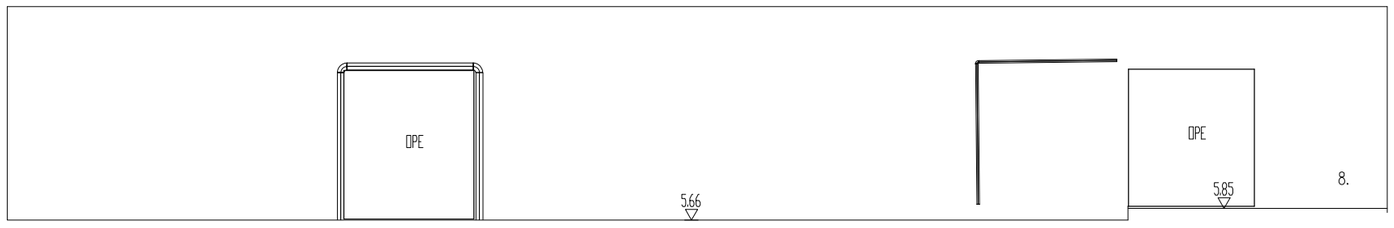

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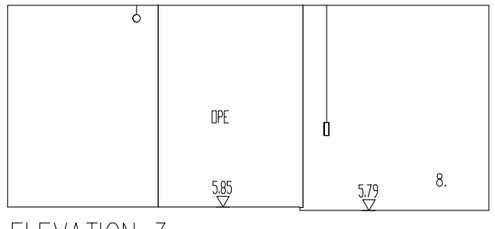

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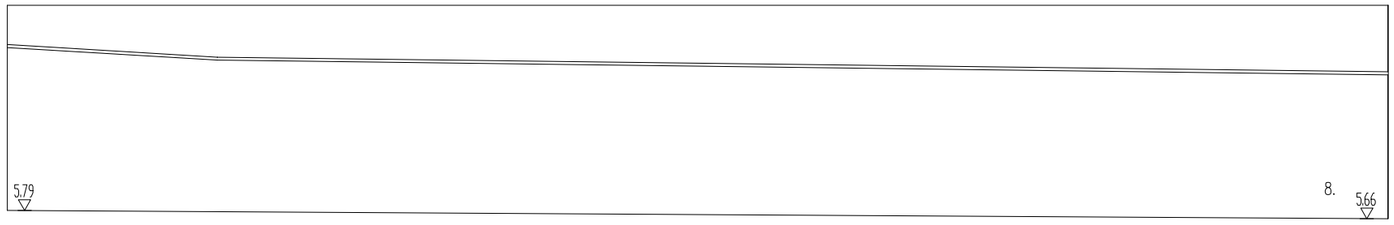

ELEVATION 4
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0 1m 2m 3m 4m 5m
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LEGEND

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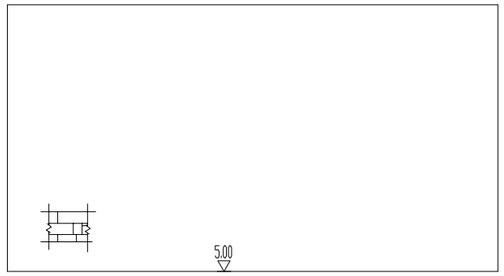
Email: info@geodatasurveyeing.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 6 – Elevations 602 & 603
Scale: 1–100
Dwg. No: 18885–06–21
Date: 20–12–19
Sheet: A3



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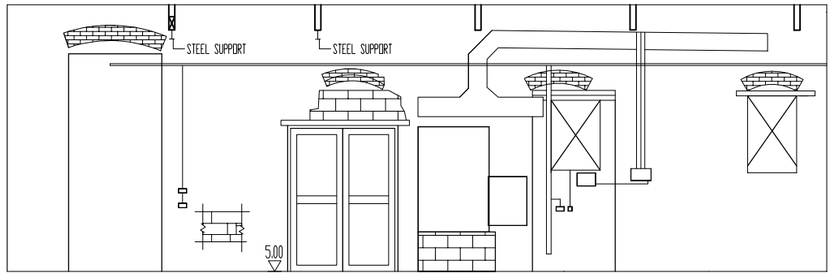

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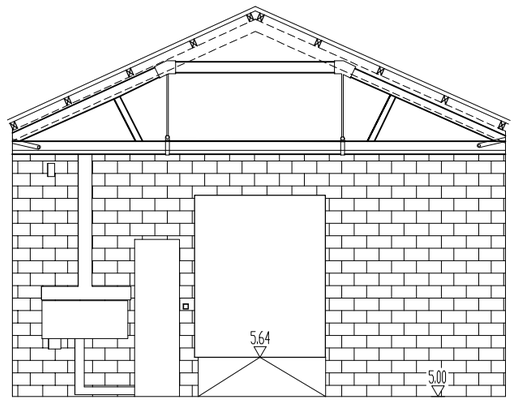

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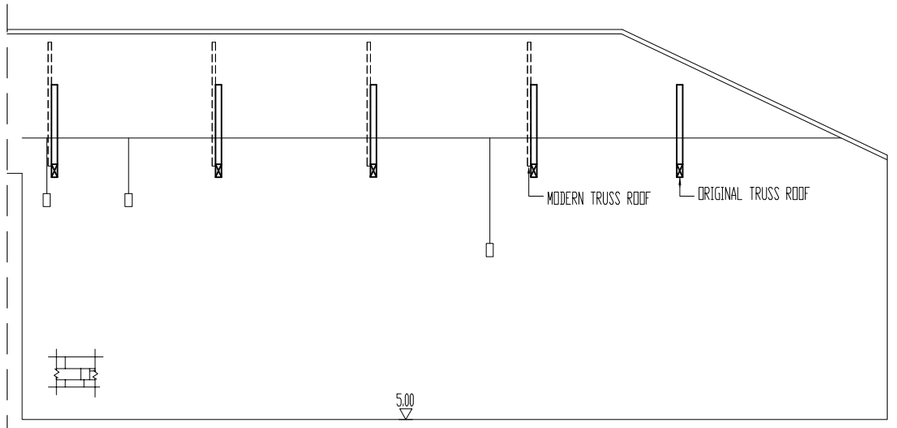

ELEVATION 4
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LEGEND

1. 2. 3. 4. 5. 6. 7. 8.

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Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

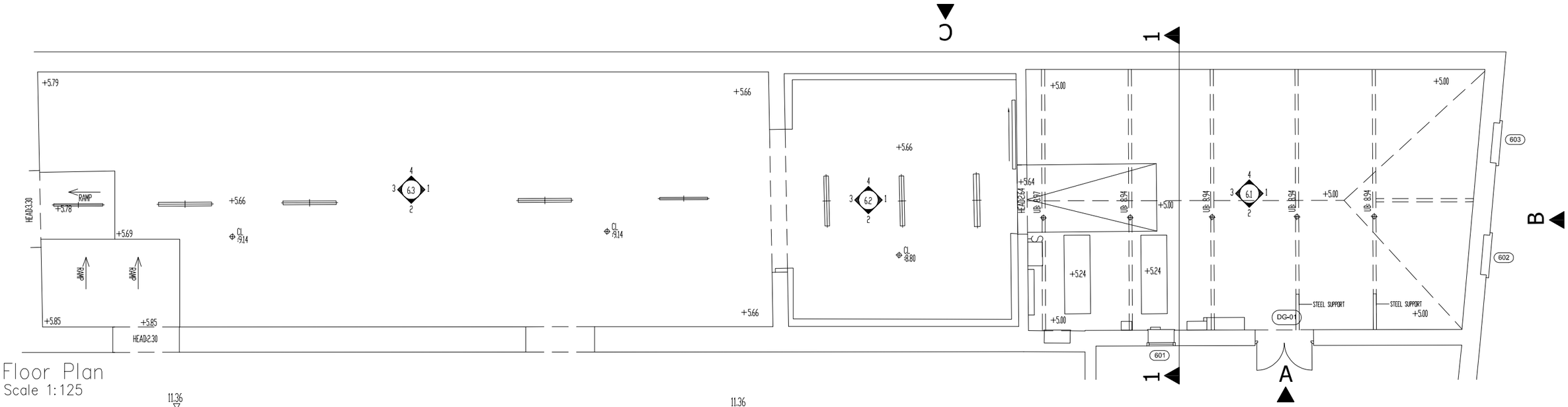
Title: Building 6 – Elevations 601

Scale: 1–100

Dwg. No: 18885–06–20

Date: 20–12–19

Sheet: A3



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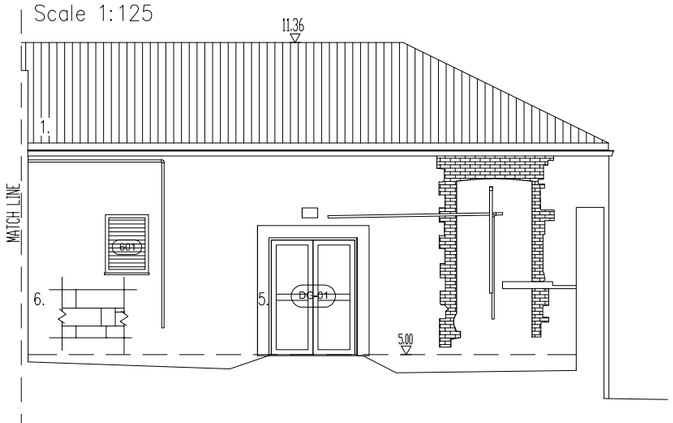

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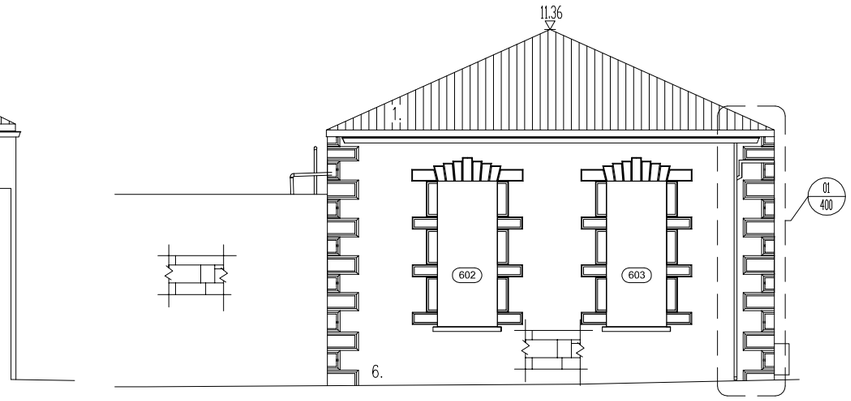

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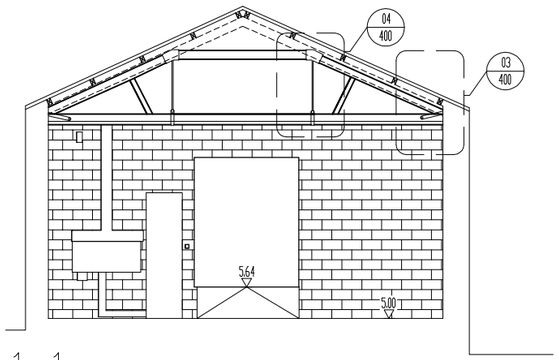

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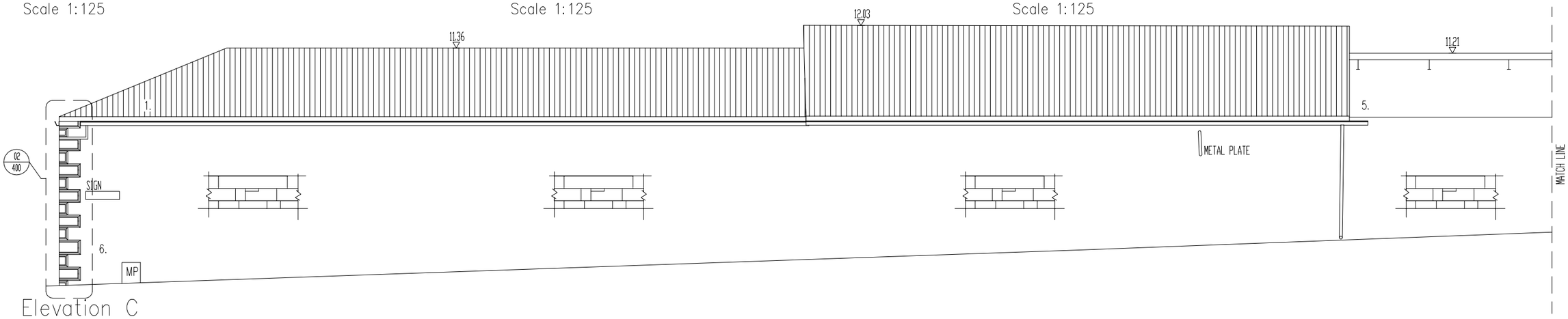
Scale 1:125



Elevation C
Scale 1:125

NORTH

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0 1m 2m 3m 4m 5m
1:100

LEGEND

1. 2. 3. 4. 5. 6. 7. 8.

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
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Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 6–Plans, Elevations & Section
Scale: 1–100
Dwg. No: 18885–06–10
Date: 20–12–19
Sheet: A3

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Building Record Report

For

Building 8 Workshop Building
Former Cleeves Condensed Milk Factory

Client: Limerick 2030

Date: 15th of October 2025

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
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Copies of this report have been presented by ACP to: The Client (Limerick 2030)

Acknowledgements: Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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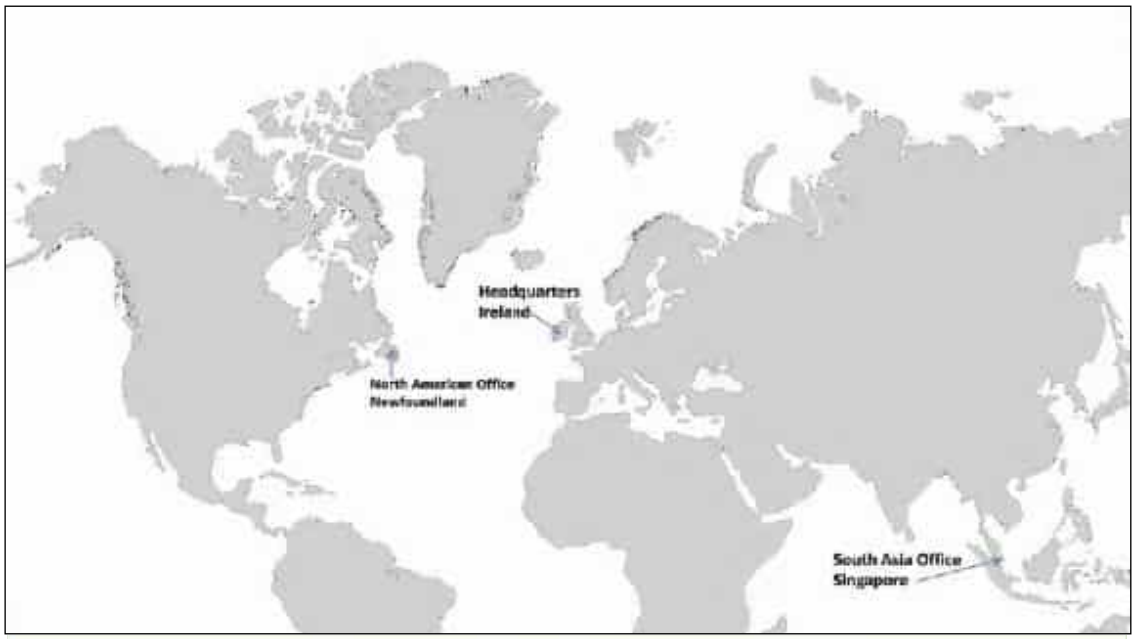

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Table of Contents

LIST OF FIGURES, PHOTOGRAPHS AND TABLES 6

PHOTOGRAPHS 6

TABLES 6

GLOSSARY OF TERMS 7

1.0 SCOPE OF STUDY 10

2.0 METHOD OF STUDY 10

3.0 EXISTING ENVIRONMENT 12

3.1 Proposed Development 13

3.2 Site Inspection 13

3.3 Building Survey 13

4.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY 14

4.1 Historical background- Brief History of Building 8 Workshop Building at the Former Cleeves Condensed Milk Factory 14

4.2 Protection Status 16

4.2.1 Protected Structures 16

4.2.2 NIAH 17

4.2.3 Archaeology 17

4.2.4 Historic Maps 18

5.0 DESCRIPTION OF FABRIC 20

5.1 External Fabric 20

5.1.1 Roofs 20

5.1.2 External walls 21

5.1.3 Fenestration (General) 22

5.2 Internal 24

5.2.1 Roof structures 24

5.2.2 Internal Walls / Ceilings 25

6.0 SUGGESTED MEASURES TO COMPLETE THE BUILDING RECORD 27

7.0 SUGGESTED SALVAGE SCHEDULE OF HISTORIC FABRIC 28

8.0 SIGNING OFF STATEMENT 29

9.0 PROJECT REFERENCES 30

10.0 APPENDICES 31

LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

Figure 1 - Ordnance Survey of Ireland Current Map....12
Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios....12
Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910....14
Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910....15
Figure 5 - Building Ages Diagram, Limerick 2030....15
Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028....16
Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.....17
Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844....18
Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844....18
Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919....19

PHOTOGRAPHS

Photograph 1 - View of Infiltration Gallery from North....13
Photograph 2 General view of the northern elevation of the workshop. Note the bitumen felt roof covering.....20
Photograph 3 Lean to building, eastern elevation. With a pressed metal roof covering.....21
Photograph 4 Example of the external wall cladding to the southern elevation.....21
Photograph 5 Western section of the Workshop building, with the west elevation also on view.....22
Photograph 6 View to the mid and eastern section of the northern elevation, note the different finishes present.....22
Photograph 7 Example of the fenestration to the eastern section of the northern elevation....23
Photograph 8 View of the roof structure, an array of Belfast trusses. Note the underside of the timber sarking boards.....24
Photograph 9 Internal elevation view of the southern external wall.....25
Photograph 10 Partition screen to eastern end of the workshop building.....25
Photograph 11 View, facing westwards. Note concrete infill to the lower section of the northern wall.....26
Photograph 12 Internal view of one of the rooms to the northwest section of the building. All modern finishes and detailing.....26

TABLES

Table 1 - Protection Status....16

GLOSSARY OF TERMS

1. ACA

An Architectural Conservation Area is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

2. Area of Special Planning Control

Areas of Special Planning Control provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

3. NIAH

The **National Inventory of Architectural Heritage**. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

4. Protected Structure

A "protected structure" is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term "structure" is defined by Section 2 of the 2000 Act to mean 'any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate'. – Section 2 (1) of the 2000 Act

5. Section 57 Declaration

Section 57 Declaration Owners or occupiers of a protected structure may request a 'declaration' under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

6. RMP

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

7. RPS

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the

Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC

Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA

Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance

Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance

Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance

Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wikinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance

These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only

These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.

Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

> (1) A person who is guilty of an offence under *sections 58(4)*, *63*, *151*, *154*, *205*, *230(3)*, *239* and *247* shall be liable—
> (*a*) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or
> (*b*) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

> "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

> *"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"*

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Siochana may without warrant seize and detain:

> *"a detection device found in, at the site of, or in the vicinity or a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987.*

1.0 Scope of Study

This report has been prepared following a request by the client, Limerick 2030 to undertake a Building Record Report in conjunction with the proposed Planning Application for the redevelopment of the Former Cleeves Condensed Factory site (RPS No's 3264, 3265) and associated structures at North Circular Road, Limerick City.

This Building Record Report aims to provide the following:

- A brief historical overview of Building 8 Workshop Building at the Former Cleeves Condensed Milk Factory.
- A description of the existing fabric of the building.
- A record of the building to the equivalent of either Historic England Level 2 or Level 3 of Historic Building Recording.
- Recommended mitigations in order to complete the building record.

2.0 Method of Study

The following methods and resources were used in establishing the Building Record.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- Existing archival records and resources were consulted.
    - Limerick Archives
    - Limerick Local Studies
    - Irish Architectural Archive
    - National Library of Ireland
    - Griffiths Valuation
    - Census of Ireland
    - Feilden Clegg Bradley Studios and Bucholz McEvoy, Cleeves Riverside Statement of Significance - May 2025
- Colin Rynne's assessment undertaken to inform the initial protection.
- ACP's Assessment 2015
    - J446 - Conservation Assessment Report for Lansdowne Flax Mill – 14th April 2015
- ACP's Assessment 2023 and 2024
    - J884 Cleeves Flax Mill_Limerick 2030_Assessment of Roof_Jan 30th 2023
    - J1000 Cleeves _ 01 Flax Mill_LTT_Building Fabric Assessment_March 2024
    - J1000 Cleeves _ 02 Engine House_LTT_Building Fabric Assessment_April 2024
    - J1000 Cleeves _ 04 _ 05 _ Water Tank and IG_LTT_Building Fabric Assessment _April 2024
    - J1000 Cleeves _ 07 _ 11 _ Dairy Building and CSHF_LTT_BFA_Final and Issued_April 2024
- Geodata Measured Survey 2020.
    - Refer to Appended Drawings Registers

This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

3.0 Existing Environment

Cleeves Former Condensed Milk Factory is located on the North side of the River Shannon in Limerick City, on North Circular Road. The subject site includes the former factory site, the former Salesians Secondary School / Fernbank House, two semi-detached houses to the West of the factory, and the Shipyard site to the South of the factory.

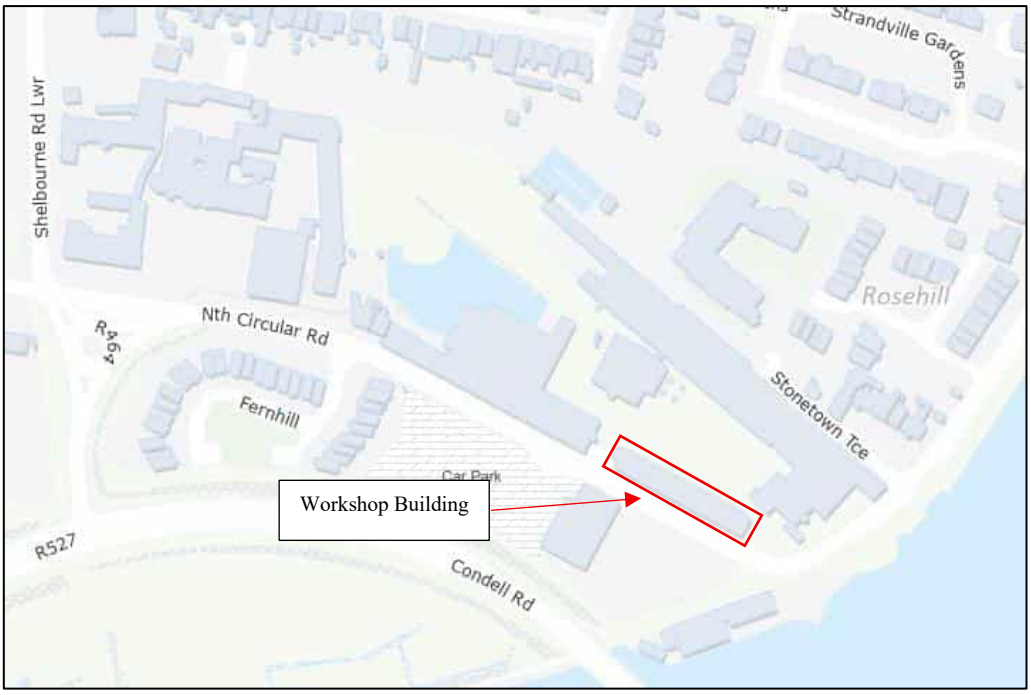

Figure 1 - Ordnance Survey of Ireland Current Map

The Workshop Building is located to the south of the factory site on the boundary of North Circular Road, west of the Admin & Labs building.

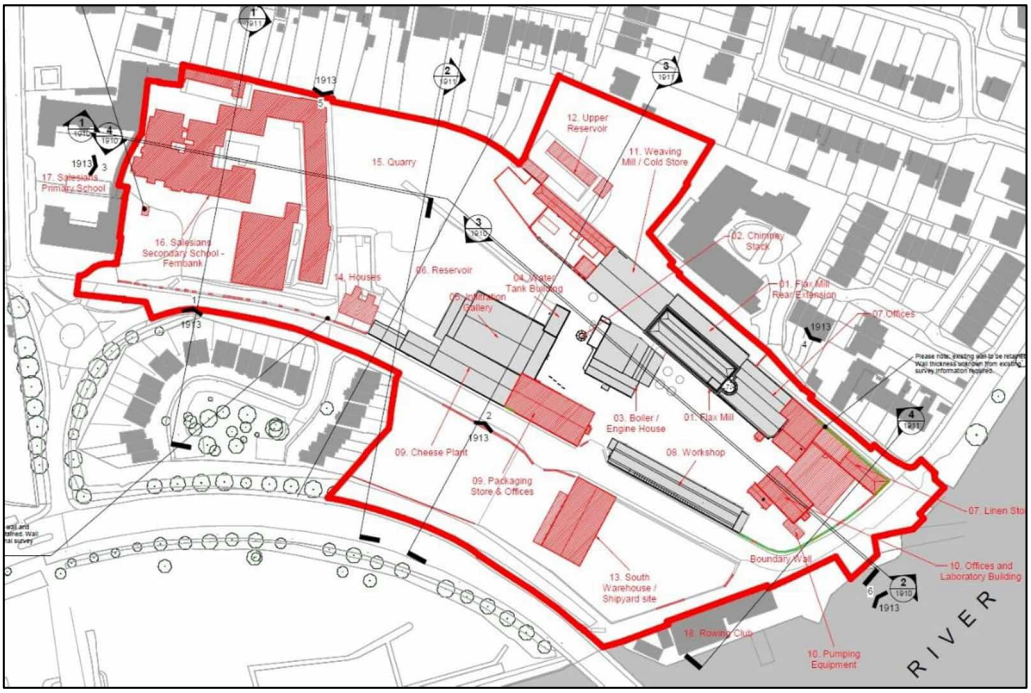

Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

3.1 Proposed Development

This report has been prepared in support of the planning application to be submitted by Limerick 2030 for the redevelopment of the Former Cleeves Condensed Milk Factory, identified by Limerick 2030 as the 'Cleeves Riverside Quarter'.

3.2 Site Inspection

The site was inspected on the 11th, 15th and 25th of August 2025 by Martin English, Brigid Browne and Sheena Ryan of ACP. The photographic Record was also undertaken on these dates.

Photograph 1 - View of Infiltration Gallery from North

3.3 Building Survey

The following surveys were undertaken as part of the data gathering process:-

- Measured Building Survey – supplied by Geodata 2020.
- Conservation Inspection and Fabric Assessment.
- Photographic Record – refer to J1000_8_D001 Workshop Building Photographic Record Location Drawing & Photographs in Appendix 1 of this report.
- Annotated drawing no J1000_8_D002 in Appendix 2 of this report.

This information was used to inform the design team during the design development stage.

4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Building 8 Workshop Building at the Former Cleeves Condensed Milk Factory[1]

Development of the Flax Factory began c.1850 by J.N. Russell (1774-1859), a significant business owner whose company J.N. Russell & Sons was the biggest miller of maize in Ireland by the end of the 19th century. The complex began with construction of the Main Mill, Vats House, Dye House and main Engine House. In addition to the Flax Mill, Russell had purchased five other flour mills in the vicinity of Limerick between 1835 and 1857. At the time of his death in 1859, the company ran the largest shipping business in the port of Limerick. His son J.A. Russell took control of running the Flax Mill. Due to a fall in demand for flax the mill closed by 1870 and remained vacant for six years before it was reopened as a flour mill.

Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

This continued until 1884 when the mill was bought by the Condensed Milk Company of Ireland, converting the factory for the production of condensed milk and butter. This required a £100,000 overhaul of the site including the construction of the Engine House, Boiler House and Stack.

Following WWI and the Irish War of Independence the company was going into liquidation. In 1927 the Free State Government established the Dairy Disposal Company to regulate the industry. Cleeves operated under State control until the early 1970's when ownership was transferred to Golden Vale. In 2011 milk processing stopped at the site and has been vacant since then.

[1] Historical Background Information supplied by client, Limerick 2030.

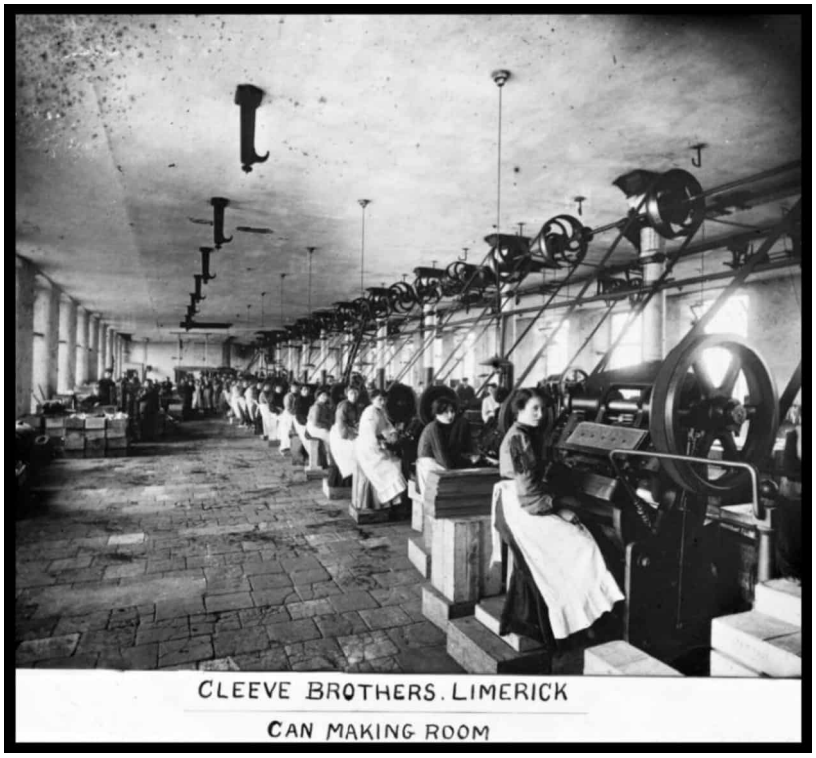

Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

The evolution of the site is detailed in the building age diagram below.

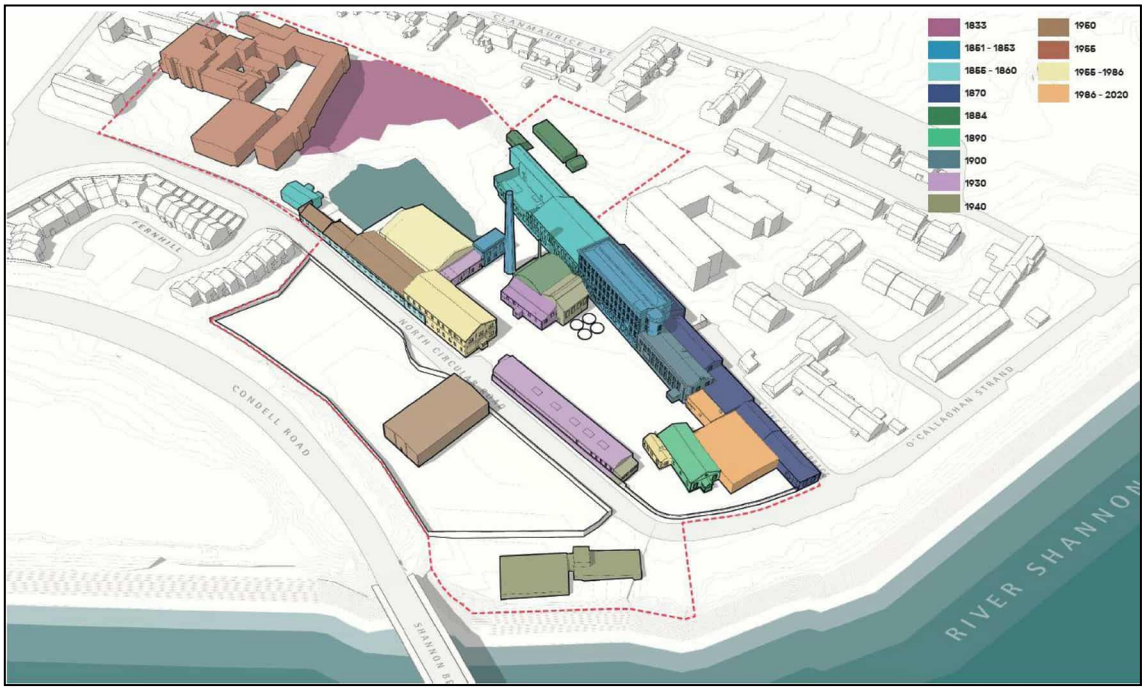

Figure 5 - Building Ages Diagram, Limerick 2030

4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	Y	Within the curtilage of: • RPS No. 3265 – Former Golden Vale Factory – Former Cleeves • RPS No. 3264 – Former Golden Vale Chimneystack – Former Cleeves
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership		
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 - Protection Status

4.2.1 Protected Structures

Building 8 Workshop Building is not a protected structure and is not within an Architectural Conservation Area of Limerick City.

The curtilage of the protected structures is defined by the extent of the 'early industrial complex' as referred to in the NIAH description. Structures within the complex boundary are considered to be curtilage structures. This is summarised in the Statement of Significance and reflects the historic boundary of ownership and operation. The historic curtilage of the flax mill does not extend as far as the 'Cleeves Riverside Quarter' Phase II application boundary and does not include the Shipyard Site or the Former Salesians Secondary School, inclusive of Fernbank House.

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
3265	21512053	Former Golden Vale Factory – Former Cleeves	North Circular Road, Stonetown Terrace	Detached fifteen-bay four-storey stone factory building, built c. 1853	
3264	21512059	Former Golden Vale Chimneystack – Former Cleeves	North Circular Road, Stonetown Terrace	Freestanding octagonal-plan red brick chimneystack, built c. 1860, as part of the vast industrial complex	

Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028

4.2.2 NIAH

Building 8 Workshop Building is not included in the National Inventory of Architectural Heritage surveys. Figure 7 below shows the various NIAH structures within the vicinity of the subject structures.

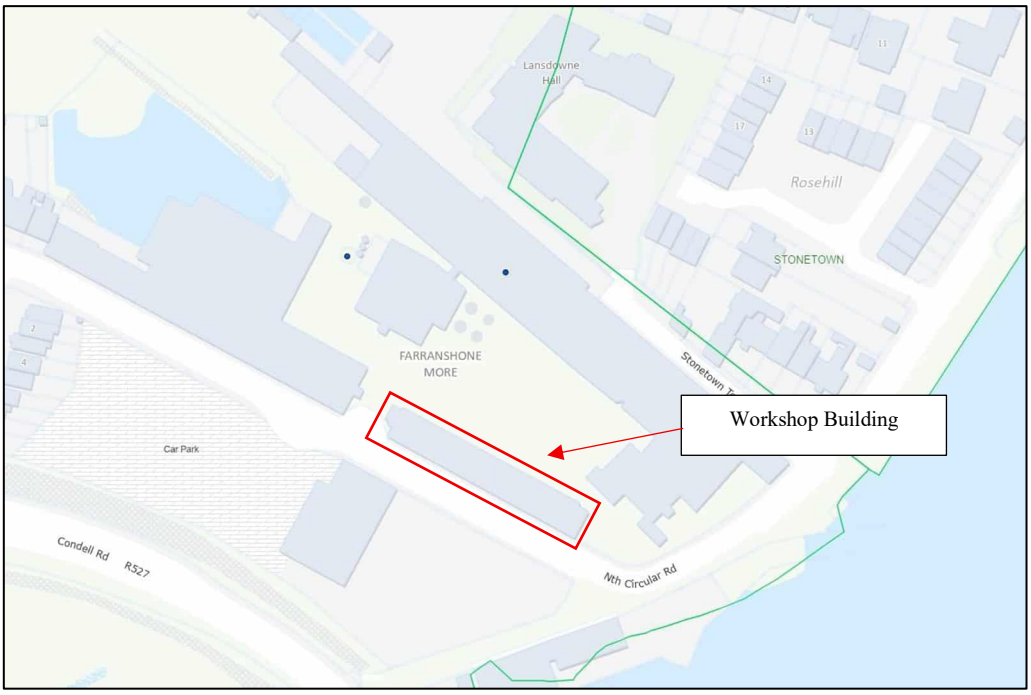

Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

4.2.3 Archaeology

The building and site is outside the Zone of Archaeological Potential for Limerick city and thus is not impacted by the National Monuments Acts.

4.2.4 Historic Maps

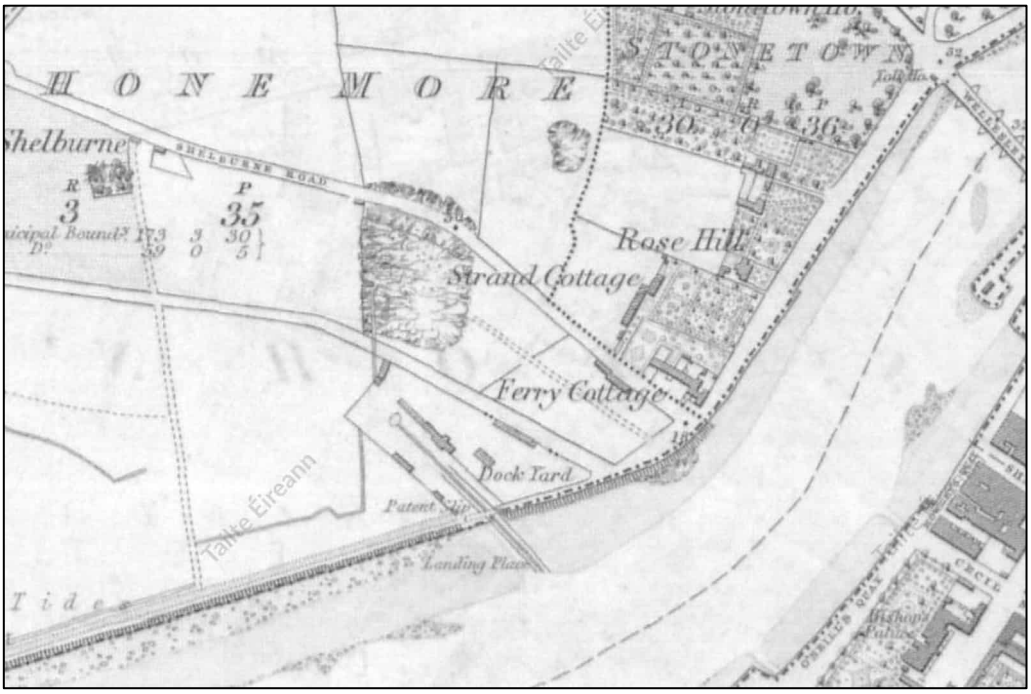

Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844

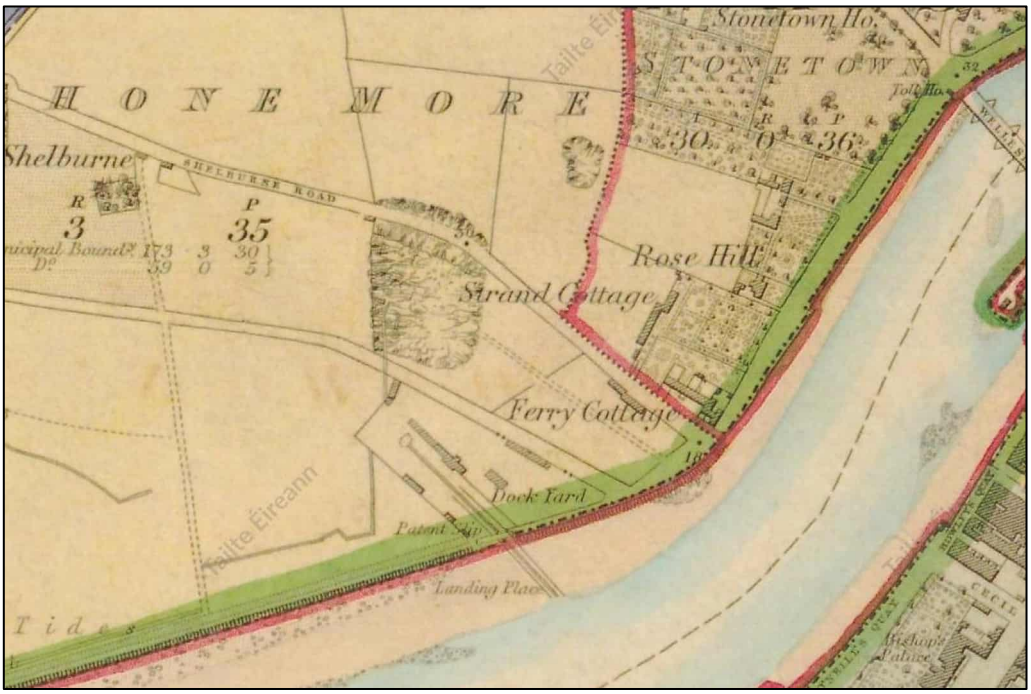

Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844

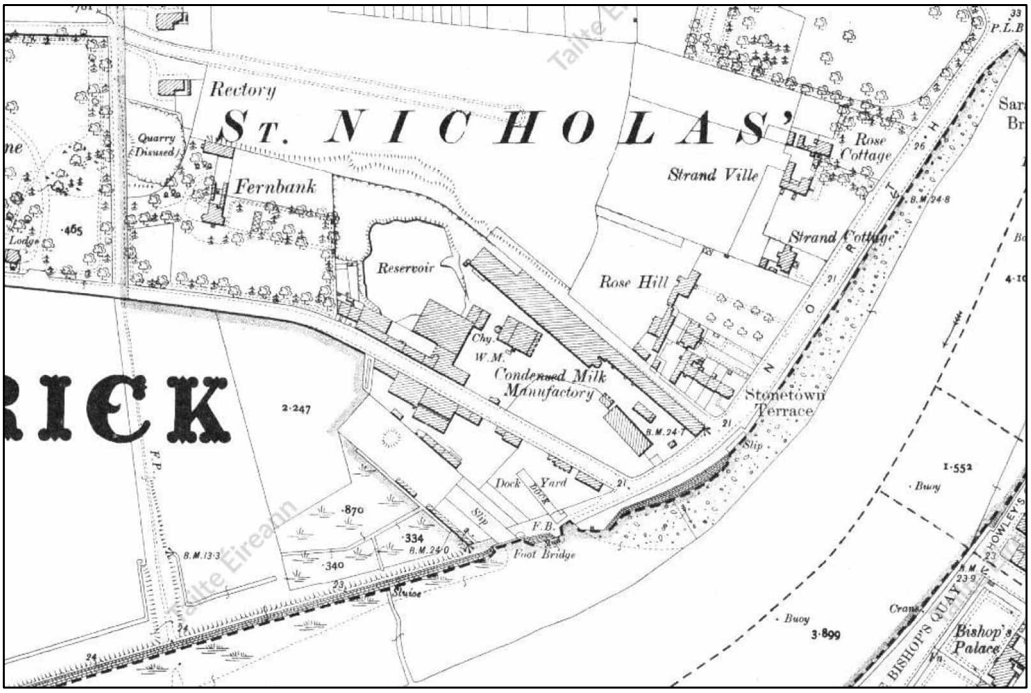

Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919

5.0 Description of Fabric

The workshop building is for the most part an open plan building, with the main structure a rolled column and beam steel frame, with some cast iron elements, supporting a timber Belfast trussed roof, covered with a bitumen felt.

The walls are infilled with masonry on the lower level, with timber partitioning to the upper level of the walls for the amin section of the building. There are modern interventions to the western section of the building, which is still in use.

5.1 External Fabric

5.1.1 Roofs

The external roof covering of the main building is finished with a modern bituminous felt. There is evidence of ventilation shafts to the roof, long covered over. The small lean-to addition to the eastern elevation is covered with a modern pressed metal corrugated sheeting.

Photograph 2 General view of the northern elevation of the workshop. Note the bitumen felt roof covering.

Photograph 3 Lean to building, eastern elevation. With a pressed metal roof covering.

The main roof has cast iron rainwater goods. The lean to has PVC rainwater goods.

5.1.2 External walls

The elevation facing onto the North Circular Road corrugated sheeting cladding, the western gable end is also finished in a corrugated sheeted cladding, with the lower level rendered mass masonry.

Photograph 4 Example of the external wall cladding to the southern elevation.

The northern elevation is a mixture of pressed metal wall cladding to the upper level at the eastern end, and full height at the western end, with the centre section of the elevation glazed on the eastern end, with a concrete wall to the lower section of the elevation. The cills are covered in a pressed metal. Possibly timber beneath.

Photograph 5 Western section of the Workshop building, with the west elevation also on view.

Photograph 6 View to the mid and eastern section of the northern elevation, note the different finishes present.

The eastern elevation is a modern masonry lean to add on, with concrete cills.

5.1.3 Fenestration (General)

There are no openings on the northern elevation. There is one door opening on the western elevation.

Photograph 7 Example of the fenestration to the eastern section of the northern elevation.

On the northern elevation, there are three window openings, consisting of modern PVC window assemblies. There are three door openings, one a timber assembly with timber and glazed surrounding screen, the remaining two are modern PVC assemblies.

There are no window assemblies to the central section of the elevation, with four large industrial door openings, finished with the same pressed metal cladding as the surrounding external walls.

The remainder of the elevation is glazed with fixed window assemblies, with the glazing broken only by the mullion frames members. There are two door assemblies within this section of the elevation. The northern elevation of the lean to has a single window assembly consisting of two sash up down windows.

There are four window assemblies to the eastern elevation of the lean to, with two containing sash up down assemblies, and two consisting of casement assemblies.

5.2 Internal

5.2.1 Roof structures

The underside of the roof buildup is exposed internally. There are timbering sarking boards spanning across the array of timber Belfast Trusses, running the full length of the main building. The trusses are supported on rolled steel beams, spanning a mixture of rolled steel columns to the southern elevation and cast-iron columns, in part, to the northern elevation.

Photograph 8 View of the roof structure, an array of Belfast trusses. Note the underside of the timber sarking boards.

The roof structure to the lean to is unknown, assumed to be of cut timber construction.

5.2.2 Internal Walls / Ceilings

The internal wall elevations of the lean-to building are a mixture of solid and timber clad walls.

The internal wall elevations of the main workshop building are a mixture of concrete at the lower level, infilled between the structural rolled steel columns, and at upper level to eaves with timber cladding, with fixed windows centrally to each panel, what was the original external appearance of the building on the southern elevation.

Photograph 9 Internal elevation view of the southern external wall.

The internal wall elevation to the northern elevation has the same general appearance of the external to the eastern section, with the western section internal elevations the rear of the cladding externally.

Photograph 10 Partition screen to eastern end of the workshop building.

There are a number of internal partitioned rooms to the western section of the building, with the rooms to the southern area inaccessible on the day of inspection. The rooms to the northern area have timber stud partition walls with modern skimmed plaster slab finishes.

Photograph 11 View, facing westwards. Note concrete infill to the lower section of the northern wall.

The ceilings within these rooms are also modern skimmed plaster slabbed ceilings.

Photograph 12 Internal view of one of the rooms to the northwest section of the building. All modern finishes and detailing.

6.0 Suggested Measures to complete the Building Record

The following measures are proposed in addition to the research and recording completed to date. This will allow for salvaged materials to be appropriately recorded and catalogued prior to storage for future reuse.

The following mitigation measures are proposed:

1. Further Recording by Accredited Surveyor.
2. Black and White Archival Photographic Record - to be carried out before, during and after the works.
3. High resolution digital photographs to be taken on a regular basis for the duration of the works.
4. A detailed record description of the works compiled capturing relevant discoveries.
5. For protected structures, a scheduled of fabric for removal shall be 'Retained by Record ' to ICOMOS standard.
6. Survey of component and assemblies to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors prior to the works commencing.
7. Written record describing the dismantling of the historic fabric and recording in detail.
8. All works to historic structures must be informed through the engagement of a building conservation consultants (Architects and Surveyors Accredited in Building Conservation).
9. A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
10. Specialist conservation works / works to historic fabric identified for retention, reuse and salvage are to be undertaken by appropriately qualified and experienced tradesmen.
11. Works not suitable for reuse on site are to be catalogued, labelled and appropriately stored in preparation for reuse elsewhere. Materials to be made available to conservation specialist contractors.

7.0 Suggested Salvage Schedule of Historic Fabric

Building No. 8 – Workshop Building

Schedule of Salvaged Material				
Structure	***Fabric***	***Description***	***Condition***	***Potential for reuse***
Workshop Building				
	Timber Window and Door Assemblies	Original Sash Window assemblies and casement window assemblies	Varying, timber overall in good repair.	For the use of repair / replacement of defective timber in windows and doors of historic buildings, with the provenance confirmed.
	Roof Timbers (Sarking Boards and Trusses)	High Quality slow grown softwood rafters and trusses. Trusses also contain wrought iron, which is salvageable also.	In very good repair.	For the use of repair / replacement of defective timber in windows and doors of historic buildings, or repair of fabric with joinery elements, with the provenance confirmed.
	Cast Iron	Cast Iron Machine belt bearing assembly	In good repair.	Repurposed as a museum item, if retained.

8.0 Signing Off Statement

Conservation Company:
ACP Archcon Professionals Limited. (Registration No: 591604). Trading as ACP (Registration No. 588345).

Author(s):

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SCSI Building Conservation Accredited Surveyor
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Chartered Building Surveyor
Chartered Landscape Architect
Chartered Project Manager
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SCSI Building Conservation Accredited Surveyor
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Historic Building Consultant

And

Brigid Browne MSc., BSc., MIEI, MSCSI, MRICS
Chartered Building Surveyor
Chartered Building Control Surveyor

Client: Limerick 2030

Signed: _____
For ACP Archcon Professionals Limited.

Date: 15th October 2025

9.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
http://australia.icomos.org/

National Inventory of Architectural Heritage

http://www.buildingsofireland.ie/

Planning and Development Act 2000, Part IV

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Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20(2011).pdf

Irish Architectural Archive

https://iarc.ie/

National Monuments Service Ireland

https://www.archaeology.ie/

County Council Web Site

www.limerick.ie

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

https://www.tcd.ie/library/map-library/

10.0 Appendices

1. Photographic Record & J1000_8_D001 Photographic Record Location Drawing
2. Annotated Drawing J1000_8_D002
3. Geodata Measured Survey 2020, Registers & Drawings

J1000_8_P01

J1000_8_P02

J1000_8_P03

J1000_8_P04

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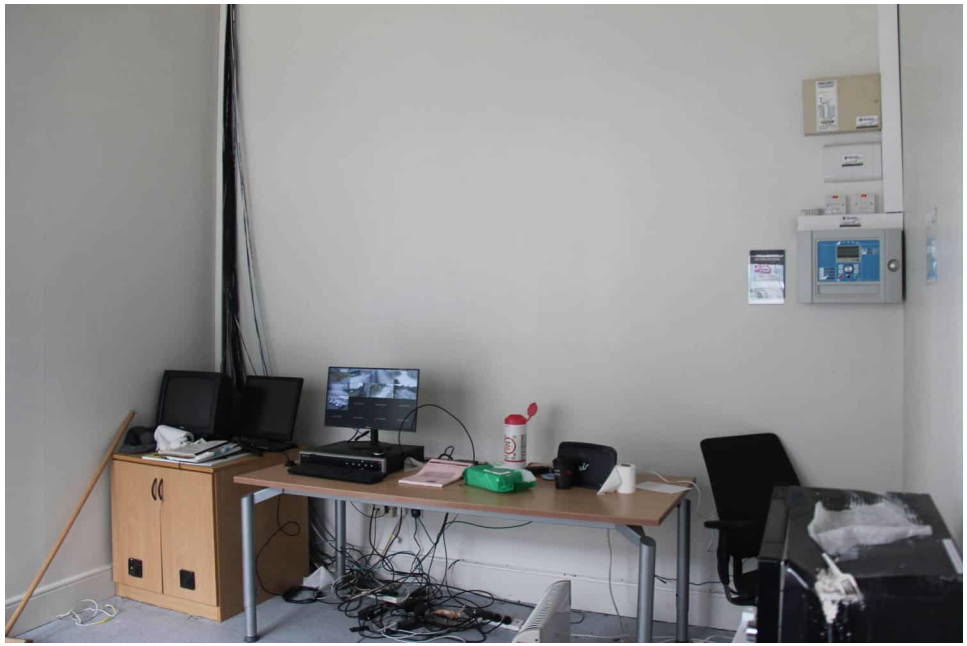

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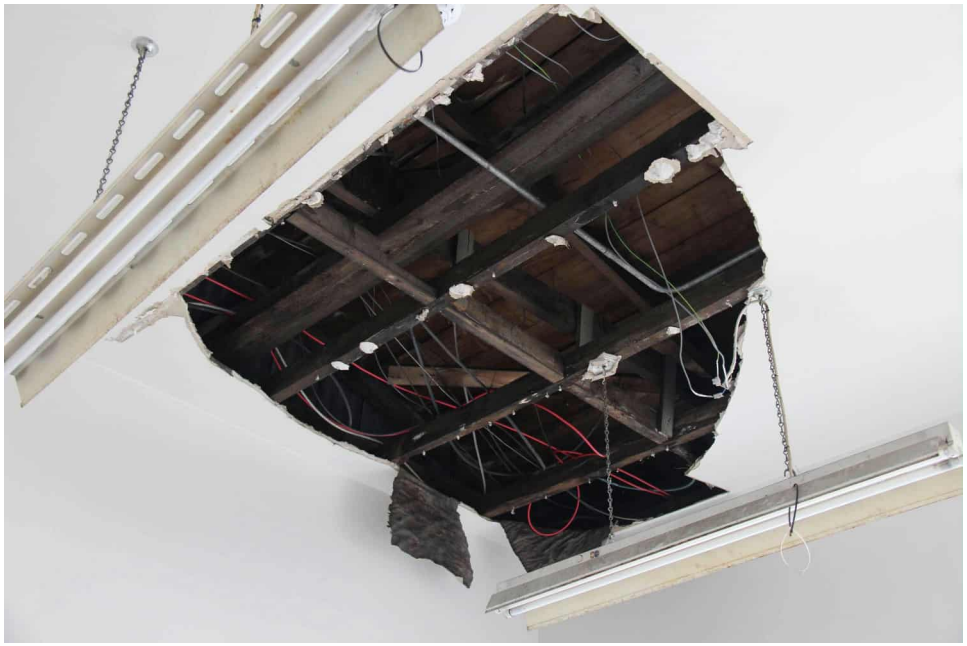

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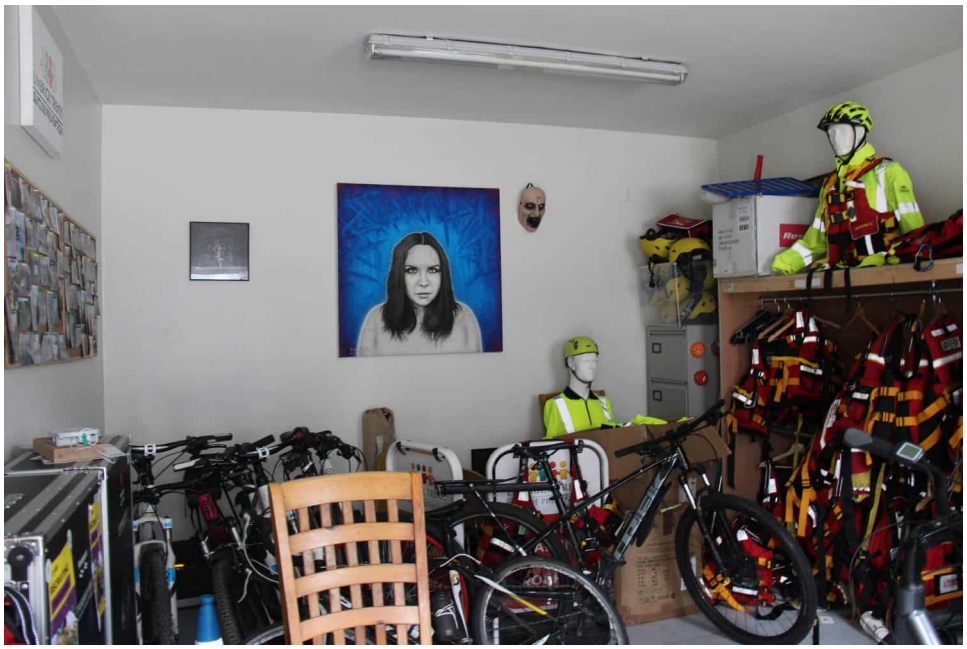

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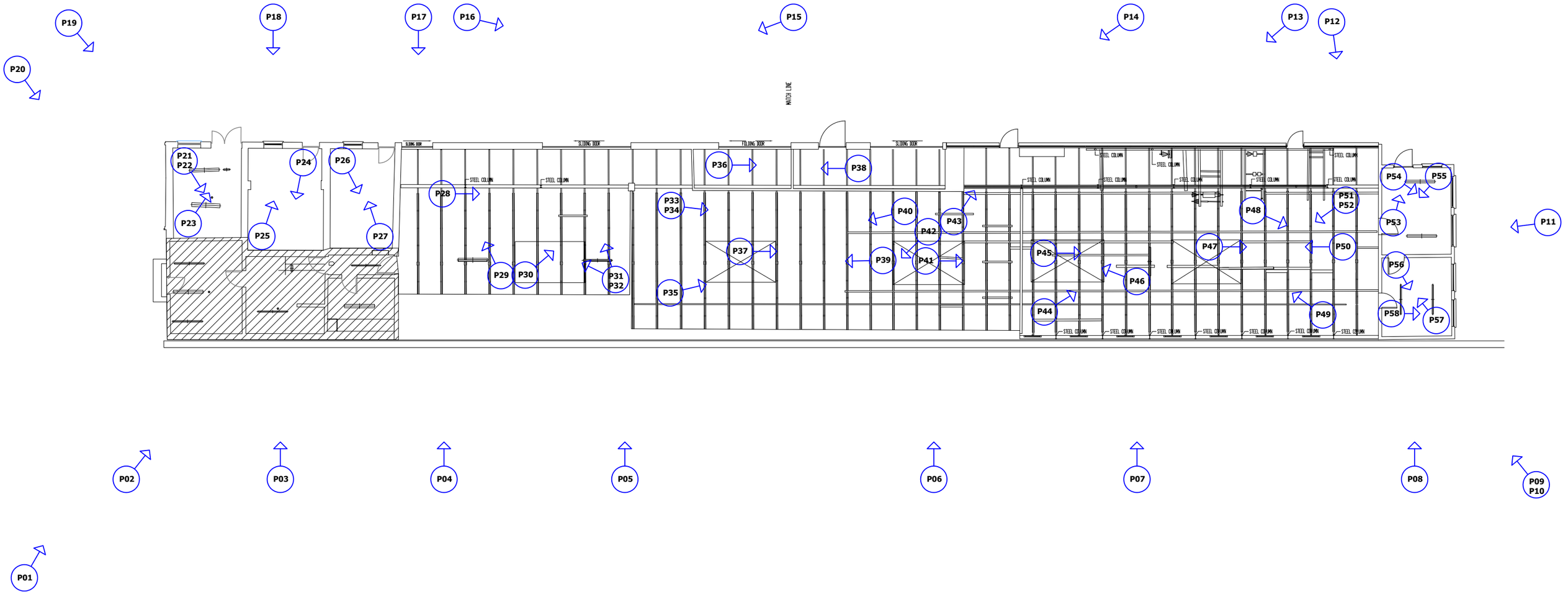

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Photograph Number, Location and Orientation

P01

Project Status:
Revision:
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2 | -
3 | -

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SURVEY ONLY

Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 8 WORKSHOP BUILDING - PHOTOGRAPHIC RECORD LOCATION DRAWING

Client:
LIMERICK 2030

Scale	Date:
NTS	25/09/2025
Drawing By:	Checked By:
SR	ME
Drawing No:	Revision:
J1000_8_D001	-

Architectural Conservation Professionals
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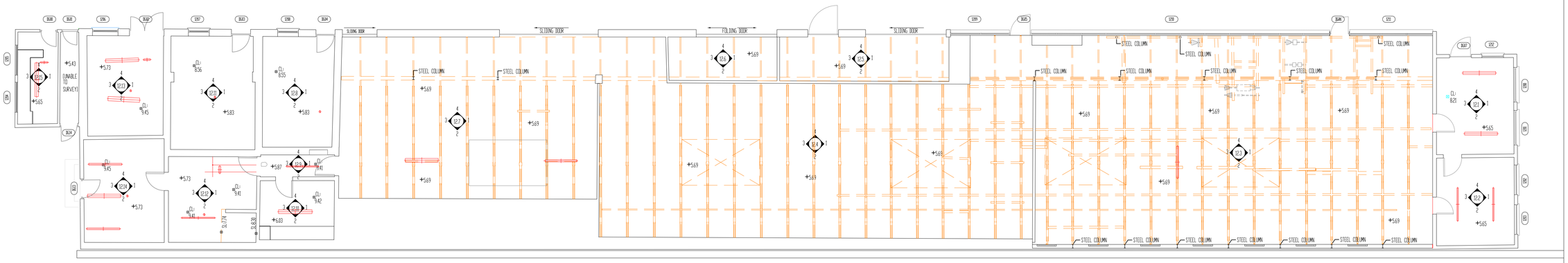

Description of Fabric

The workshop building is for the most part an open plan building, with the main structure a rolled column and beam steel frame, with some cast iron elements, supporting a timber Belfast trussed roof, covered with a bitumen felt.

The walls are infilled with masonry on the lower level, with timber partitioning to the upper level of the walls for the admin section of the building. There are modern interventions to the western section of the building, which is still in use.

External Fabric

Roofs

The external roof covering of the main building is finished with a modern bituminous felt. There is evidence of ventilation shafts to the roof, long covered over. The small lean-to addition to the eastern elevation is covered with a modern pressed metal corrugated sheeting. The main roof has cast iron rainwater goods. The lean to has PVC rainwater goods.

External walls

The elevation facing onto the North Circular Road corrugated sheeting cladding, the western gable end is also finished in a corrugated sheeted cladding, with the lower level rendered mass masonry. The northern elevation is a mixture of pressed metal wall cladding to the upper level at the eastern end, and full height at the western end, with the centre section of the elevation glazed on the eastern end, with a concrete wall to the lower section of the elevation. The cills are covered in a pressed metal. Possibly timber beneath. The eastern elevation is a modern masonry lean to add on, with concrete cills.

Fenestration (General)

There are no openings on the northern elevation. There is one door opening on the western elevation.

On the northern elevation, there are three window openings, consisting of modern PVC window assemblies. There are three door openings, one a timber assembly with timber and glazed surrounding screen, the remaining two are modern PVC assemblies.

There are no window assemblies to the central section of the elevation, with four large industrial door openings, finished with the same pressed metal cladding as the surrounding external walls.

The remainder of the elevation is glazed with fixed window assemblies, with the glazing broken only by the mullion frames members. There are two door assemblies within this section of the elevation. The northern elevation of the lean to has a single window assembly consisting of two sash up down windows.

There are four window assemblies to the eastern elevation of the lean to, with two containing sash up down assemblies, and two consisting of casement assemblies.

Internal

Roof structures

The underside of the roof buildup is exposed internally. There is timbering sarking boards spanning across the array of timber Belfast Trusses, running the full length of the main building. The trusses are supported on rolled steel beams, spanning a mixture of rolled steel columns to the southern elevation and cast-iron columns, in part, to the northern elevation. The roof structure to the lean to is unknown, assumed to be of cut timber construction.

Internal Walls / Ceilings

The internal wall elevations of the lean-to building are a mixture of solid and timber clad walls.

The internal wall elevations of the main workshop building are a mixture of concrete at the lower level, infilled between the structural rolled steel columns, and at upper level to eaves with timber cladding, with fixed windows centrally to each panel, what was the original external appearance of the building on the southern elevation.

The internal wall elevation to the northern elevation ahs the same general appearance of the external to the eastern section, with the western section internal elevations the rear of the cladding externally.

There are a number of internal partitioned rooms to the western section of the building, with the rooms to the southern area inaccessible on the day of inspection. The rooms to the northern area have timber stud partition walls with modern skimmed plaster slab finishes,

The ceilings within these rooms are also modern skimmed plaster slabbed ceilings.

Legend:

Project Status:
Revision:

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2	-
3	-

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SURVEY ONLY

Project: J1000 Cleeves

Title: Building Recording_Building 8_Workshop Building

Client: Limerick Twenty Thirty

Scale 1:100 @A1	Date: 24/09/2025
Drawing By: ME	Checked By: ME
Drawing No: J1000_8_D002	Revision: 00

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Form 019 - Drawing Register

Project Title: Measured Survey of Former Cleeves Condensed Milk Factory- Building 12

Job No: 18855-12	Page No: 1	Issued by: Kieran O'Brien

Drawing. no	Drawing Title.	Size	Issue and Revision (√= No Revision)									
18855-12-100	Floor Plans	A3	01									
18855-12-101	Floor Plans	A3	01									
18855-12-102	External Elevation & Section	A3	01									
18855-12-200	Internal Elevation 1201-1203	A3	01									
18855-12-201	Internal Elevation 1204-1205	A3	01									
18855-12-202	Internal Elevation 1206-1209	A3	01									
18855-12-203	Internal Elevation 1210-1215	A3	01									
18855-12-300	Door and Window Schedule	A3	01									
18855-12-301	Roof Plan	A3	01									
18855-12-302	Roof Plan	A3	01									

T= TENDER C= COMMENT=	**PURPOSE OF ISSUE:** PG= PROGRESS I= INFORMATION P= PRELIMINARY PN= PLANNING	C									
P= PAPER	**MEDIUM:** D= COMPUTER DISK E= E-MAIL	E									

	DISTRIBUTION: DATE DAY	**16**									
	OF MONTH	**07**									
	ISSUE YEAR	**20**									

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Registered Office: 47 Oliver Plunkett Street, Bandon, Co Cork.
Company Registration No: 419100. Vat No: IE 6439100E.
Company Directors: K. O'Brien, M O'Brien.

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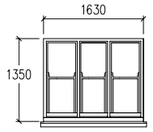	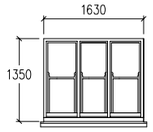	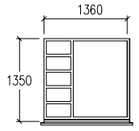	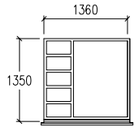	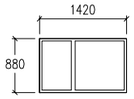	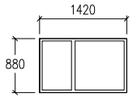	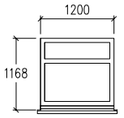	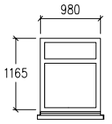	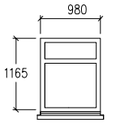	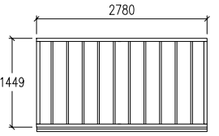

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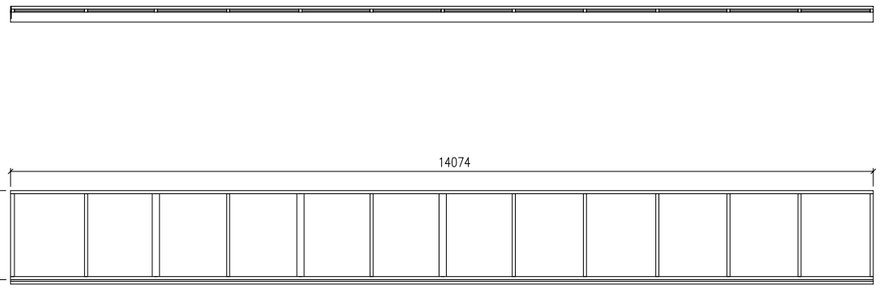	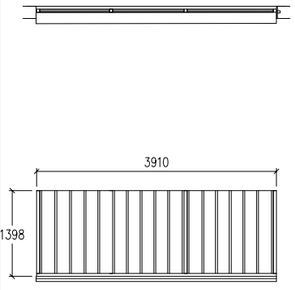

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		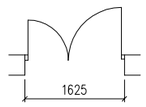	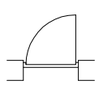	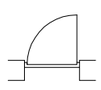		
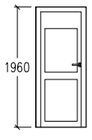		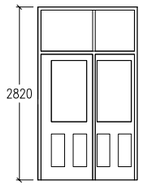	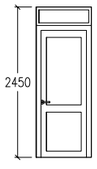	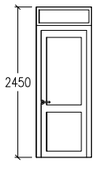	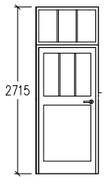	

SURVEY NOTES

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4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1. CLADDING	5. RENDER	9. DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	23-01-20	TOPO SURVEY	ML	KOB

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Geodata
Chartered Land Surveyors

47 Oliver Plunkett Street Bandon, Co Cork. P72 A443
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurvyeing.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

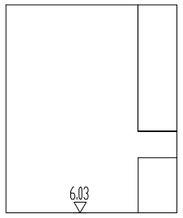
Title: Building 12 – Door & Window Schedule

Scale: 1–100

Dwg. No: 18885–12–300

Date: 23–01–20

Sheet: A3



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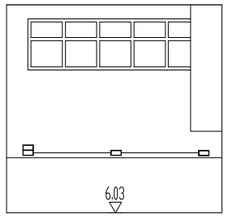

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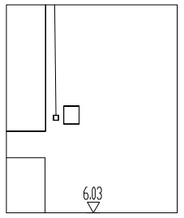

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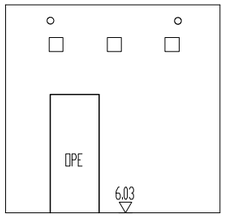

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ELEVATION 1
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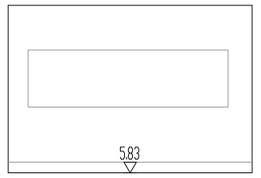

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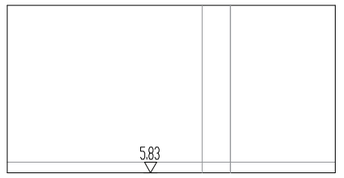

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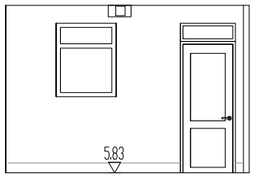

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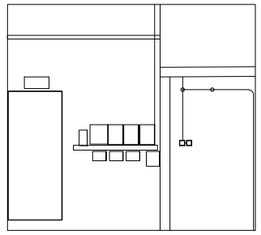

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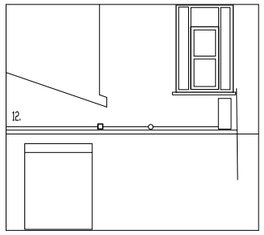

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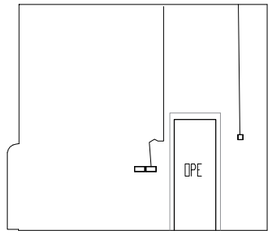

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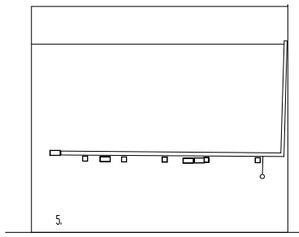

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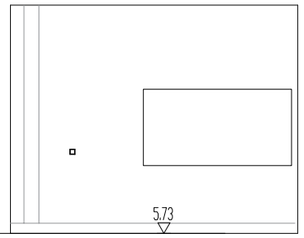

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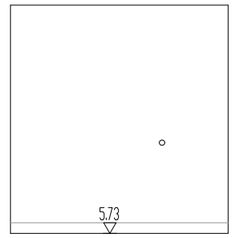

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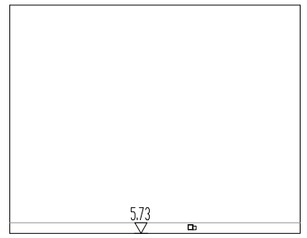

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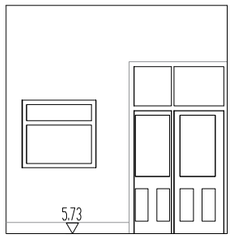

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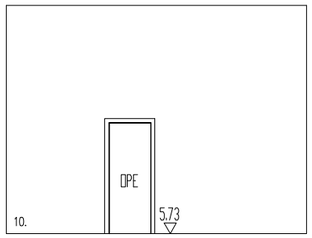

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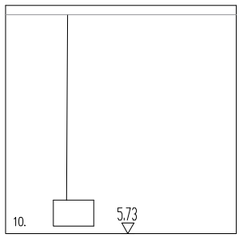

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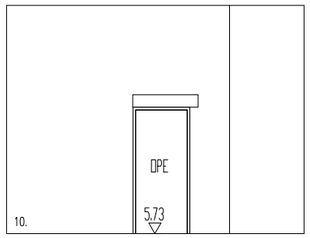

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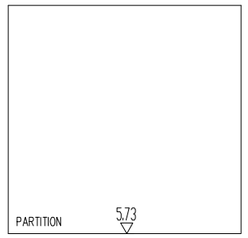

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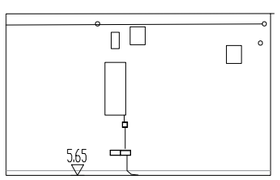

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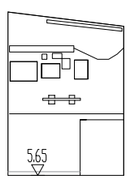

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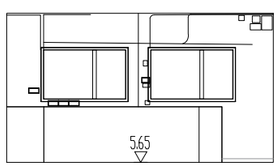

ELEVATION 3
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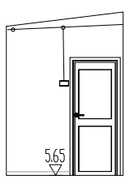

ELEVATION 4
1215

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0 1m 2m 3m 4m 5m

1:100

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC
- 9. DASHED RENDER
- 10. RC CONCRETE
- 11. BLOCKWORK
- 12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	23-01-20	TOPO SURVEY	ML	KOB

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Geodata
Chartered Land Surveyors

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Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

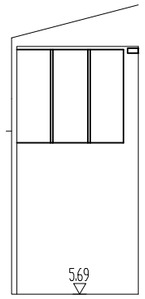
Title: Building 12 – Int Elevations 1210–1215

Scale: 1–100

Dwg. No: 18885–12–203

Date: 23–01–20

Sheet: A3



ELEVATION 1
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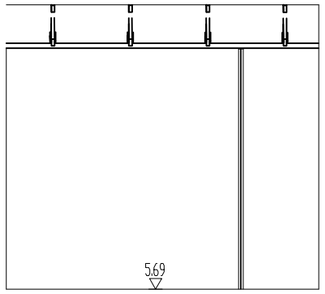

ELEVATION 2
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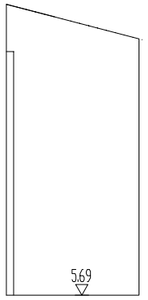

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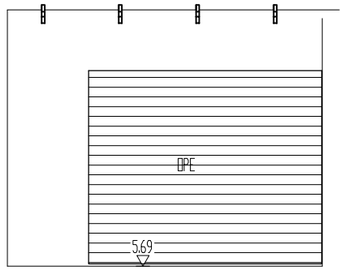

ELEVATION 4
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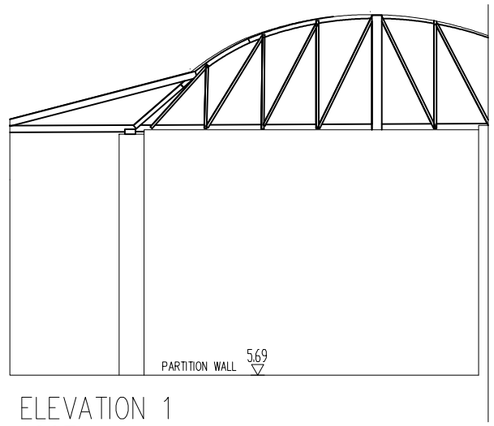

ELEVATION 1
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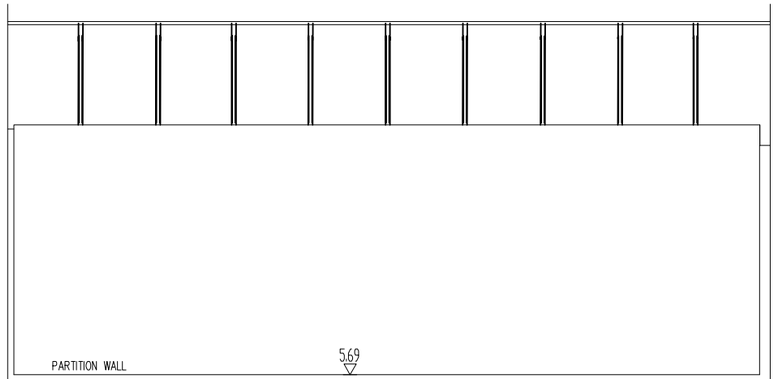

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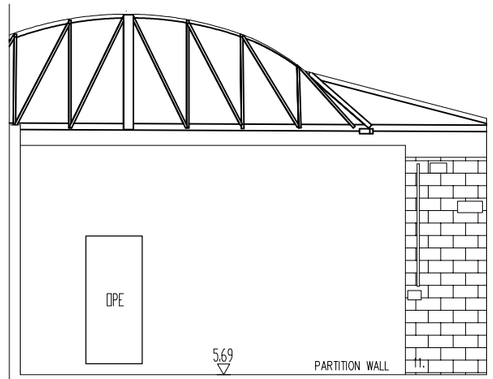

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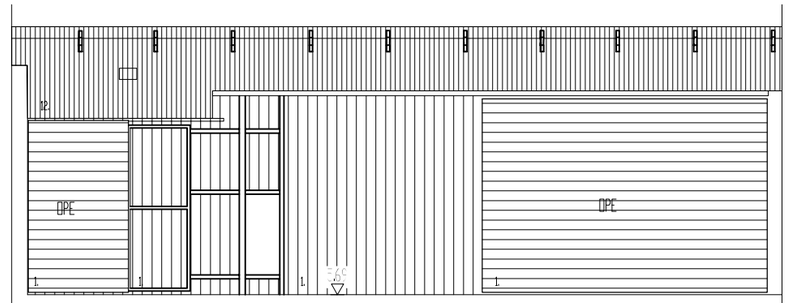

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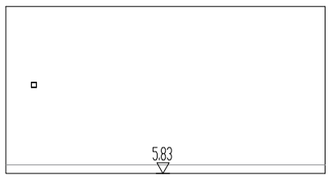

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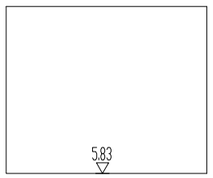

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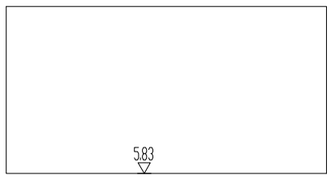

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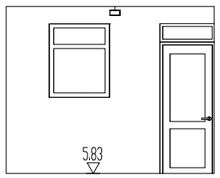

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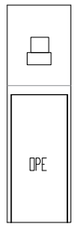

ELEVATION 1
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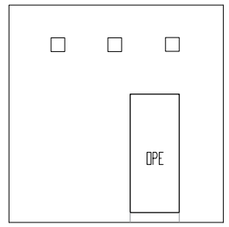

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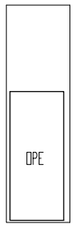

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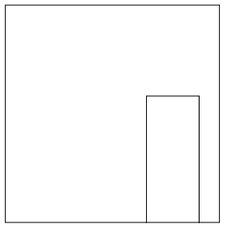

ELEVATION 4
1209

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2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1. CLADDING	5. RENDER	9. DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	23-01-20	TOPO SURVEY	ML	KOB

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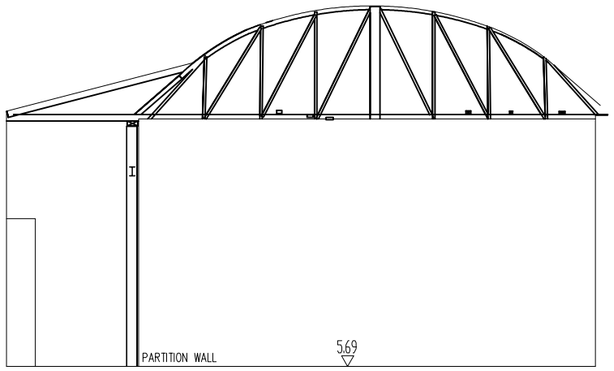
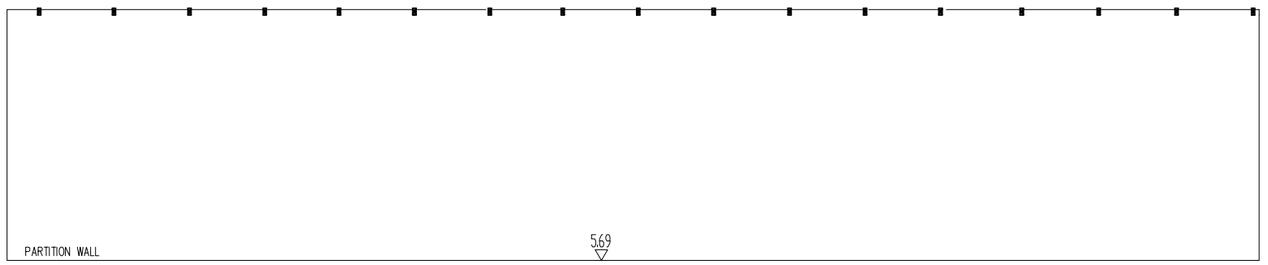
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 12 – Int Elevations 1206–1209
Scale: 1–100
Dwg. No: 18885–12–202
Date: 10–01–20
Sheet: A3



ELEVATION 1
1204



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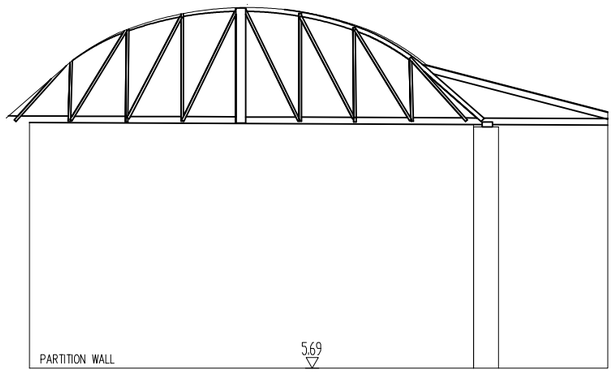
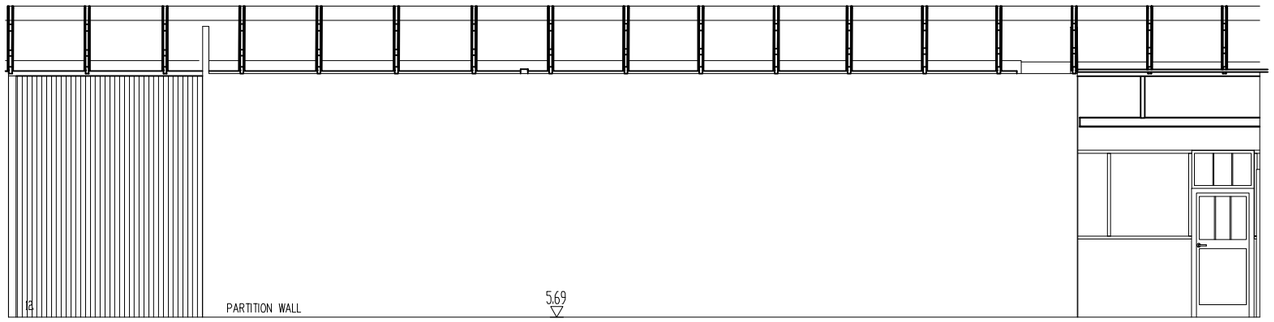


ELEVATION 3
1204



ELEVATION 4
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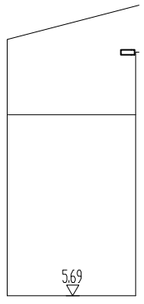

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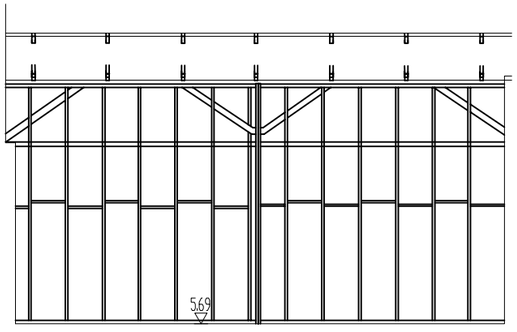
1205



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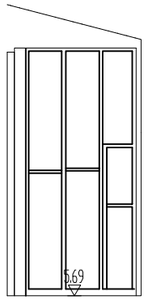

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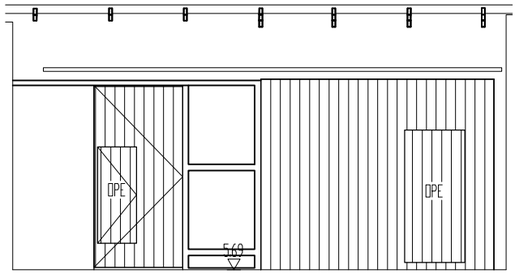

ELEVATION 4
1205

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
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4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1. CLADDING	5. RENDER	9. DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	23-01-20	TOPO SURVEY	ML	KOB

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Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

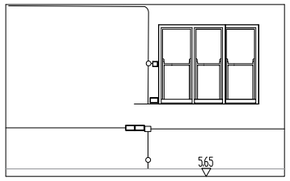
Title: Building 12 – Int Elevations 1204–1205

Scale: 1–100

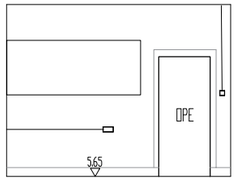
Dwg. No: 18885–12–201

Date: 10–01–20

Sheet: A3

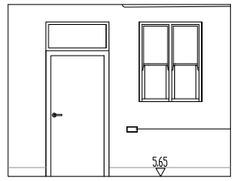


ELEVATION 1
1201

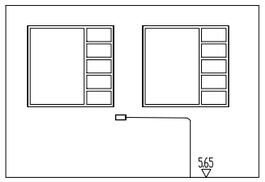


ELEVATION 2
1201

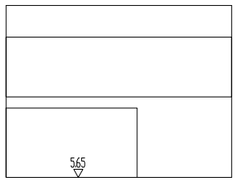
ELEVATION 3
1201



ELEVATION 4
1201



ELEVATION 1
1202



ELEVATION 2
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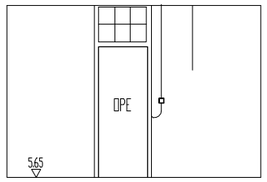

ELEVATION 3
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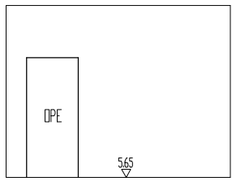

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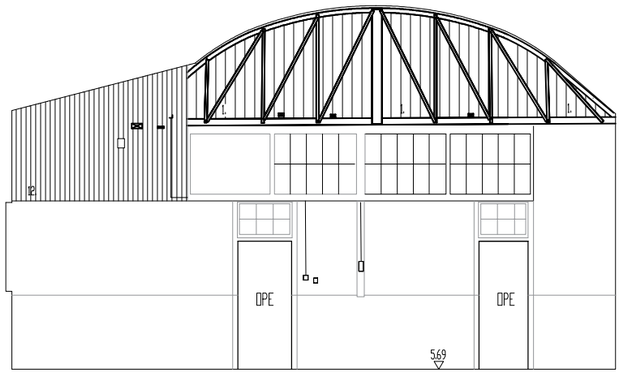

ELEVATION 1
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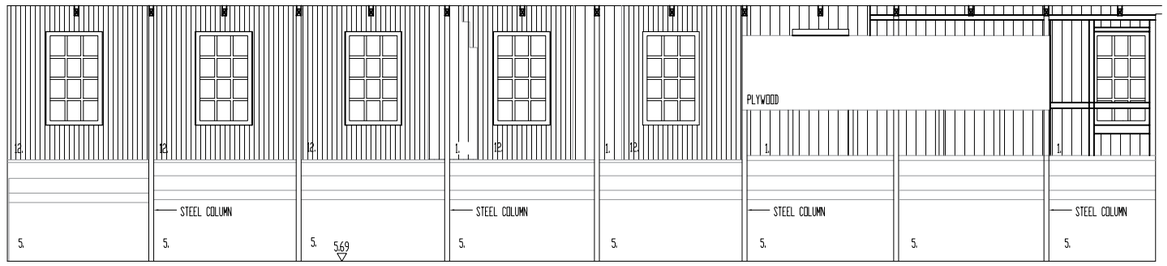

ELEVATION 2
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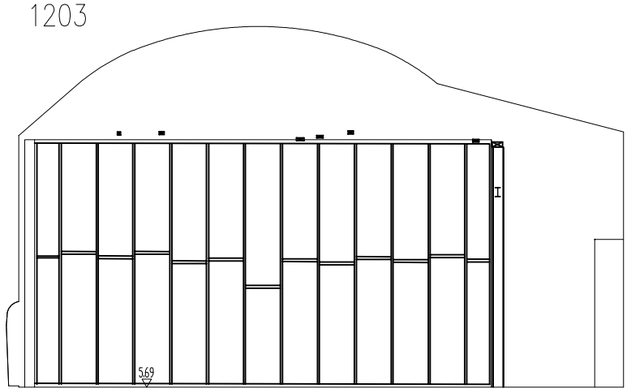

ELEVATION 3
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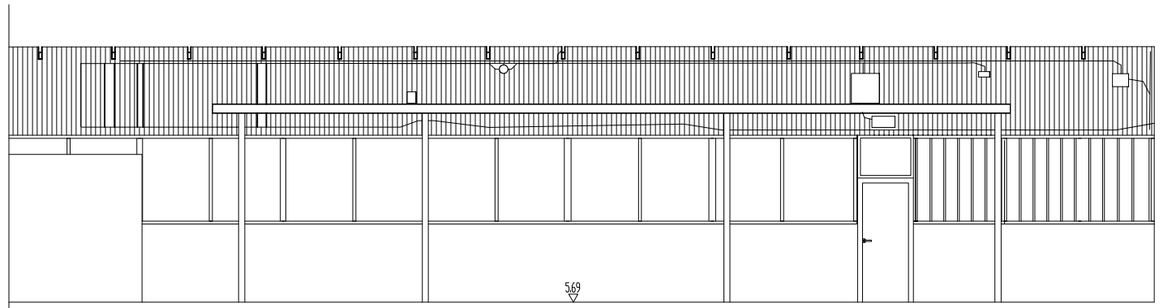

ELEVATION 4
1203

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
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4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC
- 9. DASHED RENDER
- 10. RC CONCRETE
- 11. BLOCKWORK
- 12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	23-01-20	TOPO SURVEY	ML	KOB

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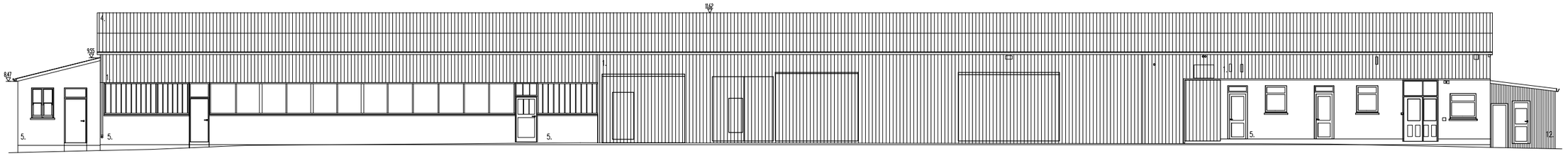
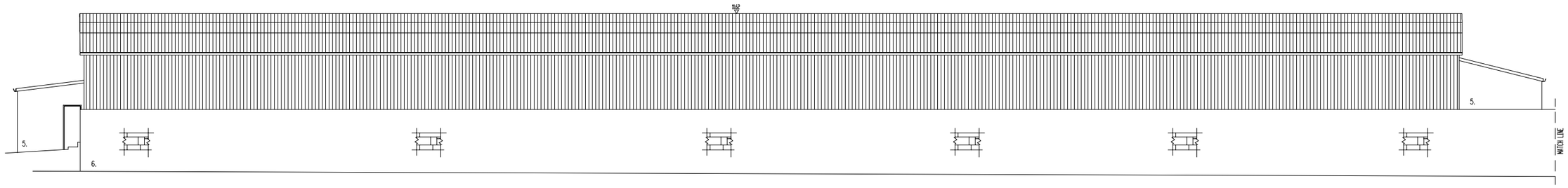
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

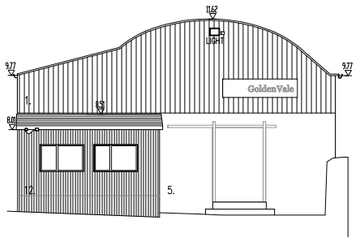
Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 12 – Int Elevations 1201–1203
Scale: 1–100
Dwg. No: 18885–12–200
Date: 10–01–20
Sheet: A3

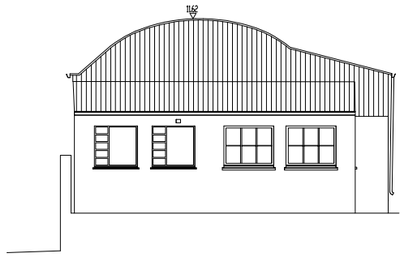


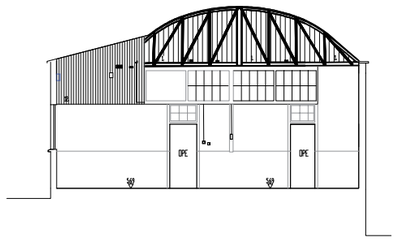
Elevation A–A
Scale 1:200



Elevation C–C
Scale 1:200



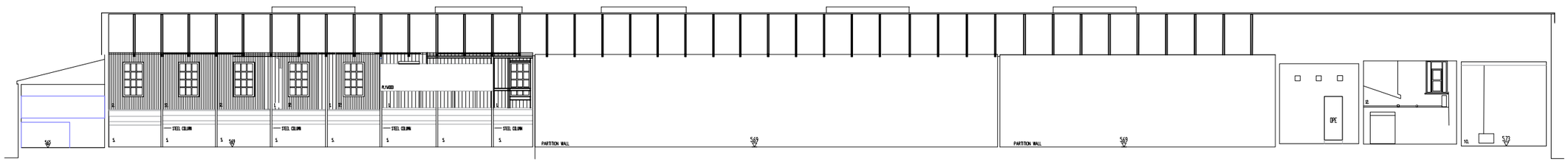




Elevation B–B
Scale 1:200

Elevation D–D
Scale 1:200

Section 2–2
Scale 1:200



Section 1–1
Scale 1:200

SURVEY NOTES
1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m
1:100

LEGEND

LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1. CLADDING	5. RENDER	9. DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	23-01-20	TOPO SURVEY	ML	KOB

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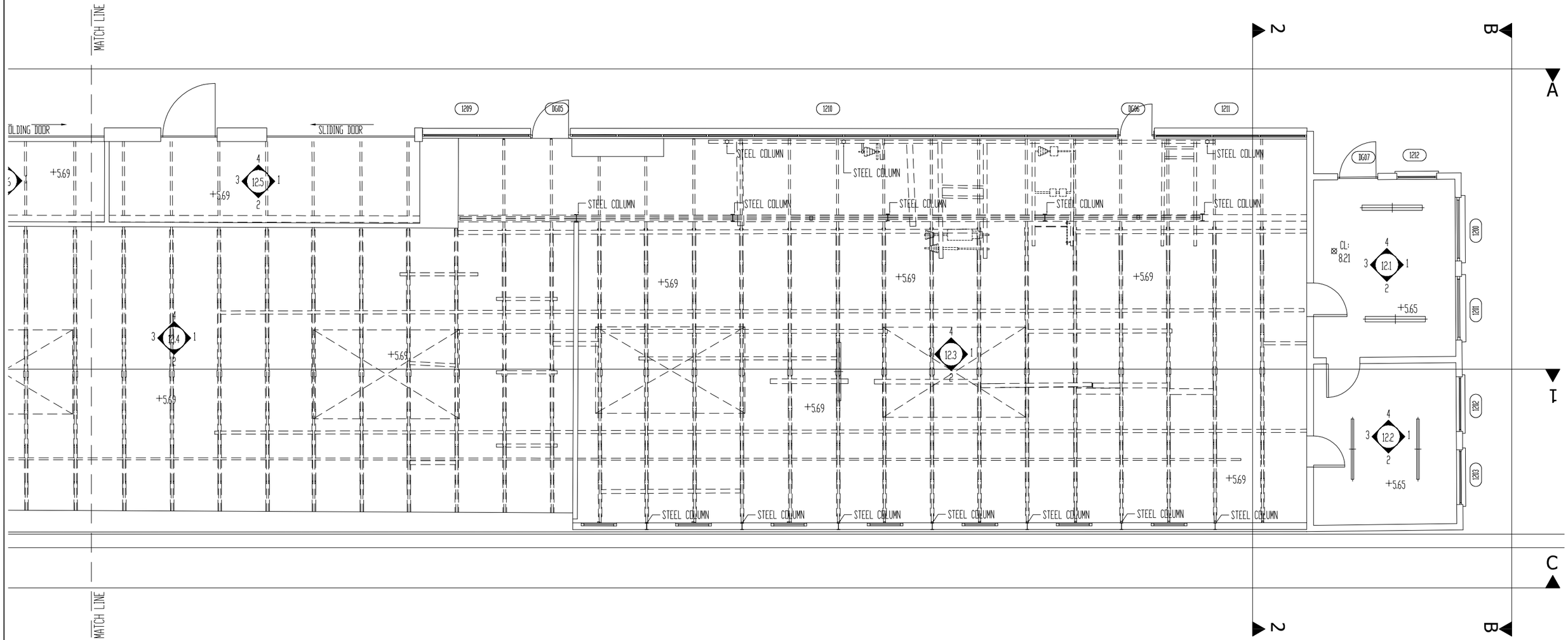
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 13 – Elevations & Sections
Scale: 1–200
Dwg. No: 18885–12–102
Date: 10–01–20
Sheet: A3



Ground Floor Plan

Scale 1:100

NORTH

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
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5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
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- 8. PVC
- 9. DASHED RENDER
- 10. RC CONCRETE
- 11. BLOCKWORK
- 12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
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Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

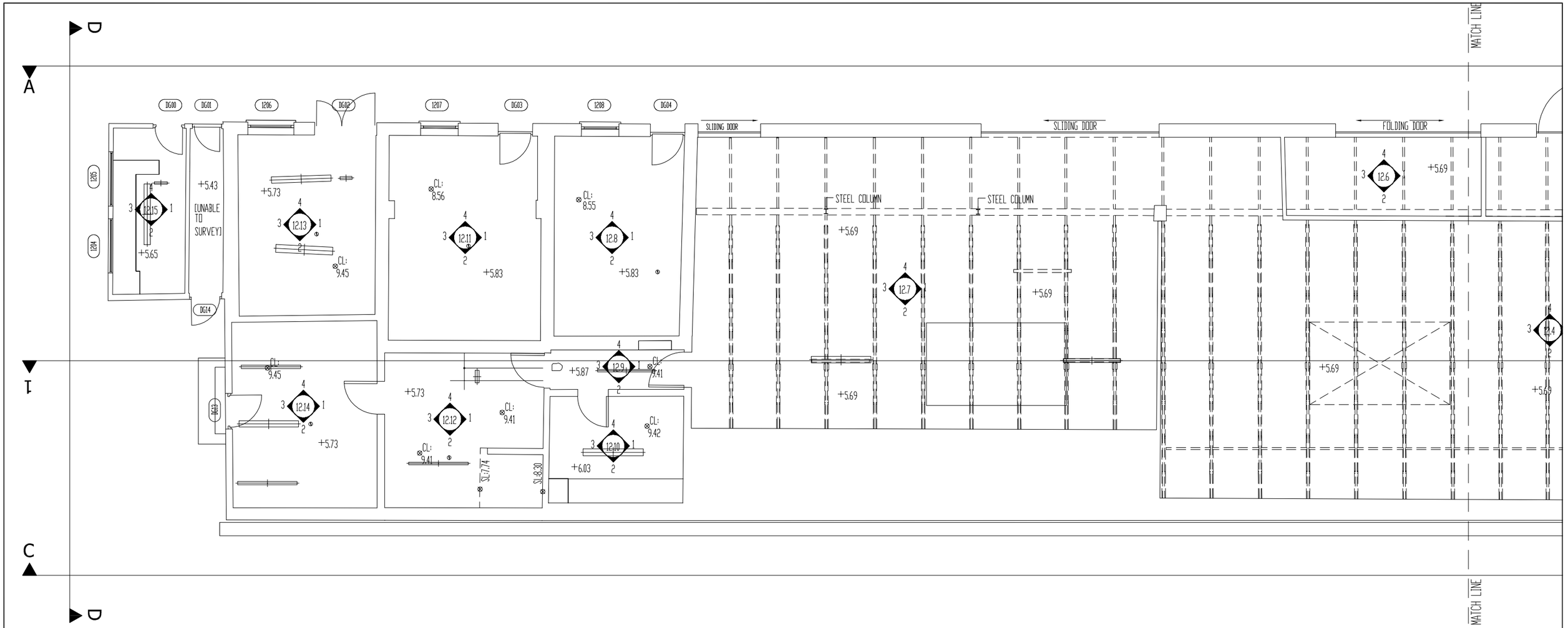
Title: Building 12 – Floor Plan

Scale: 1–100

Dwg. No: 18885–12–101

Date: 23–01–20

Sheet: A3



Ground Floor Plan
Scale 1:100

NORTH

SURVEY NOTES
1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
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0 1m 2m 3m 4m 5m
1:100

LEGEND

LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1. CLADDING	5. RENDER	9. DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	23-01-20	TOPO SURVEY	ML	KOB

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Email: info@geodatasurvyeying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 12 – Floor Plan
Scale: 1–100
Dwg. No: 18885–12–100
Date: 23–01–20
Sheet: A3

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Offices in Ireland, Canada and Singapore

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Heritage Council	Heritage Foundation Newfoundland
Financial Institutions	Kingdom of Saudi Arabia
Private Clients	Private Clients
Local Authorities	
Educational Institutes	
Community Groups	

Architects & Conservation Architects

Chartered Building Surveyors

Building Conservation Accredited Surveyors (SCSI/RICS)

Conservation Building Engineers

Historic and Ecological Landscape Consultants

Project Managers, Quantity Surveyors and Building Economists

Historic Metalwork Consultants

UAV Aerial Surveys (Licensed By IAA)

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email**: info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- 2 Venture Drive #19-18 Vision Exchange Singapore 608526
Phone: +65 97168833, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg

ACP *Architectural Conservation Professionals*

cabe builtenvironment AWARDS 2024 WINNER cabe builtenvironment AWARDS 2024

Building Record Report

For

Building 9 Cheese Plant
Former Cleeves Condensed Milk Factory

Client: Limerick 2030

Date: 15th of October 2025

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email**: info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- 2 Venture Drive #19-18 Vision Exchange Singapore 608526
Phone: +65 97168833, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg

Authorship: This Report has been prepared by:-

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RICS Certified Historic Building Professional
SCSI Building Conservation Accredited Surveyor
Chartered Building Engineer
Chartered Building Surveyor
Chartered Landscape Architect
Chartered Project Manager
Chartered Environmentalist

Martin English, BSc (Hons) Building Surveying, BSc (Const. Mgmt), C.Build.E., MCABE
ACP Operations Director
RICS Certified Historic Building Professional
SCSI Building Conservation Accredited Surveyor
Chartered Building Engineer
Registered Building Surveyor

Sheena Ryan BA(Hons) Fine Art
Historic Building Consultant

And

Brigid Browne MSc., BSc., MIEI, MSCSI, MRICS
Chartered Building Surveyor
Chartered Building Control Surveyor

Copies of this report have been presented by ACP to: The Client (Limerick 2030)

Acknowledgements: Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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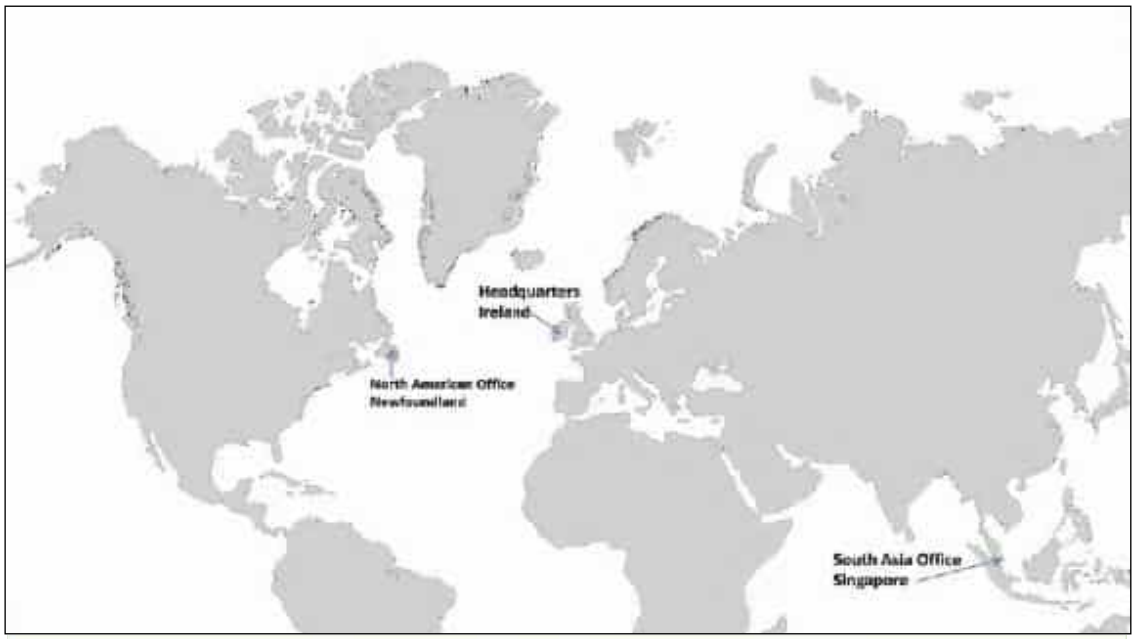

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Table of Contents

LIST OF FIGURES, PHOTOGRAPHS AND TABLES 6

PHOTOGRAPHS 6

TABLES 6

GLOSSARY OF TERMS 7

1.0 SCOPE OF STUDY 10

2.0 METHOD OF STUDY 10

3.0 EXISTING ENVIRONMENT 12

3.1 Proposed Development 13

3.2 Site Inspection 13

3.3 Building Survey 13

4.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY 14

4.1 Historical background- Brief History of Building 9 Cheese Plant at the Former Cleeves Condensed Milk Factory 14

4.2 Protection Status 16

4.2.1 Protected Structures 16

4.2.2 NIAH 17

4.2.3 Archaeology 17

4.2.4 Historic Maps 18

5.0 DESCRIPTION OF FABRIC 20

5.1 External Fabric 20

5.1.1 Roofs 20

5.1.2 External walls 21

5.1.3 Fenestration (General) 21

5.2 Internal 21

5.2.1 Ceilings 21

5.2.2 Internal Walls 23

5.2.3 Internal Floors 24

6.0 SUGGESTED MEASURES TO COMPLETE THE BUILDING RECORD 25

7.0 SUGGESTED SALVAGE SCHEDULE OF HISTORIC FABRIC 26

8.0 SIGNING OFF STATEMENT 27

9.0 PROJECT REFERENCES 28

10.0 APPENDICES 29

LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

Figure 1 - Ordnance Survey of Ireland Current Map.....12
Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios 12
Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910 14
Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910 15
Figure 5 - Building Ages Diagram, Limerick 2030.....15
Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028.....16
Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.....17
Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844.....18
Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844.....18
Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919.....19

PHOTOGRAPHS

Photograph 1 - View of Cheese Plant from North.....13
Photograph 2 North Circular Road elevation of the end section of the Cheese Plant. Note pressed metal sheeted roofing.....20
Photograph 3 View of the rear roof plane.....20
Photograph 4 General view of the rear of the Cheese Plant complex. Note overgrowth to rear walls.....21
Photograph 5 Internal view of the splayed ceiling in the first section of the subject building. 22
Photograph 6 View of the failed ceiling of the end room. Note laths and sections of coving.22
Photograph 7 General view of the internal of the first section of the subject building. 23
Photograph 8 View of the internal elevation of the external wall to the end room. 23
Photograph 9 View of the floor of the end room. Sprung timber floor. Failed. 24

TABLES

Table 1 - Protection Status.....16

GLOSSARY OF TERMS

1. ACA	**An Architectural Conservation Area** is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.
2. Area of Special Planning Control	**Areas of Special Planning Control** provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act
3. NIAH	The **National Inventory of Architectural Heritage**. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)
4. Protected Structure	**A "protected structure"** is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term "structure" is defined by Section 2 of the 2000 Act to mean 'any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate'. – Section 2 (1) of the 2000 Act
5. Section 57 Declaration	**Section 57 Declaration** Owners or occupiers of a protected structure may request a 'declaration' under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.
6. RMP	**Archaeological sites** are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.
7. RPS	Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the

Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC

Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA

Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance

Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance

Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance

Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wikinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance

These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only

These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.

Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

> (1) A person who is guilty of an offence under *sections 58(4)*, *63*, *151*, *154*, *205*, *230(3)*, *239* and *247* shall be liable—
> (*a*) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or
> (*b*) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

> "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

> *"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"*

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Siochana may without warrant seize and detain:

> *"a detection device found in, at the site of, or in the vicinity or a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987.*

1.0 Scope of Study

This report has been prepared following a request by the client, Limerick 2030 to undertake a Building Record Report in conjunction with the proposed Planning Application for the redevelopment of the Former Cleeves Condensed Factory site (RPS No's 3264, 3265) and associated structures at North Circular Road, Limerick City.

This Building Record Report aims to provide the following:

- A brief historical overview of Building 9 Cheese Plant at the Former Cleeves Condensed Milk Factory.
- A description of the existing fabric of the building.
- A record of the building to the equivalent of either Historic England Level 2 or Level 3 of Historic Building Recording.
- Recommended mitigations in order to complete the building record.

2.0 Method of Study

The following methods and resources were used in establishing the Building Record.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- Existing archival records and resources were consulted.
    - Limerick Archives
    - Limerick Local Studies
    - Irish Architectural Archive
    - National Library of Ireland
    - Griffiths Valuation
    - Census of Ireland
    - Feilden Clegg Bradley Studios and Bucholz McEvoy, Cleeves Riverside Statement of Significance - May 2025
- Colin Rynne's assessment undertaken to inform the initial protection.
- ACP's Assessment 2015
    - J446 - Conservation Assessment Report for Lansdowne Flax Mill – 14th April 2015
- ACP's Assessment 2023 and 2024
    - J884 Cleeves Flax Mill_Limerick 2030_Assessment of Roof_Jan 30th 2023
    - J1000 Cleeves _ 01 Flax Mill_LTT_Building Fabric Assessment_March 2024
    - J1000 Cleeves _ 02 Engine House_LTT_Building Fabric Assessment_April 2024
    - J1000 Cleeves _ 04 _ 05 _ Water Tank and IG_LTT_Building Fabric Assessment _April 2024
    - J1000 Cleeves _ 07 _ 11 _ Dairy Building and CSHF_LTT_BFA_Final and Issued_April 2024
- Geodata Measured Survey 2020.
    - Refer to Appended Drawings Registers

This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

3.0 Existing Environment

Cleeves Former Condensed Milk Factory is located on the North side of the River Shannon in Limerick City, on North Circular Road. The subject site includes the former factory site, the former Salesians Secondary School / Fernbank House, two semi-detached houses to the West of the factory, and the Shipyard site to the South of the factory.

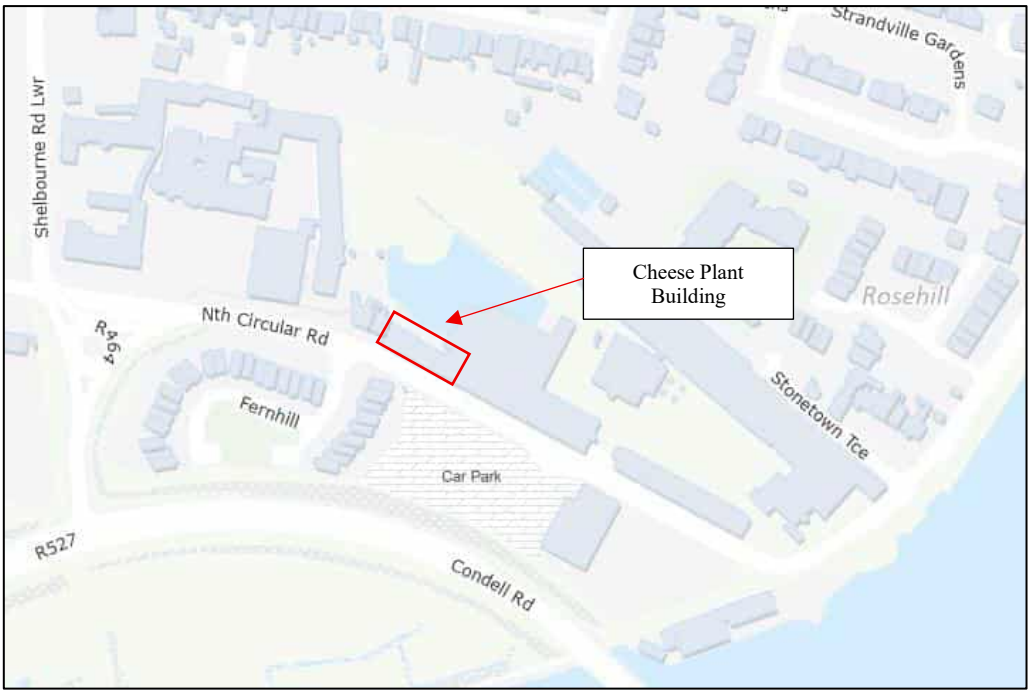

Figure 1 - Ordnance Survey of Ireland Current Map

The Cheese Plant Building is located to the west of the factory site, on the boundary of North Circular Road.

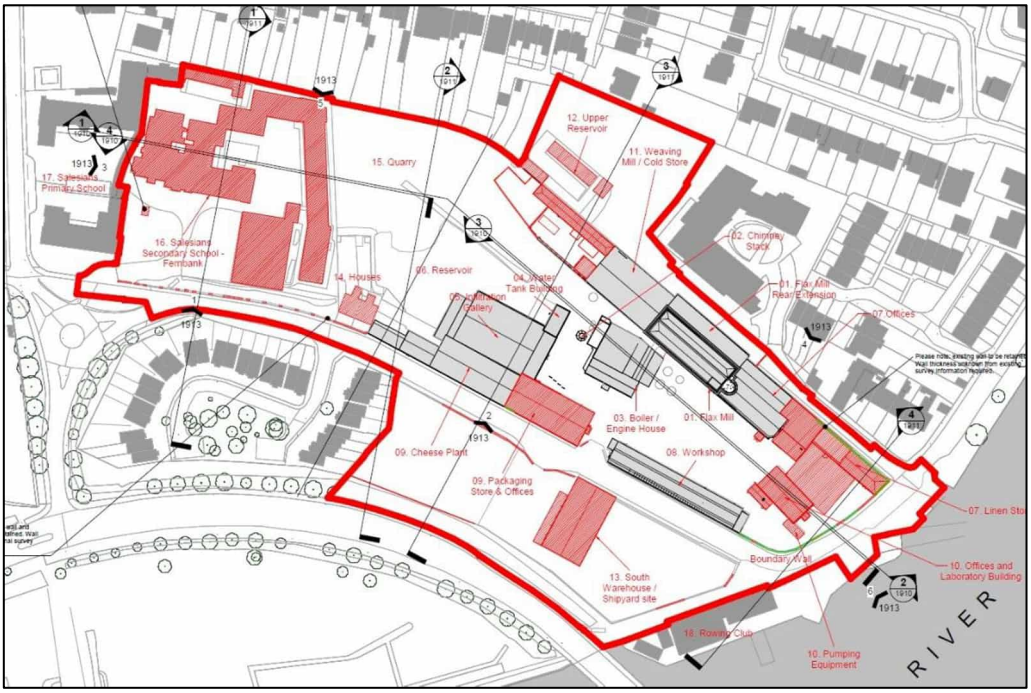

Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

3.1 Proposed Development

This report has been prepared in support of the planning application to be submitted by Limerick 2030 for the redevelopment of the Former Cleeves Condensed Milk Factory, identified by Limerick 2030 as the 'Cleeves Riverside Quarter'.

3.2 Site Inspection

The site was inspected on the 11th, 15th and 25th of August 2025 by Martin English, Brigid Browne and Sheena Ryan of ACP. The photographic Record was also undertaken on these dates.

Photograph 1 - View of Cheese Plant from North

3.3 Building Survey

The following surveys were undertaken as part of the data gathering process:-

- Measured Building Survey – supplied by Geodata 2020.
- Conservation Inspection and Fabric Assessment.
- Photographic Record – refer to J1000_9_D001 Cheese Plant Photographic Record Location Drawing & Photographs in Appendix 1 of this report.
- Annotated drawing no J1000_9_D002 in Appendix 2 of this report.

This information was used to inform the design team during the design development stage.

4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Building 9 Cheese Plant at the Former Cleeves Condensed Milk Factory[1]

Development of the Flax Factory began c.1850 by J.N. Russell (1774-1859), a significant business owner whose company J.N. Russell & Sons was the biggest miller of maize in Ireland by the end of the 19th century. The complex began with construction of the Main Mill, Vats House, Dye House and main Engine House. In addition to the Flax Mill, Russell had purchased five other flour mills in the vicinity of Limerick between 1835 and 1857. At the time of his death in 1859, the company ran the largest shipping business in the port of Limerick. His son J.A. Russell took control of running the Flax Mill. Due to a fall in demand for flax the mill closed by 1870 and remained vacant for six years before it was reopened as a flour mill.

Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

This continued until 1884 when the mill was bought by the Condensed Milk Company of Ireland, converting the factory for the production of condensed milk and butter. This required a £100,000 overhaul of the site including the construction of the Engine House, Boiler House and Stack.

Following WWI and the Irish War of Independence the company was going into liquidation. In 1927 the Free State Government established the Dairy Disposal Company to regulate the industry. Cleeves operated under State control until the early 1970's when ownership was transferred to Golden Vale. In 2011 milk processing stopped at the site and has been vacant since then.

[1] Historical Background Information supplied by client, Limerick 2030.

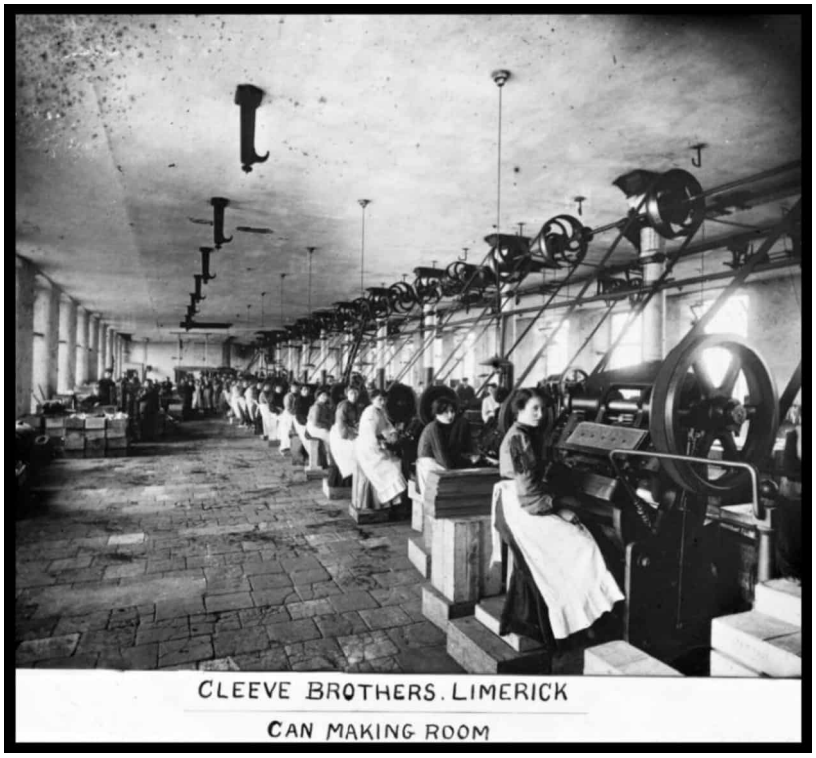

Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

The evolution of the site is detailed in the building age diagram below.

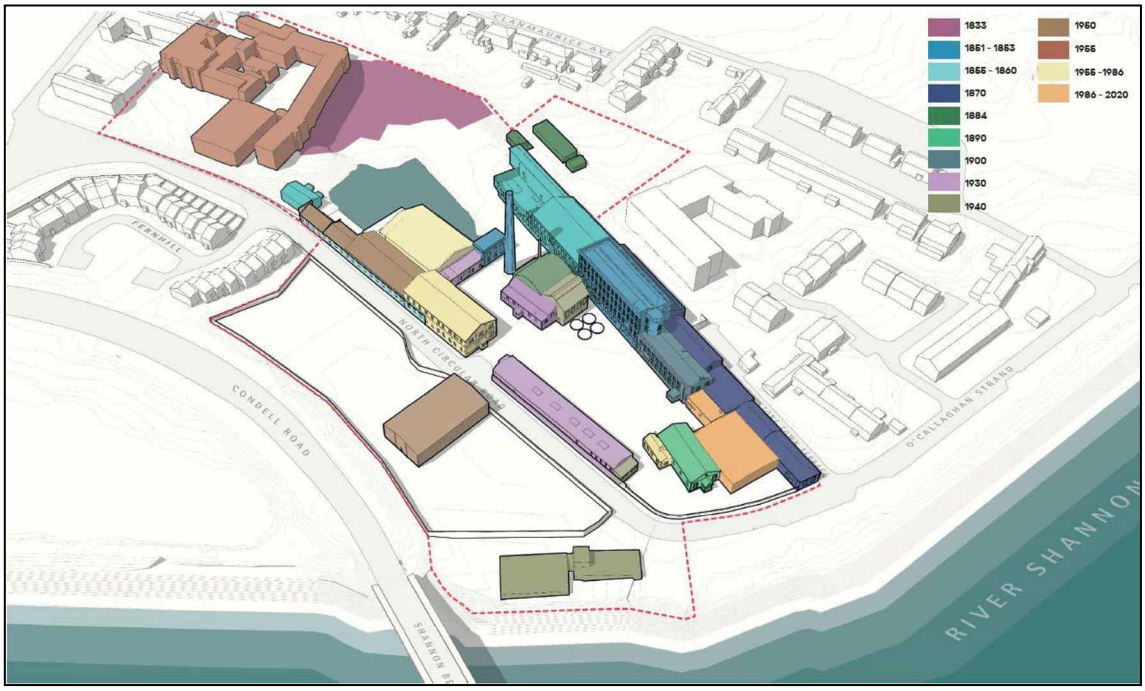

Figure 5 - Building Ages Diagram, Limerick 2030

4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	Y	Within the curtilage of: • RPS No. 3265 – Former Golden Vale Factory – Former Cleeves • RPS No. 3264 – Former Golden Vale Chimneystack – Former Cleeves
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership		
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 - Protection Status

4.2.1 Protected Structures

Building 9 Cheese Plant is not a protected structure and is not within an Architectural Conservation Area of Limerick City.

The curtilage of the protected structures is defined by the extent of the 'early industrial complex' as referred to in the NIAH description. Structures within the complex boundary are considered to be curtilage structures. This is summarised in the Statement of Significance and reflects the historic boundary of ownership and operation. The historic curtilage of the flax mill does not extend as far as the 'Cleeves Riverside Quarter' Phase II application boundary and does not include the Shipyard Site or the Former Salesians Secondary School, inclusive of Fernbank House.

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
3265	21512053	Former Golden Vale Factory – Former Cleeves	North Circular Road, Stonetown Terrace	Detached fifteen-bay four-storey stone factory building, built c. 1853	
3264	21512059	Former Golden Vale Chimneystack – Former Cleeves	North Circular Road, Stonetown Terrace	Freestanding octagonal-plan red brick chimneystack, built c. 1860, as part of the vast industrial complex	

Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028

4.2.2 NIAH

Building 9 Cheese Plant is not included in the National Inventory of Architectural Heritage surveys. Figure 7 below shows the various NIAH structures within the vicinity of the subject structures.

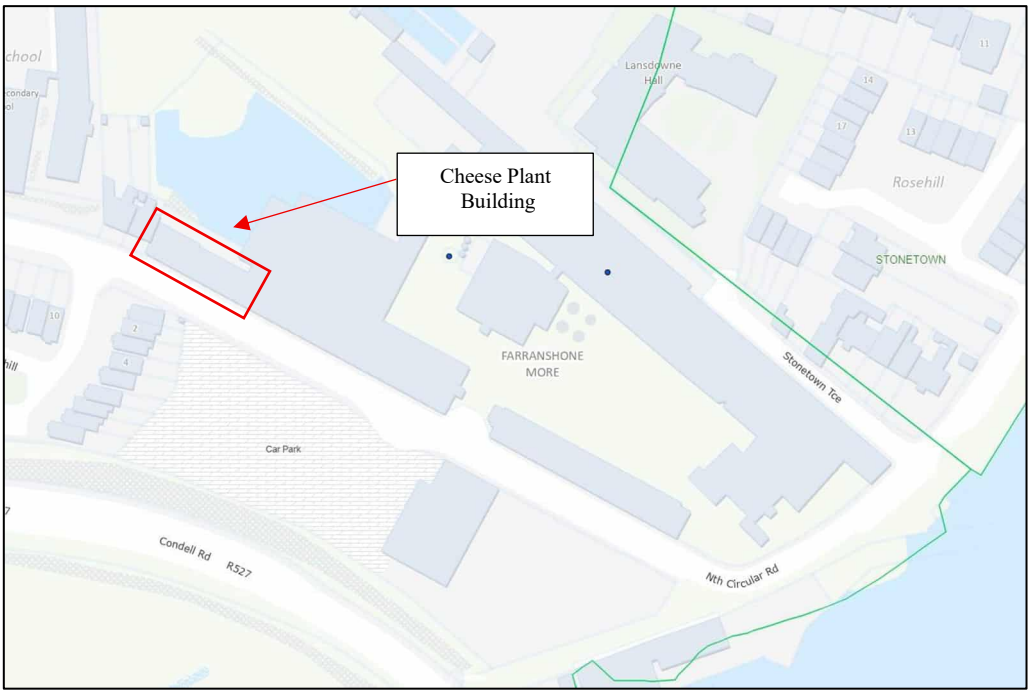

Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

4.2.3 Archaeology

The building and site is outside the Zone of Archaeological Potential for Limerick city and thus is not impacted by the National Monuments Acts.

4.2.4 Historic Maps

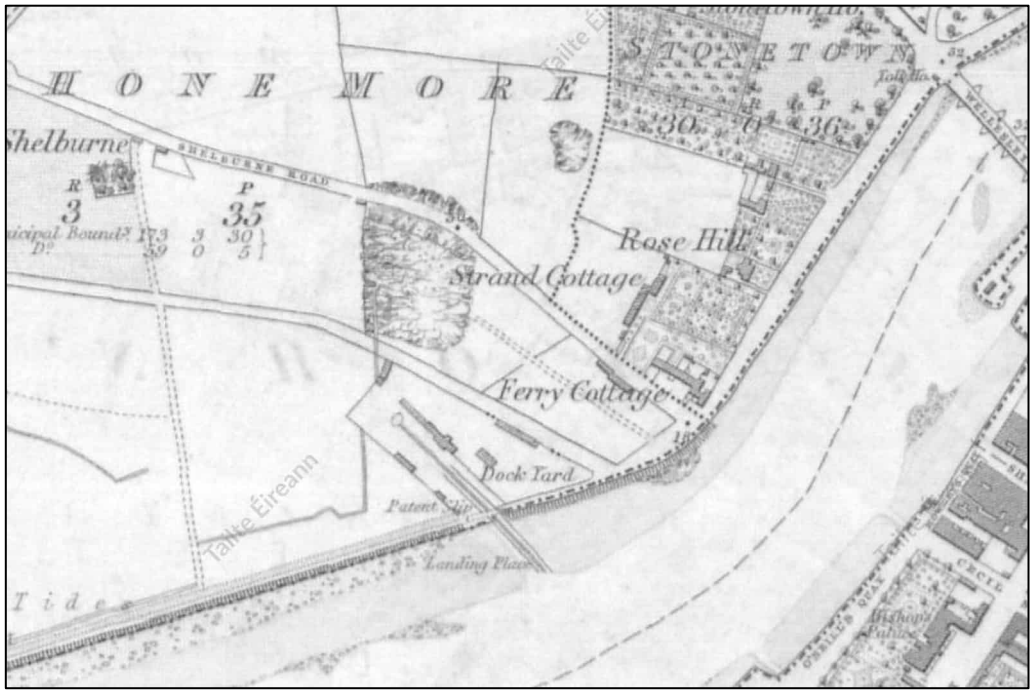

Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844

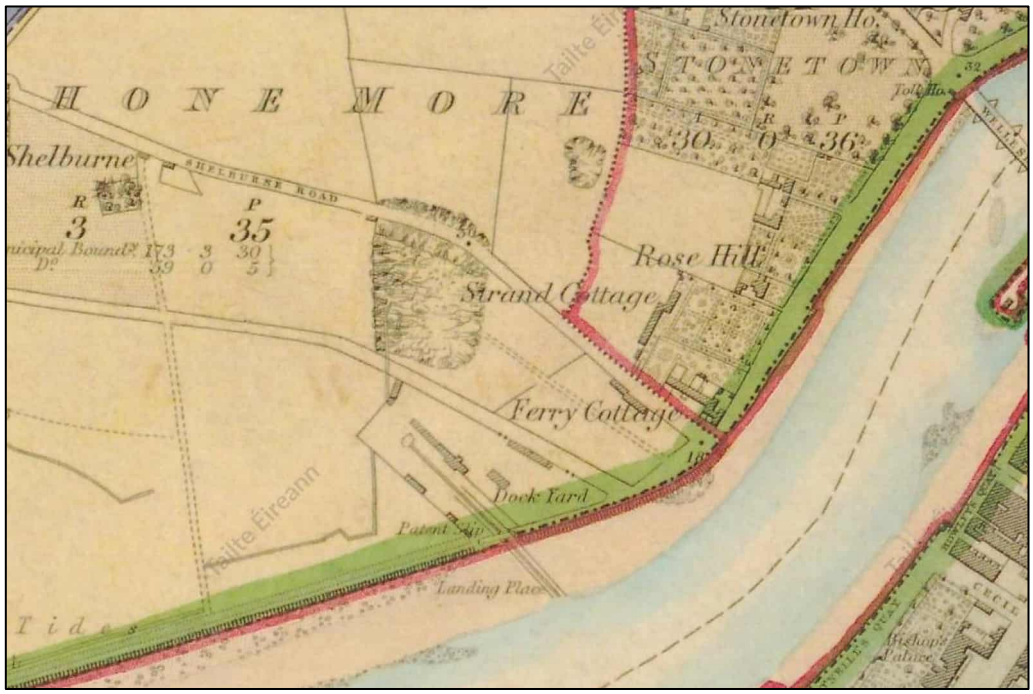

Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844

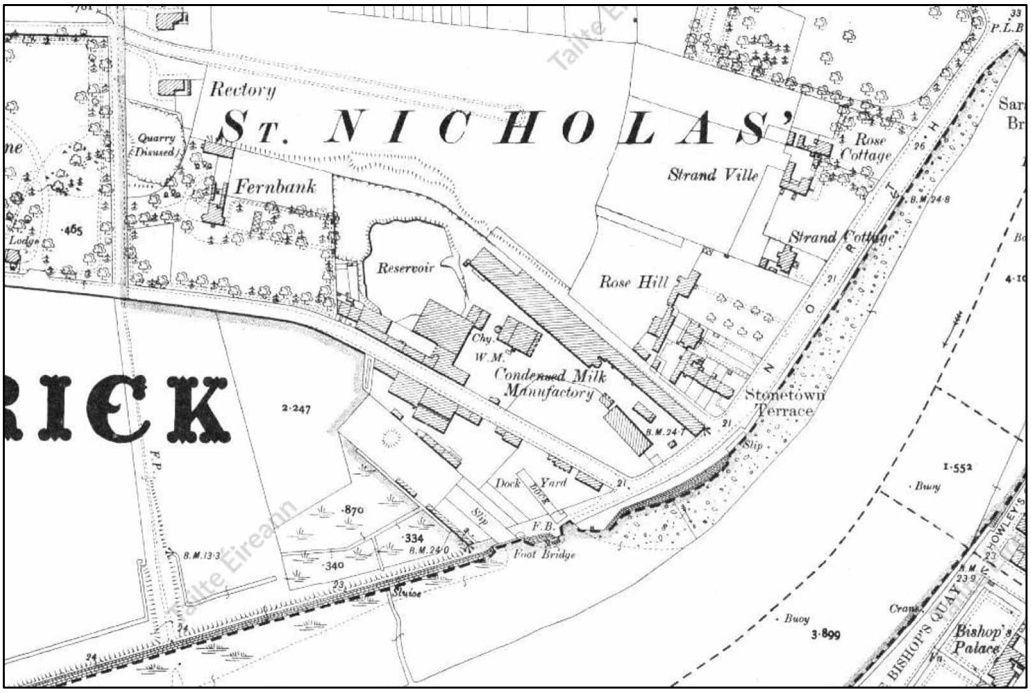

Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919

5.0 Description of Fabric

The end of the “long building” on the North Circular Road has an asymmetrical roof, and is constructed of coursed ashlar natural limestone, with margined and rusticated quoin stone and window opening arches.

5.1 External Fabric

5.1.1 Roofs

The front elevation roof plane is clad in a pressed metal corrugated sheeting, the rear roof plane, or north roof plane, is covered with fibre cement slate.

Photograph 2 North Circular Road elevation of the end section of the Cheese Plant. Note pressed metal sheeted roofing.

Photograph 3 View of the rear roof plane.

5.1.2 External walls

The north circular road elevation is constructed of coursed ashlar natural limestone, with margined and rusticated quoin stone and window opening arches. The rear elevation is heavily overgrown with vegetation. The rear walls are rendered with a cementitious mortar, where visible.

Photograph 4 General view of the rear of the Cheese Plant complex. Note overgrowth to rear walls.

5.1.3 Fenestration (General)

The window openings to the North Circular Road elevation are all filled in with modern concrete blocks. The rear elevation was not clearly visible due to extensive vegetation growth and not safely accessible due to presence of ACMs.

5.2 Internal

5.2.1 Ceilings

The internal ceiling extends to the underside of the roof covering, which has the original lath and plaster splayed ceiling still intact.

Photograph 5 Internal view of the splayed ceiling in the first section of the subject building.

The northlight roof plane is filled in with modern skimmed plaster slabs internally. There is no surviving evidence of the windows which would once have been present here.

The ceilings to the end room have failed locally, with the roof structure exposed internally.

Photograph 6 View of the failed ceiling of the end room. Note laths and sections of coving.

The remnants of plaster coving are evident to the ceiling, all in very poor repair and most likely not original.

5.2.2 Internal Walls

The internal walls of the building, where accessible are finished in a modern gypsum-based plaster throughout.

Photograph 7 General view of the internal of the first section of the subject building.

The end room walls appear to have been drylined (evident from the failed window soffit).

Photograph 8 View of the internal elevation of the external wall to the end room.

There is evidence of picture rails surviving in this room, though most likely not original.

5.2.3 Internal Floors

The main section of the building is finished with a concrete floor, the end room is finished with a suspended timber floor, now long since failed.

Photograph 9 View of the floor of the end room. Sprung timber floor. Failed.

6.0 Suggested Measures to complete the Building Record

The following measures are proposed in addition to the research and recording completed to date. This will allow for salvaged materials to be appropriately recorded and catalogued prior to storage for future reuse.

The following mitigation measures are proposed:

1. Further Recording by Accredited Surveyor.
2. Black and White Archival Photographic Record - to be carried out before, during and after the works.
3. High resolution digital photographs to be taken on a regular basis for the duration of the works.
4. A detailed record description of the works compiled capturing relevant discoveries.
5. For protected structures, a scheduled of fabric for removal shall be 'Retained by Record ' to ICOMOS standard.
6. Survey of component and assemblies to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors prior to the works commencing.
7. Written record describing the dismantling of the historic fabric and recording in detail.
8. All works to historic structures must be informed through the engagement of a building conservation consultants (Architects and Surveyors Accredited in Building Conservation).
9. A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
10. Specialist conservation works / works to historic fabric identified for retention, reuse and salvage are to be undertaken by appropriately qualified and experienced tradesmen.
11. Works not suitable for reuse on site are to be catalogued, labelled and appropriately stored in preparation for reuse elsewhere. Materials to be made available to conservation specialist contractors.

7.0 Suggested Salvage Schedule of Historic Fabric

Building No. 9 – Cheese Plant

Schedule of Salvaged Material				
Structure	***Fabric***	***Description***	***Condition***	***Potential for reuse***
Cheese Plant				
	Masonry	Historic Brick and Stone	In good repair where possible to view.	For the use of repair / replacement of defective masonry throughout the rest of the development site. Surplus material can be stored for possible reuse in future projects locally.
	Roof Timbers / Trusses (with Wrought Iron elements)	High Quality slow grown softwood rafters and trusses. Trusses.	In good repair.	For the use of repair / replacement of defective timber in windows and doors of historic buildings, or repair of fabric with joinery elements, with the provenance confirmed.

8.0 Signing Off Statement

Conservation Company:
ACP Archcon Professionals Limited. (Registration No: 591604). Trading as ACP (Registration No. 588345).

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Chartered Building Control Surveyor

Client: Limerick 2030

Signed: _____
For ACP Archcon Professionals Limited.

Date: 15th October 2025

9.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
http://australia.icomos.org/

National Inventory of Architectural Heritage

http://www.buildingsofireland.ie/

Planning and Development Act 2000, Part IV

http://www.irishstatutebook.ie/eli/2000/act/30/section/51/enacted/en/html#partiv

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20(2011).pdf

Irish Architectural Archive

https://iarc.ie/

National Monuments Service Ireland

https://www.archaeology.ie/

County Council Web Site

www.limerick.ie

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

https://www.tcd.ie/library/map-library/

10.0 Appendices

1. Photographic Record & J1000_9_D001 Photographic Record Location Drawing
2. Annotated Drawing J1000_9_D002
3. Geodata Measured Survey 2020, Registers & Drawings

J1000_9_P01

J1000_9_P02

J1000_9_P03

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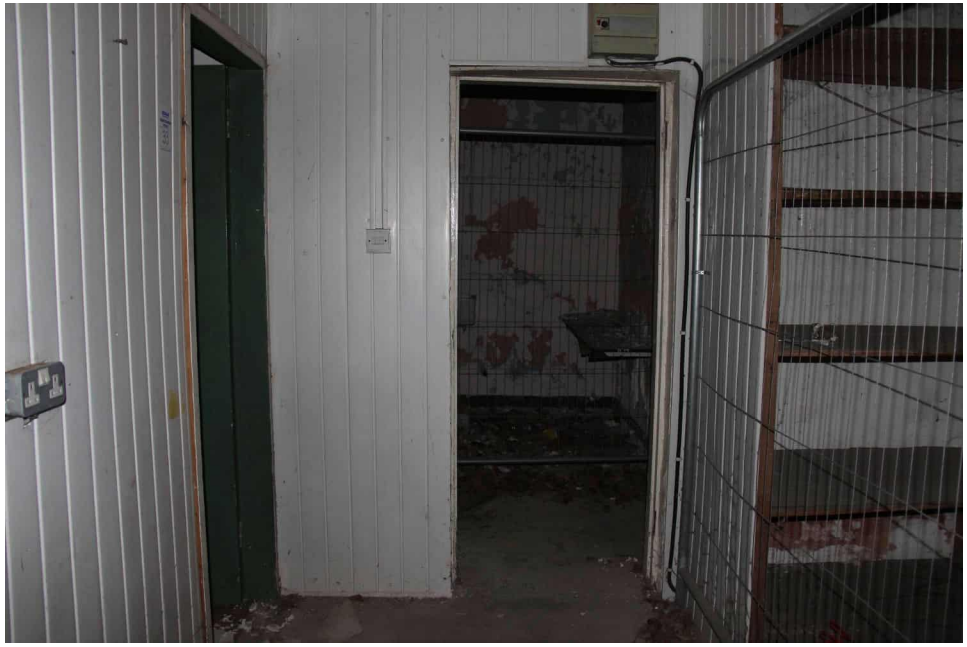

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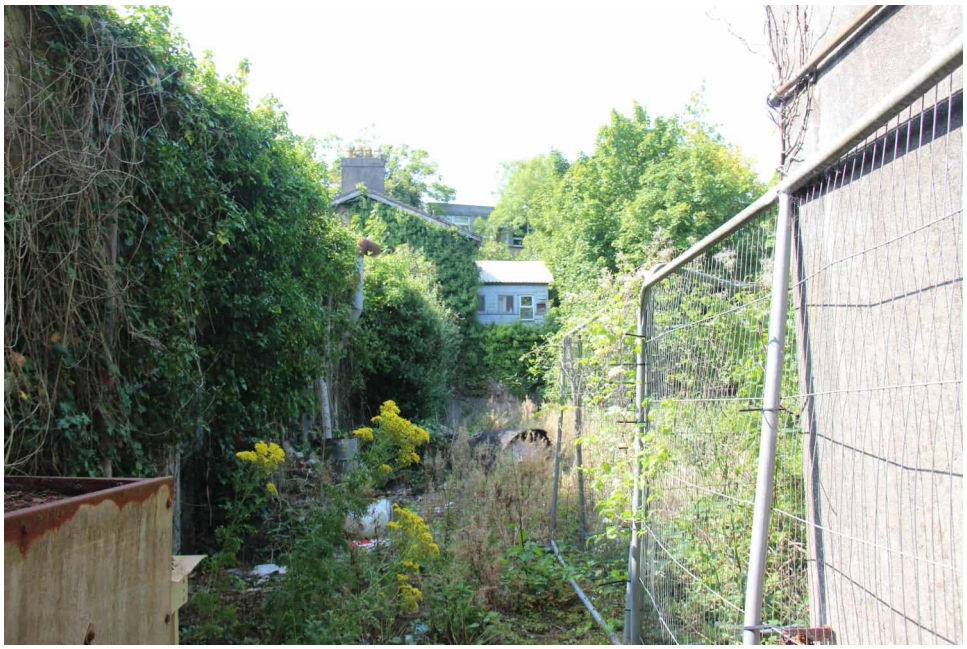

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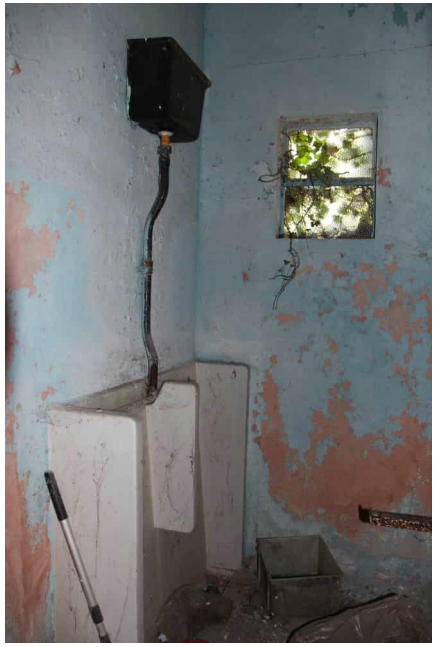

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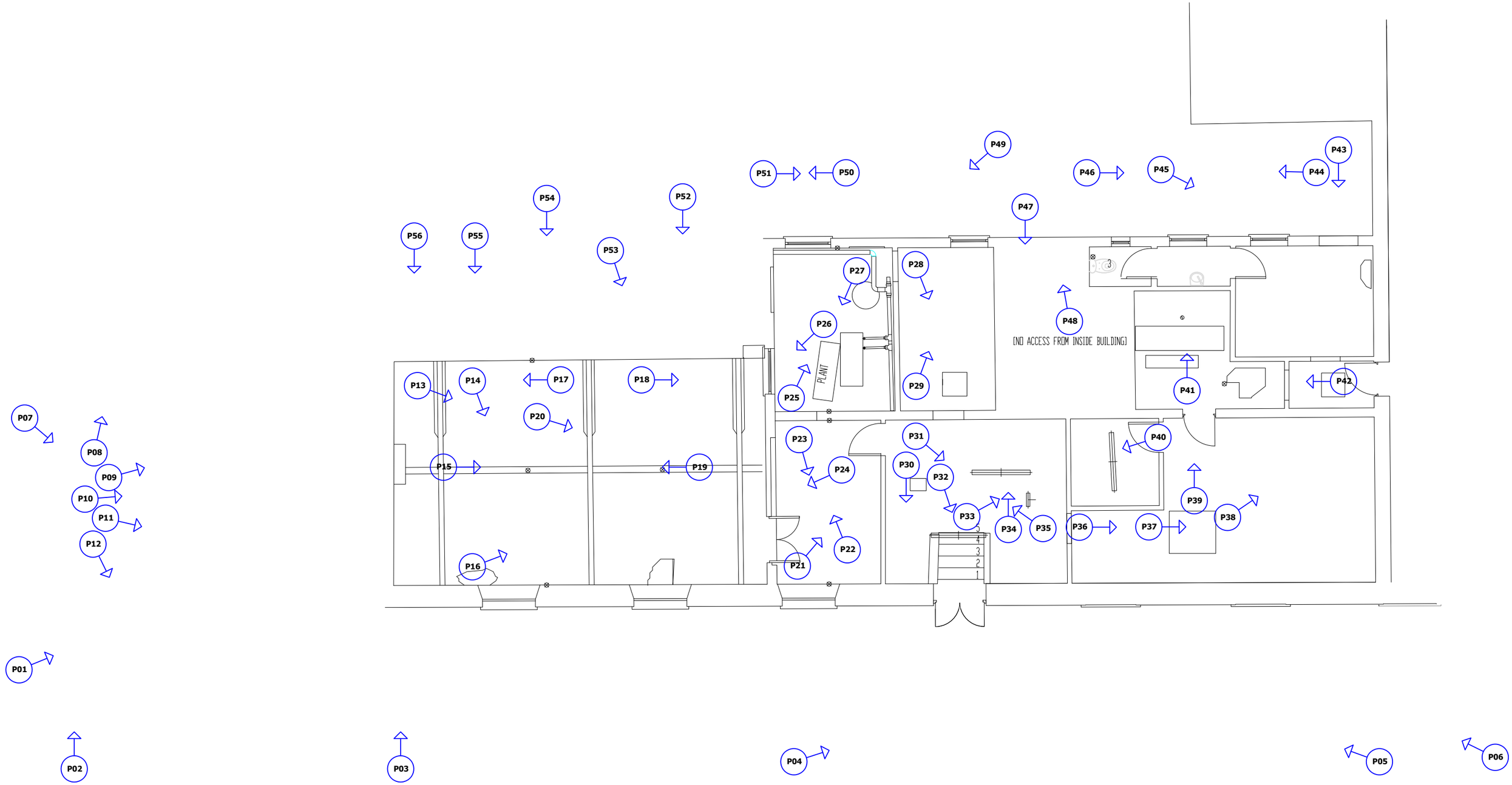

Legend:

Photograph Number, Location and Orientation

P01

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Project Status:
Revision:
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2 | -
3 | -

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SURVEY ONLY

Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 9 CHEESE PLANT - PHOTOGRAPHIC RECORD LOCATION DRAWING

Client:
LIMERICK 2030

Scale: NTS
Date: 25/09/2025
Drawing By: SR
Checked By: ME
Drawing No: J1000_9_D001
Revision: -

Architectural Conservation Professionals
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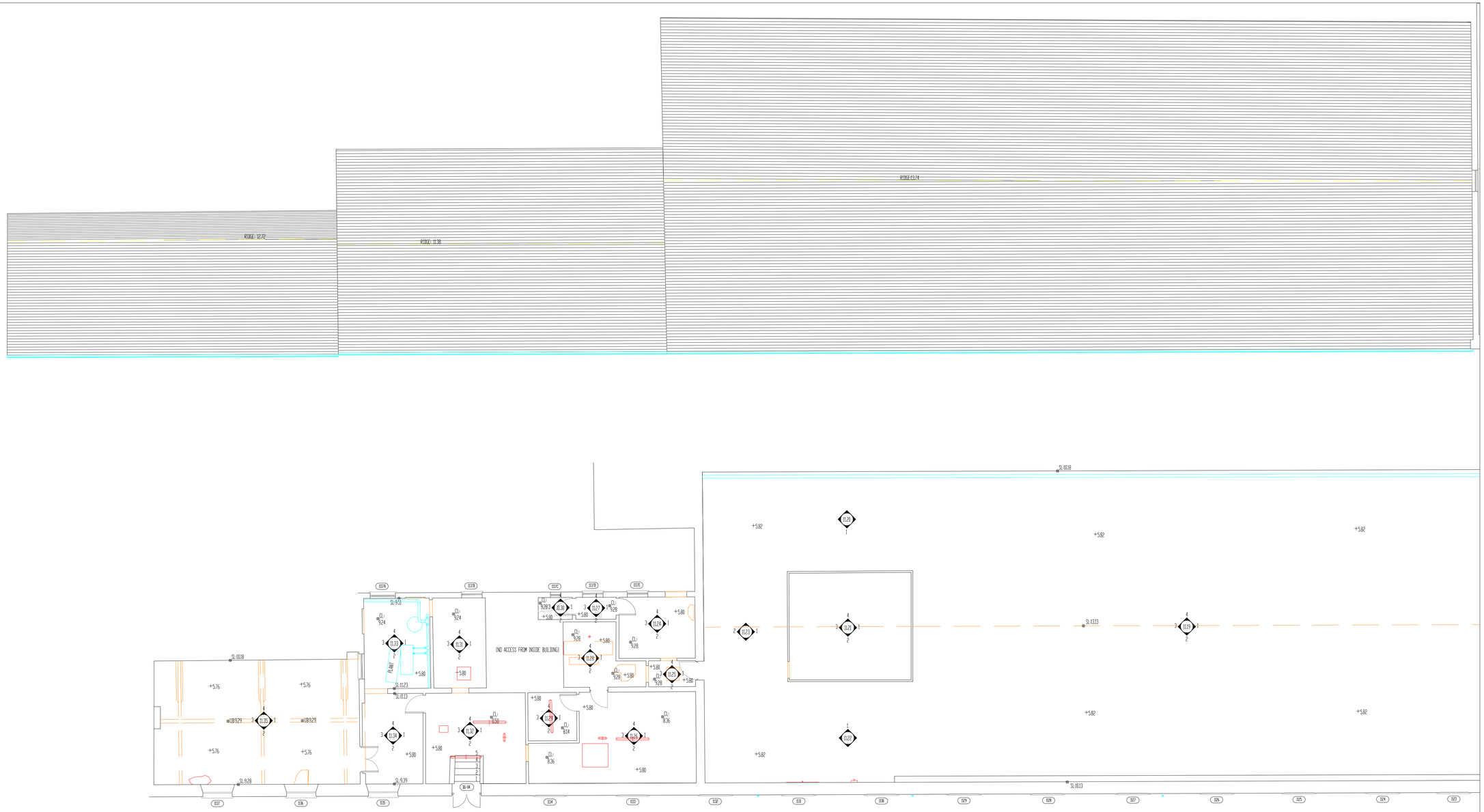

Description of Fabric

The end of the "long building" on the North Circular Road has an asymmetrical roof, and is constructed of coursed ashlar natural limestone, with margined and rusticated quoin stone and window opening arches.

External Fabric

Roofs

The front elevation roof plane is clad in a pressed metal corrugated sheeting, the rear roof plane, or north roof plane, is covered with fibre cement slate.

External walls

The north circular road elevation is constructed of coursed ashlar natural limestone, with margined and rusticated quoin stone and window opening arches. The rear elevation is heavily overgrown with vegetation. The rear walls are rendered with a cementitious mortar, where visible.

Fenestration (General)

The window openings to the North Circular Road elevation are all filled in with modern concrete blocks. The rear elevation was not clearly visible due to extensive vegetation growth and not safely accessible due to presence of ACMs.

Internal

Ceilings

The internal ceiling extends to the underside of the roof covering, which has the original lath and plaster splayed ceiling still intact. The northlight roof plane is filled in with modern skimmed plaster slabs internally. There is no surviving evidence of the windows which would once have been present here.

The ceilings to the end room have failed locally, with the roof structure exposed internally. The remnants of plaster coving are evident to the ceiling, all in very poor repair and most likely not original.

Internal Walls

The internal walls of the building, where accessible are finished in a modern gypsum-based plaster throughout. The end room walls appear to have been drylined (evident from the failed window soffit). There is evidence of picture rails surviving in this room, though most likely not original.

Internal Floors

The main section of the building is finished with a concrete floor, the end room is finished with a suspended timber floor, now long since failed.

Legend:

Project Status:
Revision:

1	-
2	-
3	-

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SURVEY ONLY

Project: J1000 Cleeves

Title: Building Recording_Building 9_Cheese Plant

Client: Limerick Twenty Thirty

Scale 1:100 @A1	Date: 24/09/2025
Drawing By: ME	Checked By: ME
Drawing No: J1000_9_D002	Revision: 00

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Form 019 - Drawing Register

Project Title: Measured Survey of Former Cleeves Condensed Milk Factory- Building 12

Job No: 18855-12	Page No: 1	Issued by: Kieran O'Brien

Drawing. no	Drawing Title.	Size	Issue and Revision (√= No Revision)									
18855-12-100	Floor Plans	A3	01									
18855-12-101	Floor Plans	A3	01									
18855-12-102	External Elevation & Section	A3	01									
18855-12-200	Internal Elevation 1201-1203	A3	01									
18855-12-201	Internal Elevation 1204-1205	A3	01									
18855-12-202	Internal Elevation 1206-1209	A3	01									
18855-12-203	Internal Elevation 1210-1215	A3	01									
18855-12-300	Door and Window Schedule	A3	01									
18855-12-301	Roof Plan	A3	01									
18855-12-302	Roof Plan	A3	01									

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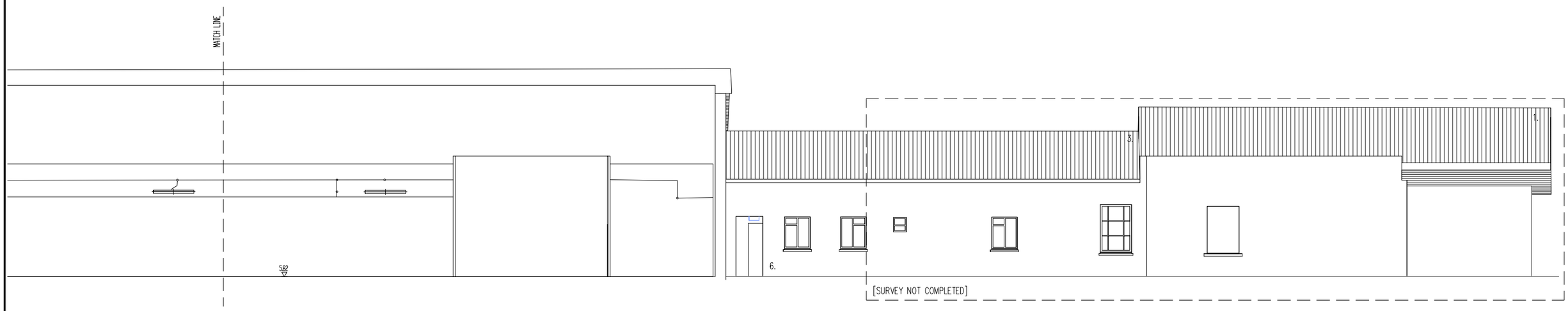

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LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1. CLADDING	5. RENDER	9. DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
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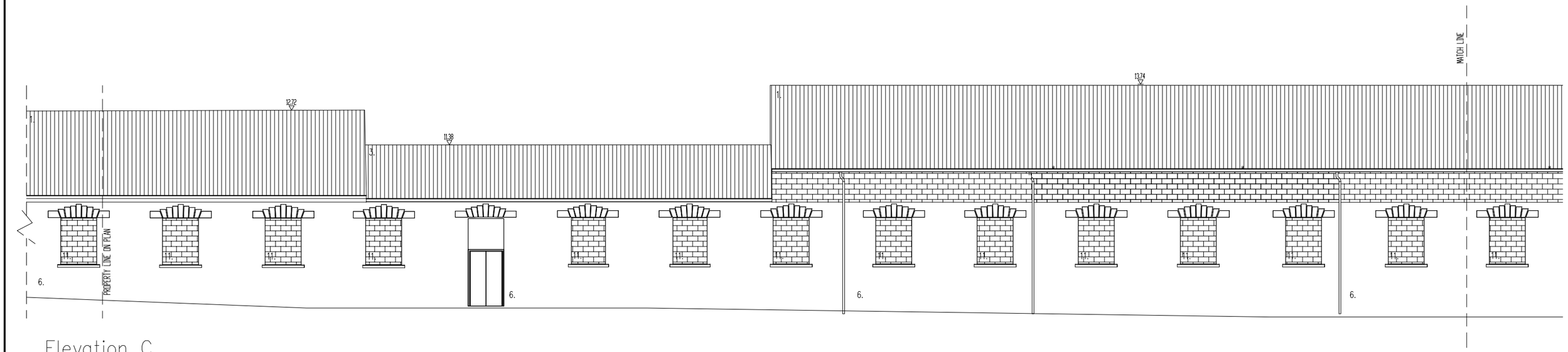
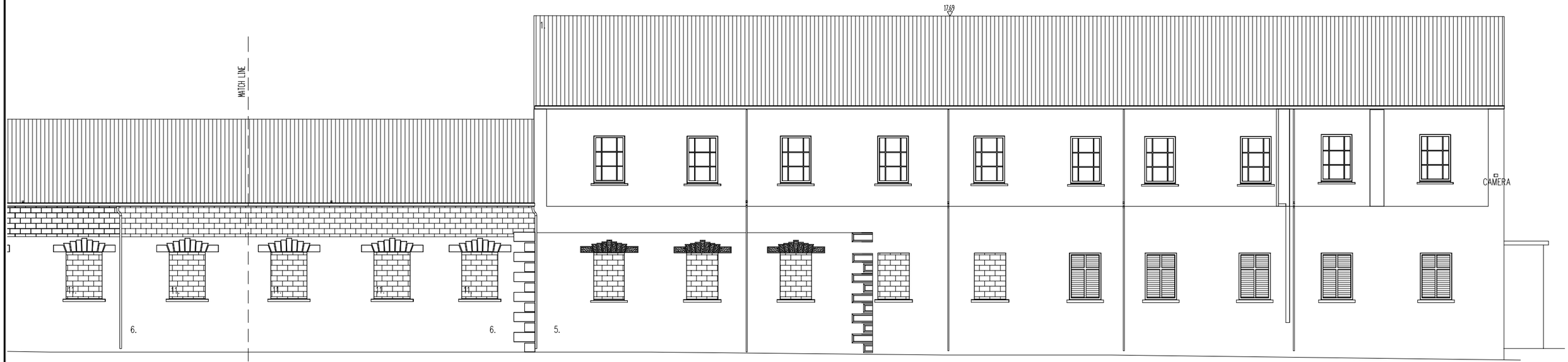
Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 11 – Section 2–2
Scale: 1–150
Dwg. No: 18885–11–106
Date: 31–01–20
Sheet: A3



Elevation C
Scale 1:150



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LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2.	SLATE	6.	STONE	10.	RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3.	ASBESTOS	7.	BRICK	11.	BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4.	MEMBRANE	8.	PVC	12.	TIMBER

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Client: Limerick 2030
Project: Former Cleeves Condensed Milk Factory
Title: Building 11 – Elevation C
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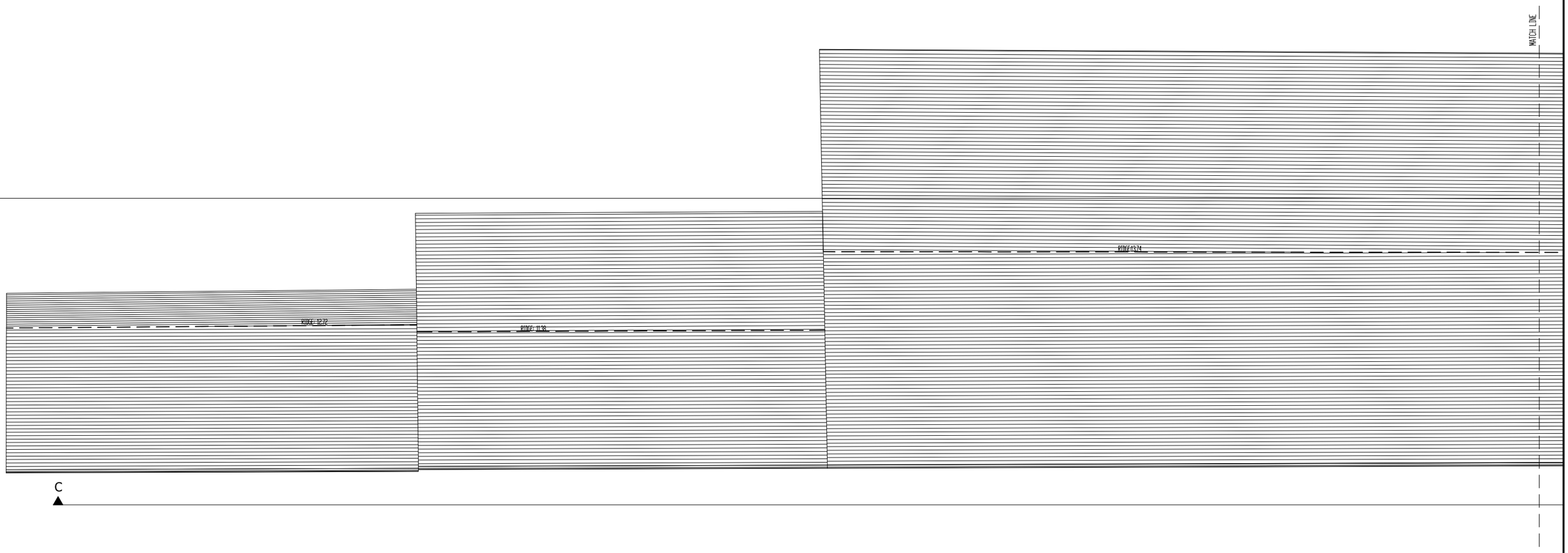

Ground Floor Plan
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LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

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Project: Former Cleeves Condensed Milk Factory
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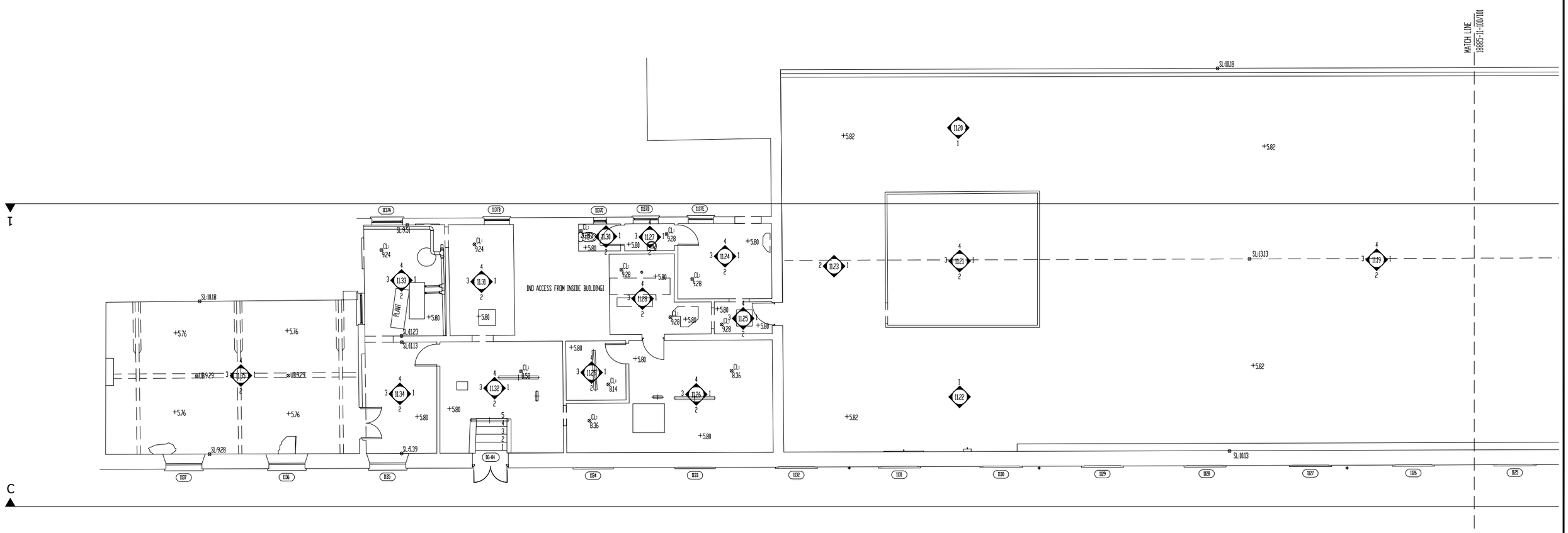

Ground Floor Plan
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Building Record Report

For

Building 10 Admin & Labs
Former Cleeves Condensed Milk Factory

Client: Limerick 2030

Date: 15th of October 2025

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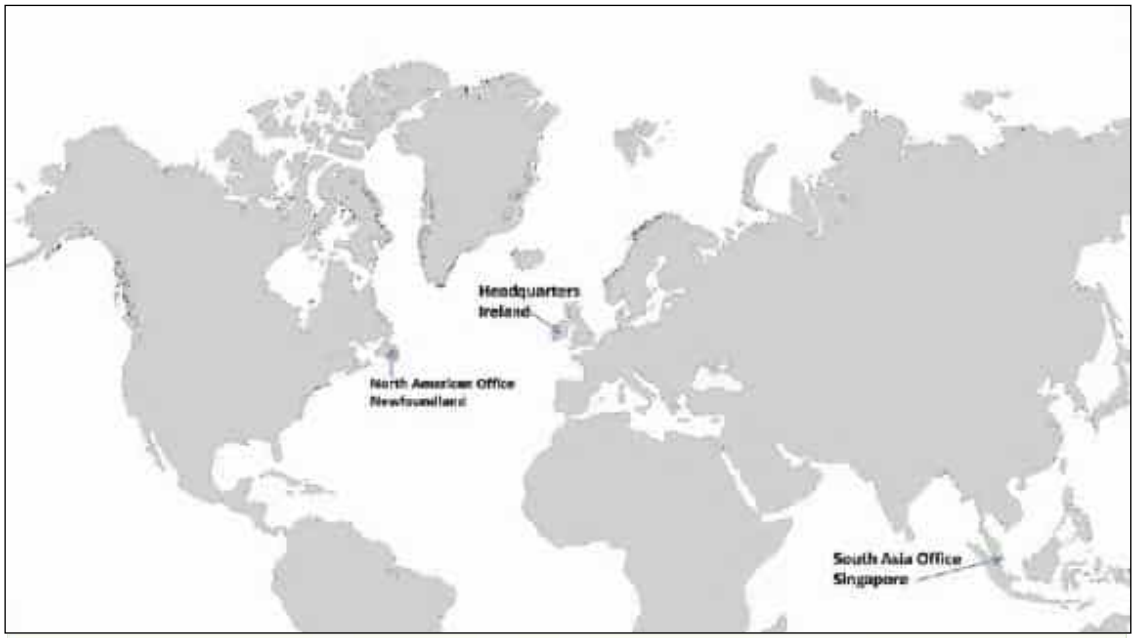

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Table of Contents

LIST OF FIGURES, PHOTOGRAPHS AND TABLES 6

PHOTOGRAPHS 6

TABLES 6

GLOSSARY OF TERMS 7

1.0 SCOPE OF STUDY 10

2.0 METHOD OF STUDY 10

3.0 EXISTING ENVIRONMENT 12

3.1 Proposed Development 13

3.2 Site Inspection 13

3.3 Building Survey 13

4.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY 14

4.1 Historical background- Brief History of Building 10 Admin & Labs at the Former Cleeves Condensed Milk Factory 14

4.2 Protection Status 16

4.2.1 Protected Structures 16

4.2.2 NIAH 16

4.2.3 Archaeology 17

4.2.4 Historic Maps 17

5.0 DESCRIPTION OF FABRIC 19

5.1 External Fabric 19

5.1.1 Roofs 19

5.1.2 External walls 20

5.1.3 Fenestration (General) 21

5.2 Internal 22

5.2.1 Roof Void 22

5.2.2 Ceilings 22

5.2.3 Internal Walls 23

5.2.4 Internal Door Assemblies 24

5.2.5 Internal decoration, units and joinery features 25

5.2.6 Internal Floors 26

5.2.7 Sanitary Installations 27

5.2.8 Electrical and services installations (General Comments) 28

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6.0 SUGGESTED MEASURES TO COMPLETE THE BUILDING RECORD 30

7.0 SUGGESTED SALVAGE SCHEDULE OF HISTORIC FABRIC 31

8.0 SIGNING OFF STATEMENT 32

9.0 PROJECT REFERENCES 33

10.0 APPENDICES 34

LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

Figure 1 - Ordnance Survey of Ireland Current Map....12
Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios....12
Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910....14
Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910....15
Figure 5 - Building Ages Diagram, Limerick 2030....15
Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028....16
Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure....17
Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844....17
Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844....18
Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919....18

PHOTOGRAPHS

Photograph 1 - View of Admin & Labs Building from South....13
Photograph 2 Administration and Laboratory building to the LHS, welfare building to the RHS....19
Photograph 3 General view of the “welfare” building....19
Photograph 4 View of the southern elevation, showing the corrugated sheeted panels....20
Photograph 5 Eastern gable of the Administration and Laboratory Building....21
Photograph 6 General internal view of the “welfare” building, with a modern plaster slab ceiling, and modern plaster slabbed drylined internal walls....22
Photograph 7 Example of the ceiling to the Administration and Laboratory building....23
Photograph 8 View of the damaged internal lining within the “welfare” building....23
Photograph 9 Example of the variance of internal wall finishes, with T&G Panelling visible and more recent “beauty board” panelling....24
Photograph 10 Front office, with modern plasterboard applied to the walls....24
Photograph 11 Examples of panelled doors, to the toilet area of the main building....25
Photograph 12 Example of a hollow core door leaf, found mostly to the western section of the main building....25
Photograph 13 Timber panelled and shelved storage room....26
Photograph 14 General view of the laboratory and the surviving units therein....26
Photograph 15 Laboratory with an example of the timber sprung floors, all decimated with rot now....27
Photograph 16 Surviving fuse boxes, meters, alarm systems etc....28
Photograph 17 Rear Hallway with modern hot water rads installed....29
Photograph 18 General view of the laboratory, note extraction ducting....29

TABLES

Table 1 - Protection Status....16

GLOSSARY OF TERMS

1. ACA

An Architectural Conservation Area is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

2. Area of Special Planning Control

Areas of Special Planning Control provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

3. NIAH

The **National Inventory of Architectural Heritage**. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

4. Protected Structure

A "protected structure" is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term "structure" is defined by Section 2 of the 2000 Act to mean 'any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate'. – Section 2 (1) of the 2000 Act

5. Section 57 Declaration

Section 57 Declaration Owners or occupiers of a protected structure may request a 'declaration' under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

6. RMP

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

7. RPS

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the

Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC

Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA

Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance

Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance

Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance

Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wikinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance

These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only

These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.

Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

> (1) A person who is guilty of an offence under *sections 58(4)*, *63*, *151*, *154*, *205*, *230(3)*, *239* and *247* shall be liable—
> (*a*) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or
> (*b*) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

> "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

> *"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"*

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Siochana may without warrant seize and detain:

> *"a detection device found in, at the site of, or in the vicinity or a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987.*

1.0 Scope of Study

This report has been prepared following a request by the client, Limerick 2030 to undertake a Building Record Report in conjunction with the proposed Planning Application for the redevelopment of the Former Cleeves Condensed Factory site (RPS No's 3264, 3265) and associated structures at North Circular Road, Limerick City.

This Building Record Report aims to provide the following:

- A brief historical overview of Building 10 Admin & Labs at the Former Cleeves Condensed Milk Factory.
- A description of the existing fabric of the building.
- A record of the building to the equivalent of either Historic England Level 2 or Level 3 of Historic Building Recording.
- Recommended mitigations in order to complete the building record.

2.0 Method of Study

The following methods and resources were used in establishing the Building Record.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- Existing archival records and resources were consulted.
    - Limerick Archives
    - Limerick Local Studies
    - Irish Architectural Archive
    - National Library of Ireland
    - Griffiths Valuation
    - Census of Ireland
    - Feilden Clegg Bradley Studios and Bucholz McEvoy, Cleeves Riverside Statement of Significance - May 2025
- Colin Rynne's assessment undertaken to inform the initial protection.
- ACP's Assessment 2015
    - J446 - Conservation Assessment Report for Lansdowne Flax Mill – 14th April 2015
- ACP's Assessment 2023 and 2024
    - J884 Cleeves Flax Mill_Limerick 2030_Assessment of Roof_Jan 30th 2023
    - J1000 Cleeves _ 01 Flax Mill_LTT_Building Fabric Assessment_March 2024
    - J1000 Cleeves _ 02 Engine House_LTT_Building Fabric Assessment_April 2024
    - J1000 Cleeves _ 04 _ 05 _ Water Tank and IG_LTT_Building Fabric Assessment _April 2024
    - J1000 Cleeves _ 07 _ 11 _ Dairy Building and CSHF_LTT_BFA_Final and Issued_April 2024
- Geodata Measured Survey 2020.
    - Refer to Appended Drawings Registers

This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

3.0 Existing Environment

Cleeves Former Condensed Milk Factory is located on the North side of the River Shannon in Limerick City, on North Circular Road. The subject site includes the former factory site, the Former Salesians Secondary School / Fernbank House, two semi-detached houses to the West of the factory, and the Shipyard site to the South of the factory.

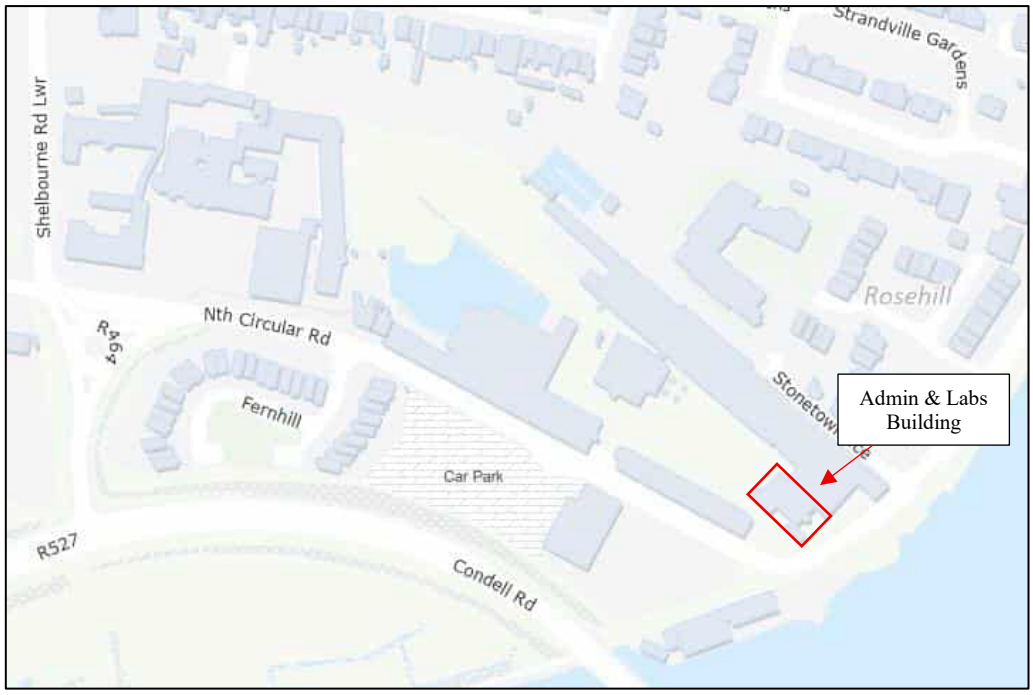

Figure 1 - Ordnance Survey of Ireland Current Map

The Admin & Labs Building is located to the southern section of the factory site, to the northeast of the Workshop Building, and southwest of the Dairy & Linen Store.

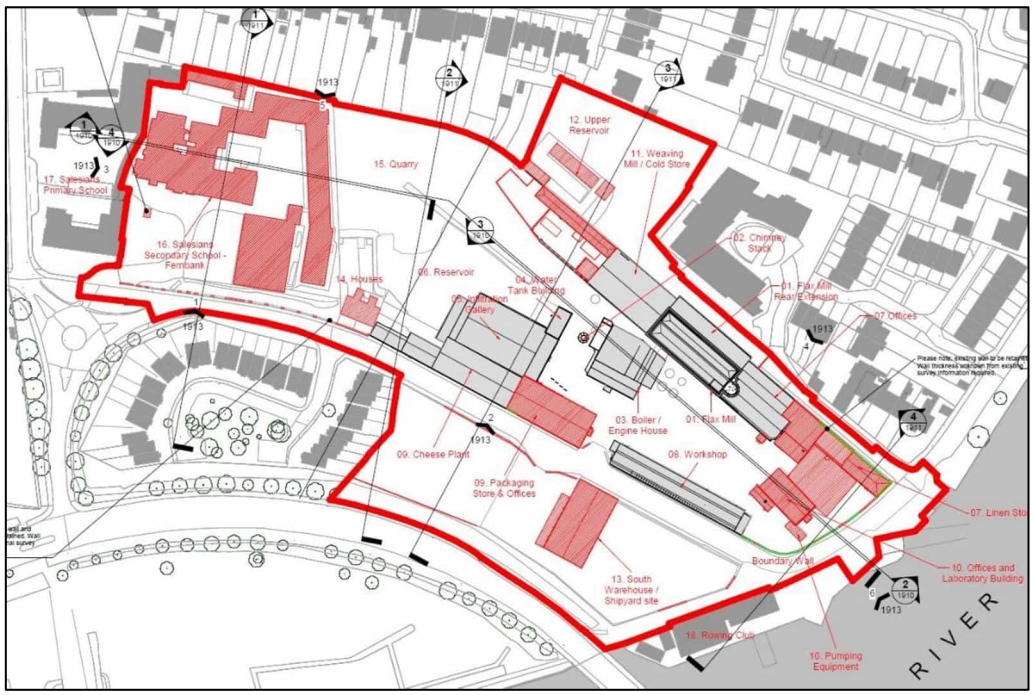

Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

3.1 Proposed Development

This report has been prepared in support of the planning application to be submitted by Limerick 2030 for the redevelopment of the Former Cleeves Condensed Milk Factory identified by Limerick 2030 as the 'Cleeves Riverside Quarter'.

3.2 Site Inspection

The site was inspected on the 11th, 15th and 25th of August 2025 by Martin English, Brigid Browne, and Sheena Ryan of ACP. The photographic Record was also undertaken on these dates.

Photograph 1 - View of Admin & Labs Building from South

3.3 Building Survey

The following surveys were undertaken as part of the data gathering process:-

- Measured Building Survey – supplied by Geodata 2020.
- Conservation Inspection and Fabric Assessment.
- Photographic Record – refer to J1000_10_D001 Admin & Labs Photographic Record Location Drawing & Photographs in Appendix 1 of this report.
- Annotated drawing no J1000_10_D002 in Appendix 2 of this report.

This information was used to inform the design team during the design development stage.

4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Building 10 Admin & Labs at the Former Cleeves Condensed Milk Factory[1]

Development of the Flax Factory began c.1850 by J.N. Russell (1774-1859), a significant business owner whose company J.N. Russell & Sons was the biggest miller of maize in Ireland by the end of the 19th century. The complex began with construction of the Main Mill, Vats House, Dye House, and main Engine House. In addition to the Flax Mill, Russell had purchased five other flour mills in the vicinity of Limerick between 1835 and 1857. At the time of his death in 1859, the company ran the largest shipping business in the port of Limerick. His son J.A. Russell took control of running the Flax Mill. Due to a fall in demand for flax the mill closed by 1870 and remained vacant for six years before it was reopened as a flour mill.

Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

This continued until 1884 when the mill was bought by the Condensed Milk Company of Ireland, converting the factory for the production of condensed milk and butter. This required a £100,000 overhaul of the site including the construction of the Engine House, Boiler House, and Stack.

Following WWI and the Irish War of Independence the company was going into liquidation. In 1927 the Free State Government established the Dairy Disposal Company to regulate the industry. Cleeves operated under State control until the early 1970's when ownership was transferred to Golden Vale. In 2011 milk processing stopped at the site and has been vacant since then.

[1] Historical Background Information supplied by client, Limerick 2030.

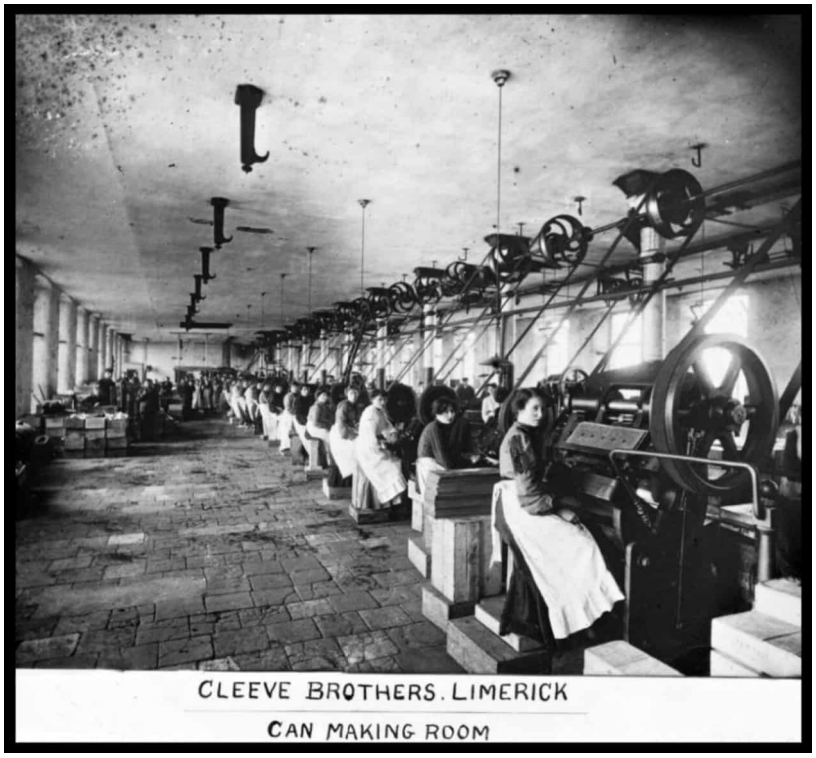

Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

The evolution of the site is detailed in the building age diagram below.

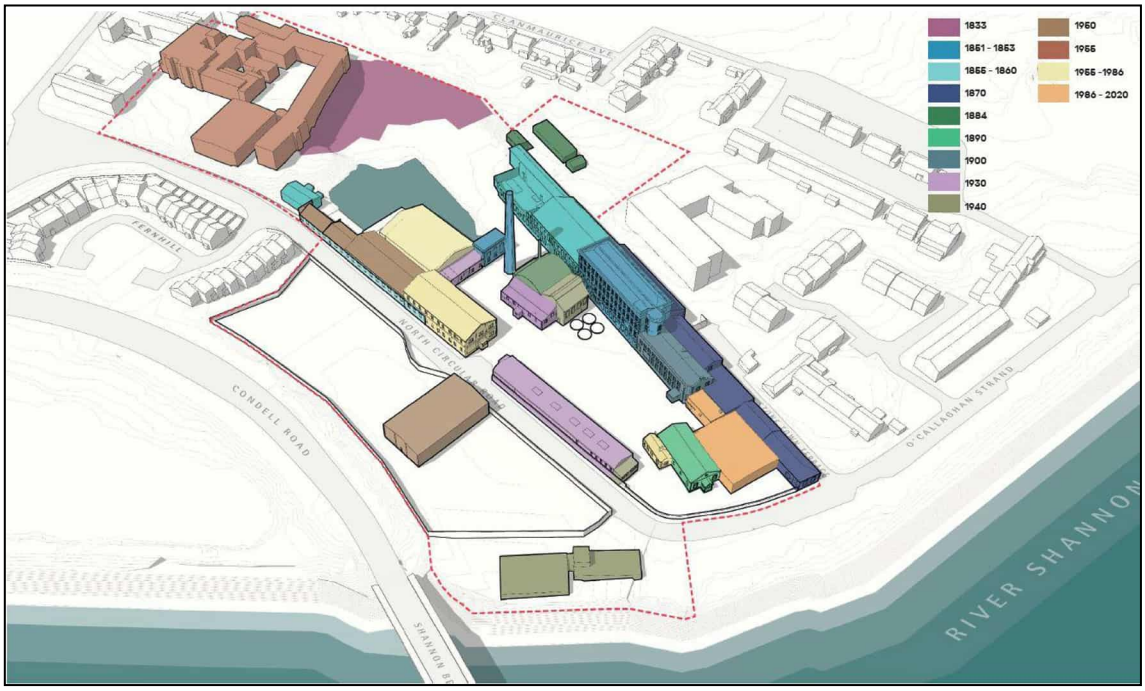

Figure 5 - Building Ages Diagram, Limerick 2030

4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	Y	Within the curtilage of: • RPS No. 3265 – Former Golden Vale Factory – Former Cleeves • RPS No. 3264 – Former Golden Vale Chimneystack – Former Cleeves
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership		
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 - Protection Status

4.2.1 Protected Structures

Building 10 Admin & Labs is not a protected structure, and it is not within an Architectural Conservation Area of Limerick City.

The curtilage of the protected structures is defined by the extent of the 'early industrial complex' as referred to in the NIAH description. Structures within the complex boundary are considered to be curtilage structures. This is summarised in the Statement of Significance and reflects the historic boundary of ownership and operation. The historic curtilage of the flax mill does not extend as far as the 'Cleeves Riverside Quarter' Phase II application boundary and does not include the Shipyard Site or the Former Salesians Secondary School, inclusive of Fernbank House.

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
3265	21512053	Former Golden Vale Factory – Former Cleeves	North Circular Road, Stonetown Terrace	Detached fifteen-bay four-storey stone factory building, built c. 1853	
3264	21512059	Former Golden Vale Chimneystack – Former Cleeves	North Circular Road, Stonetown Terrace	Freestanding octagonal-plan red brick chimneystack, built c. 1860, as part of the vast industrial complex	

Figure 6 - Volume 3A Proposed Record of Protected Structures, Metropolitan Area, Limerick Development Plan 2022 - 2028

4.2.2 NIAH

Building 10 Admin & Labs is not included in the National Inventory of Architectural Heritage surveys. Figure 7 below shows the various NIAH structures within the vicinity of the subject structures.

Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

4.2.3 Archaeology

Building 10 Admin & Labs is outside the Zone of Archaeological Potential for Limerick city and thus is not impacted by the National Monuments Acts.

4.2.4 Historic Maps

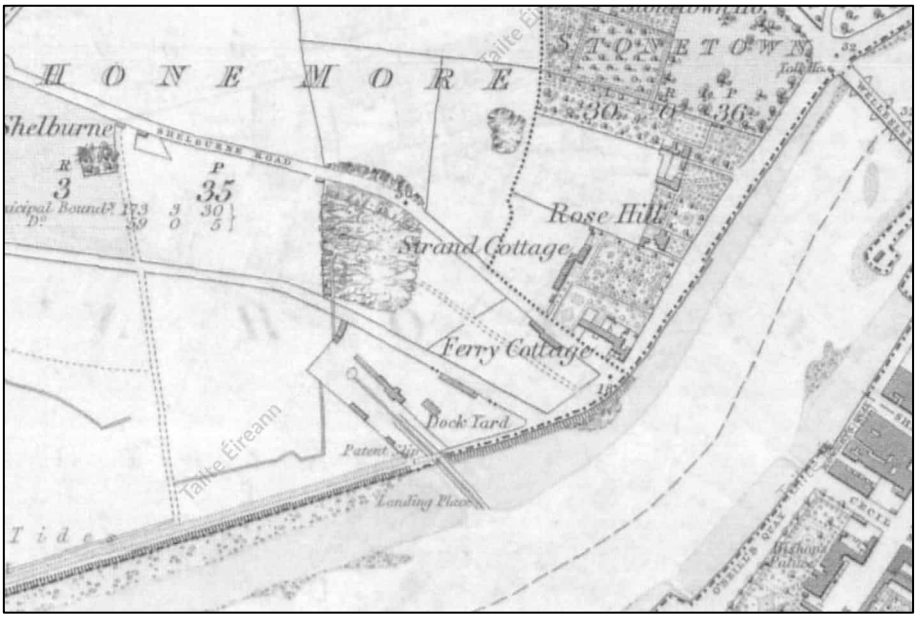

Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844

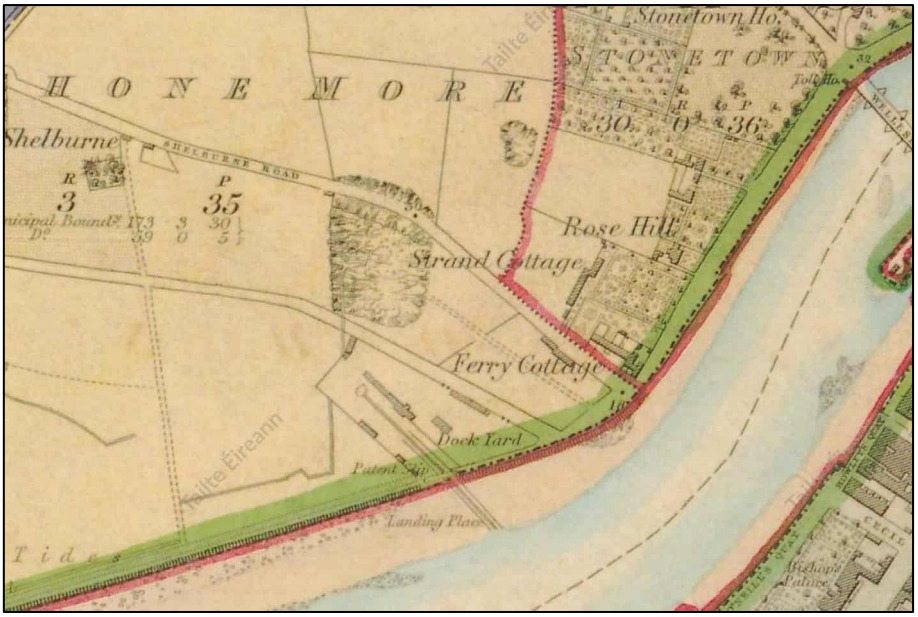

Figure 9 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844

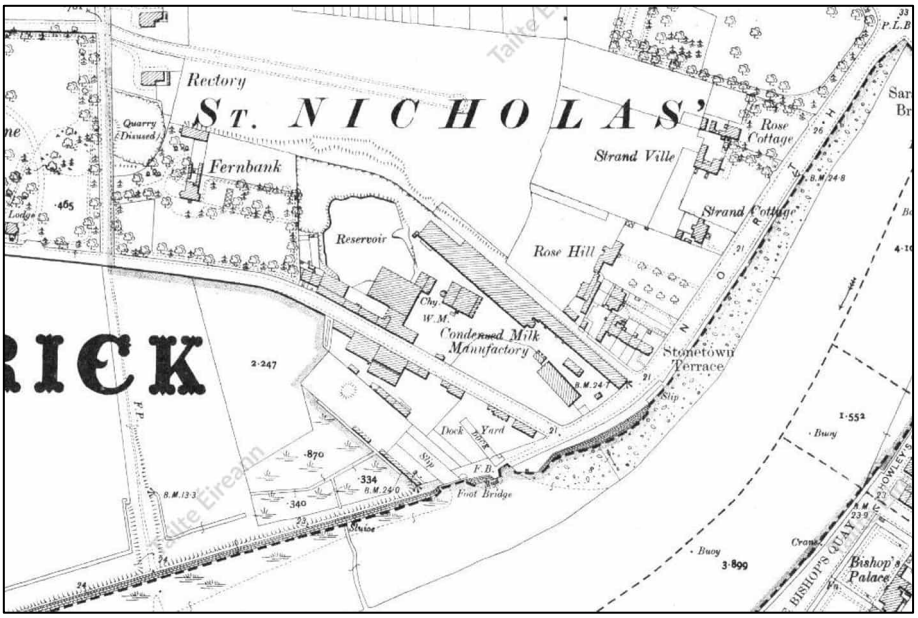

Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919

5.0 Description of Fabric

The former Administration and Laboratory comprises of two semi detached buildings, one most likely served as a welfare building, while the main building was the administration and laboratory building.

Photograph 2 Administration and Laboratory building to the LHS, welfare building to the RHS

5.1 External Fabric

5.1.1 Roofs

The roof to the welfare building comprises a single cementitious rendered chimney stack, protruding from the ridge line of the roof, with two clay pots. There is visible rolled lead sheet counter flashing to the chimney abutments, onto a gable to gable pitched roof, covered with fibre cement slate.

Photograph 3 General view of the "welfare" building.

The roof to the Administration and Laboratory building comprises of a gable to gable pitched roof, covered with corrugated sheeting, metal and fibre mix.

There are PVC rainwater goods to the welfare building and a mixture of cast iron and plastic rainwater goods to the main building.

5.1.2 External walls

The external walls to the welfare building are finished with a painted cementitious render throughout.

The external walls of the Administration and Laboratory building are finished in multiple materials, namely cementitious render to the western gable and northern return, with some natural stone exposed, albeit painted. The southern elevation, to the east of the welfare building, is finished in a mixture of cementitious render finishes with corrugated sheeted panels to the rear section of this elevation.

Photograph 4 View of the southern elevation, showing the corrugated sheeted panels.

There is a decorative porch to the eastern elevation, with a fibre cement roof covering, decorative gable fascia's, a full bay fenestration of sash up down window assemblies and masonry plinth walls. The remainder of the gable has brick on edge banding at eaves, to the pitched gables, and decorative brick surrounds to the openings, with brick quoins and gable piers.

Photograph 5 Eastern gable of the Administration and Laboratory Building.

There is a noted central gable bulls eye window. The remainder of the elevation is finished in a rough cast cementitious render.

There are concrete cills to all the openings of both buildings.

5.1.3 Fenestration (General)

There are a mixture of replacement modern PVC window assemblies and doors (mainly to the Administration building) and traditional Sash Up/Down Assemblies. The door assemblies are also noted to be of a similar mixture.

5.2 Internal

General description of the visible internal fabric of the Administration and Laboratory building complex.

5.2.1 Roof Void

Ceiling hatch visible, but not accessible. The roof structure was visible, locally through the open hatch, it was noted to be a modern cut timber roof structure, with a felt underlay.

5.2.2 Ceilings

There is a mixture of ceiling finishes throughout the complex.

The smaller building comprises a modern plaster slab ceiling, with a skim plaster finish, painted.

Photograph 6 General internal view of the "welfare" building, with a modern plaster slab ceiling, and modern plaster slabbed drylined internal walls.

The administration and laboratory building is noted to be finished with a mid-twentieth century ceiling application, which has the appearance of "beauty board." This is present throughout the Administration and Laboratory building.

Photograph 7 Example of the ceiling to the Administration and Laboratory building.

5.2.3 Internal Walls

The internal walls to the "welfare" building are drylined modern plaster slabs, with a skimmed and painted finish. The original internal wall finishes are noted to be visible, which are rendered mass masonry.

Photograph 8 View of the damaged internal lining within the "welfare" building.

The internal walls of the Administration and Laboratory building are noted to be tongue and grooved panelling throughout. On the external walls, they are fixed as a drylining and are affixed both sides on the internal partition walls.

Photograph 9 Example of the variance of internal wall finishes, with T&G Panelling visible and more recent "beauty board" panelling.

In the front offices there are modern plaster slabs fitted to both the external walls and internal walls, these may be directly onto the original panelling however (as with the laboratory).

Photograph 10 Front office, with modern plasterboard applied to the walls.

5.2.4 Internal Door Assemblies

The internal door assemblies are a mixture of modern hollow core doors, original four panel doors and half glass panelled doors. The architraves to the doors are noted to be plain, with no decorative carved mouldings etc.

Photograph 11 Examples of panelled doors, to the toilet area of the main building.

Photograph 12 Example of a hollow core door leaf, found mostly to the western section of the main building.

5.2.5 Internal decoration, units and joinery features

There are no noted significant internal decoration or joinery features within each building, which is not surprising, given the use of the buildings.

Photograph 13 Timber panelled and shelved storage room.

There are a number of surviving joinery and unit installations however, with a timber panelled and timber shelved storage room, in good repair and the shelving and units of the offices and laboratory still extant in the respective rooms.

Photograph 14 General view of the laboratory and the surviving units therein.

5.2.6 Internal Floors

The internal floors are a mixture of modern concrete floors and timber sprung floors. The concrete floors are mostly located to the office and welfare rooms of the building.

There are timber sprung floors within the remainder of the rooms of the buildings, most notably to the laboratories.

Photograph 15 Laboratory with an example of the timber sprung floors, all decimated with rot now.

5.2.7 Sanitary Installations

There are toilets in two locations within the buildings. A modern installation to the "welfare" building and some historic water cisterns noted to the front of the main building.

5.2.8 Electrical and services installations (General Comments)

The services installations are noted to be mostly modern, with fluorescent tubed fittings throughout the buildings, modern electrical sockets and light switches mounted to the walls etc. With telecom points and fire detection systems etc also present.

Photograph 16 Surviving fuse boxes, meters, alarm systems etc.

The remnants of foul air extraction systems are also present within the laboratories.

From a heating perspective, there are modern radiators (water heated), also noted throughout.

Photograph 17 Rear Hallway with modern hot water rads installed.

The building located to the southeast of this complex, at a lower level, is assumed to contain the plant for these buildings (not accessible on the day of inspection).

Photograph 18 General view of the laboratory, note extraction ducting.

6.0 Suggested Measures to complete the Building Record

The following measures are proposed in addition to the research and recording completed to date. This will allow for salvaged materials to be appropriately recorded and catalogued prior to storage for future reuse.

The following mitigation measures are proposed:

1. Further Recording by Accredited Surveyor.
2. Black and White Archival Photographic Record - to be carried out before, during and after the works.
3. High resolution digital photographs to be taken on a regular basis for the duration of the works.
4. A detailed record description of the works compiled capturing relevant discoveries.
5. For protected structures, a scheduled of fabric for removal shall be 'Retained by Record ' to ICOMOS standard.
6. Survey of component and assemblies to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors prior to the works commencing.
7. Written record describing the dismantling of the historic fabric and recording in detail.
8. All works to historic structures must be informed through the engagement of a building conservation consultants (Architects and Surveyors Accredited in Building Conservation).
9. A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
10. Specialist conservation works / works to historic fabric identified for retention, reuse and salvage are to be undertaken by appropriately qualified and experienced tradesmen.
11. Works not suitable for reuse on site are to be catalogued, labelled and appropriately stored in preparation for reuse elsewhere. Materials to be made available to conservation specialist contractors.

7.0 Suggested Salvage Schedule of Historic Fabric

Building No. 10 – Administration and Laboratories

Schedule of Salvaged Material				
Structure	***Fabric***	***Description***	***Condition***	***Potential for reuse***
Administration and Laboratories				
	Masonry	Historic Brick and Stone	Unknown, in good repair where possible to view.	For the use of repair / replacement of defective masonry throughout the rest of the development site. Surplus material can be stored for possible reuse in future projects locally.
	Clay Pots	Clay pots, possibly original; to the building.	In a fair state of repair, where visible. Noted that the base of the pots is encased in a concrete.	For reuse, to match existing pots on a historic building requiring salvaged pots, with the provenance confirmed.
	Timber Window and Door Assemblies, timber porch.	Sash Window assemblies and casement window assemblies	Varying, timber overall in good repair.	For the use of repair / replacement of defective timber in windows and doors of historic buildings, with the provenance confirmed.
	Wrought Iron	Wrought Iron Gate and Rail.	In a fair state of repair. Surface	The wrought iron will be useful for the repair of historic iron elements both onsite at Cleeves

		With Cast Iron Finials.	rust noted, paint failed.	and offsite on suitable projects, with the provenance confirmed.

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8.0 Signing Off Statement

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Client: Limerick 2030

Signed: _____
For ACP Archcon Professionals Limited.

Date: 15th October 2025

9.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
http://australia.icomos.org/

National Inventory of Architectural Heritage

http://www.buildingsofireland.ie/

Planning and Development Act 2000, Part IV

http://www.irishstatutebook.ie/eli/2000/act/30/section/51/enacted/en/html#partiv

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20(2011).pdf

Irish Architectural Archive

https://iarc.ie/

National Monuments Service Ireland

https://www.archaeology.ie/

County Council Web Site

www.limerick.ie

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

https://www.tcd.ie/library/map-library/

10.0 Appendices

1. Photographic Record & J1000_10_D001 Photographic Record Location Drawing
2. Annotated Drawing J1000_10_D002
3. Geodata Measured Survey 2020, Registers & Drawings

J1000_10_P01

J1000_10_P02

J1000_10_P03

J1000_10_P04

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J1000_10_P05

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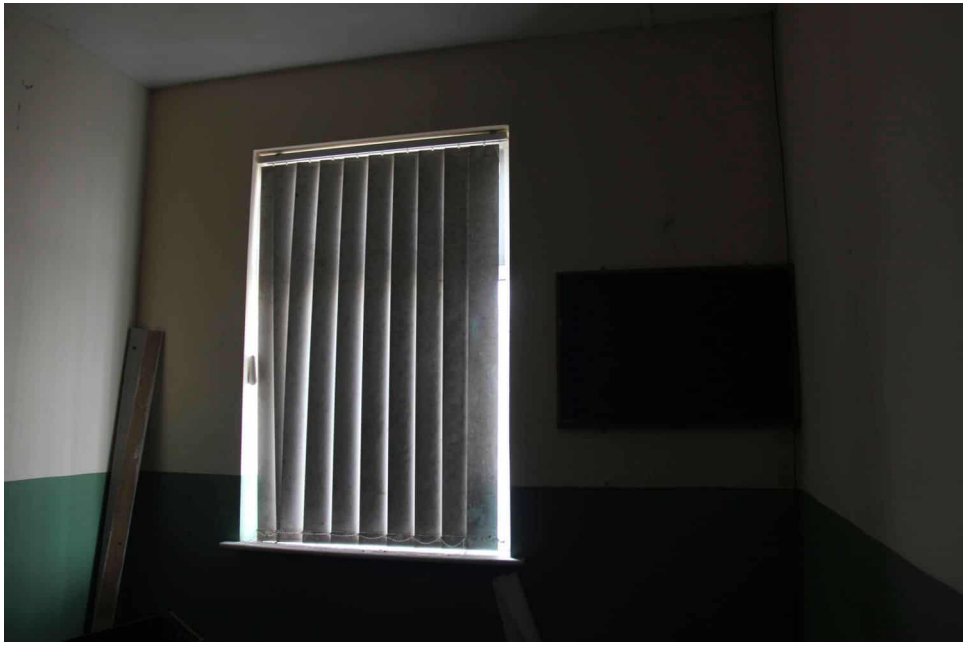

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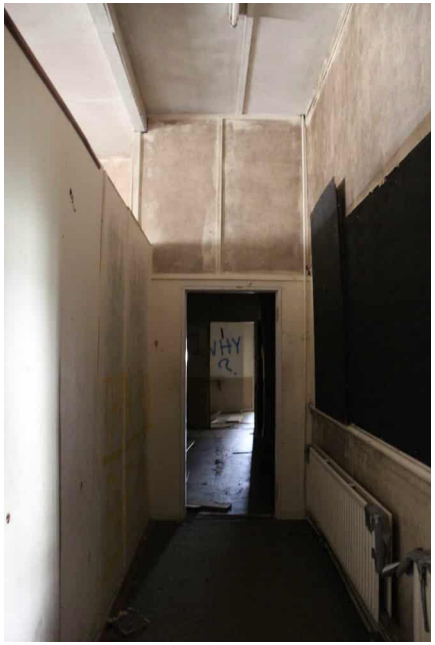

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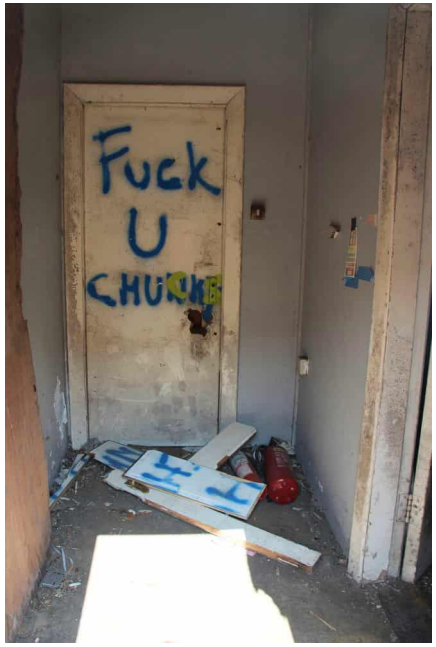

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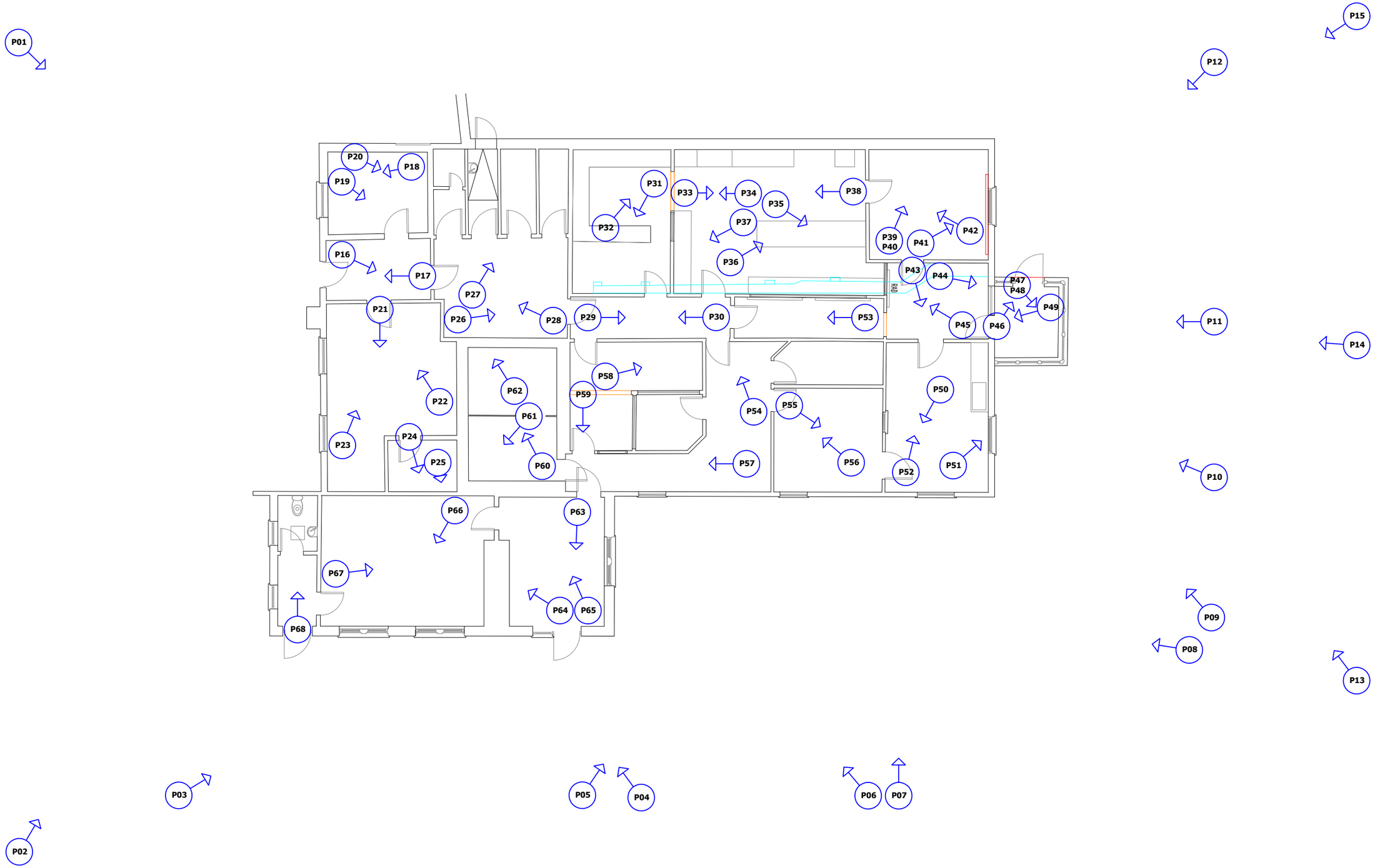

Legend:

Photograph Number, Location and Orientation

P01

Project Status:
Revision:

1	-
2	-
3	-

ALL WORKS SHALL BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS AND ANY APPLICABLE PLANNING REGULATIONS.

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SURVEY ONLY

Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 10 ADMIN & LABS - PHOTOGRAPHIC RECORD LOCATION DRAWING

Client:
LIMERICK 2030

Scale: NTS	Date: 23/09/2025
Drawing By: SR	Checked By: ME
Drawing No: J1000_10_D001	Revision: -

Architectural Conservation Professionals
Grageen House, Cappanuke, Cappamore, Co. Limerick, IRELAND
Phone: 061 574894
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Form 019 - Drawing Register

Project Title: Measured Survey of Former Cleeves Condensed Milk Factory- Building 13

Job No: 18855-13	Page No: 1	Issued by: Kieran O'Brien

Drawing. no	Drawing Title.	Size	Issue and Revision (√= No Revision)									
18855-13-100	Floor Plans	A3	01									
18855-13-101	External Elevation & Section	A3	01									
18855-13-200	Internal Elevation 01-07	A3	01									
18855-13-201	Internal Elevation 08-13	A3	01									
18855-13-203	Internal Elevation 14-21	A3	01									
18855-13-204	Internal Elevation 22-29	A3	01									
18855-13-300	Door and Window Schedule	A3	01									
18855-13-301	Roof Plan	A3	01									

T= TENDER C= COMMENT=	**PURPOSE OF ISSUE:** PG= PROGRESS I= INFORMATION P= PRELIMINARY PN= PLANNING	C									
P= PAPER	**MEDIUM:** D= COMPUTER DISK E= E-MAIL	E									

	DISTRIBUTION: DATE DAY	**16**									
	OF MONTH	**07**									
	ISSUE YEAR	**20**									

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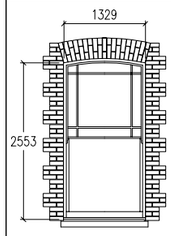
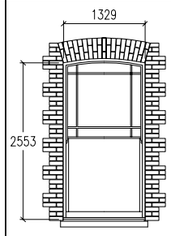
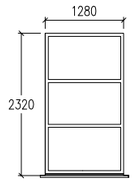
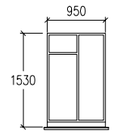
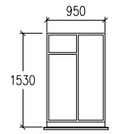
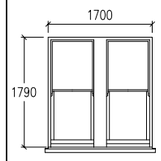
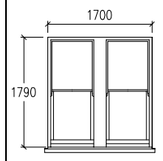
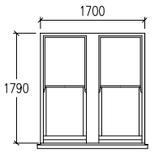
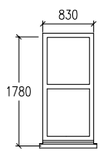
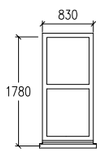
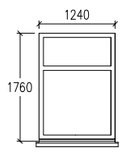
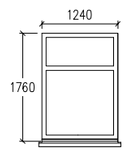
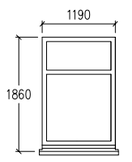
Company Registration No: 419100. Vat No: IE 6439100E.
Company Directors: K. O'Brien, M O'Brien.

WINDOW MARK - 1300	WINDOW MARK - 1301	WINDOW MARK - 1303	WINDOW MARK - 1304	WINDOW MARK - 1305	WINDOW MARK - 1306	WINDOW MARK - 1307	WINDOW MARK - 1308	WINDOW MARK - 1309	WINDOW MARK - 1310	WINDOW MARK - 1311	WINDOW MARK - 1312	WINDOW MARK - 1313
												

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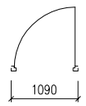	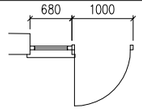		
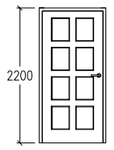	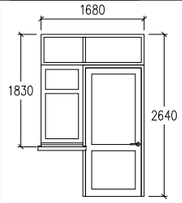	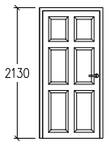	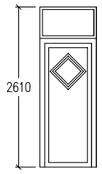

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	10-01-20	TOPO SURVEY	ML	KOB

RICS

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Geodata
Chartered Land Surveyors

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Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

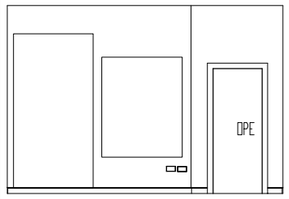
Title: Building 6 – Door & Window Schedule

Scale: 1–100

Dwg. No: 18885–13–300

Date: 10–01–20

Sheet: A3



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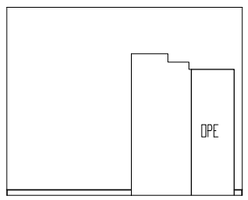

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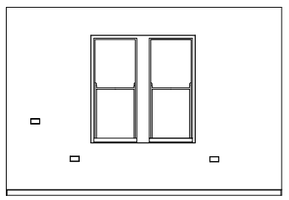

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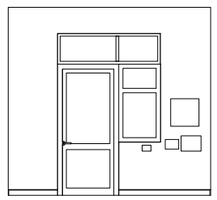

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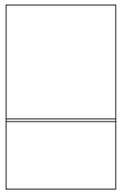

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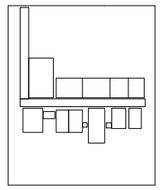

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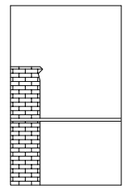

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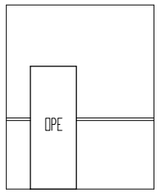

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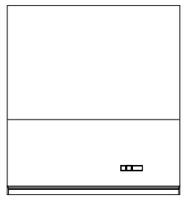

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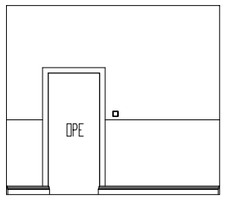

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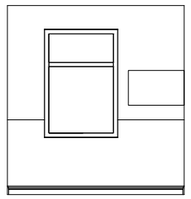

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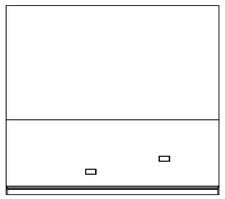

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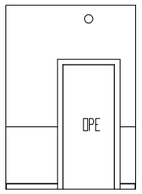

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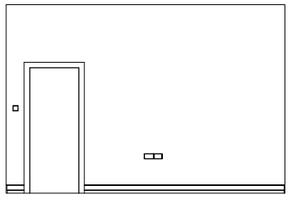

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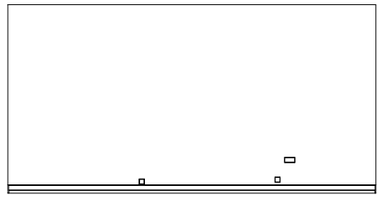

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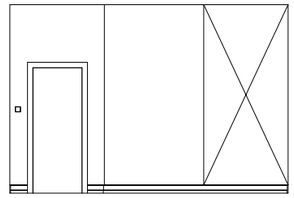
1327



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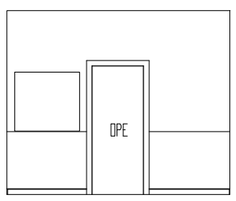

ELEVATION 2
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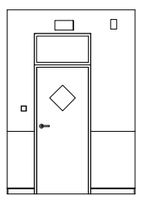

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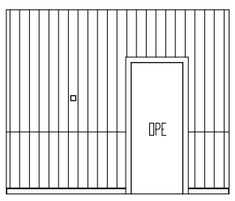

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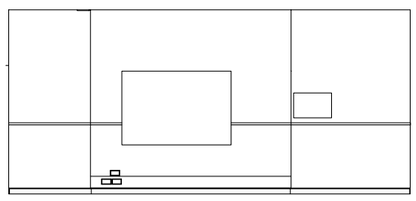

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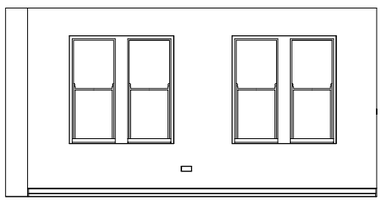

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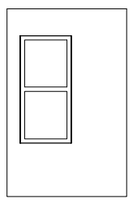

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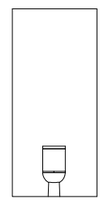

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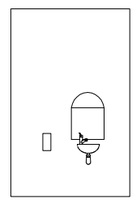

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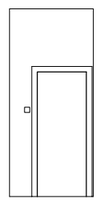

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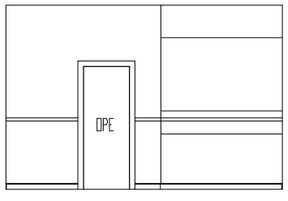

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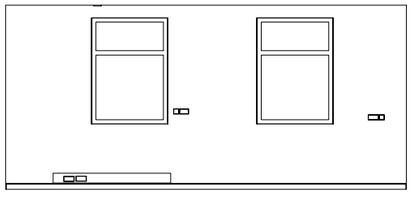

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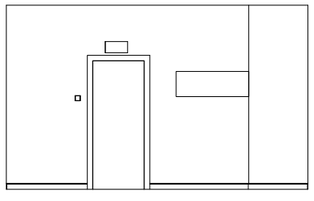

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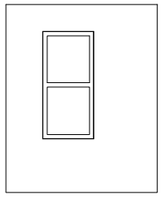

ELEVATION 1
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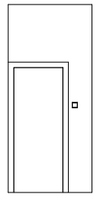

ELEVATION 2
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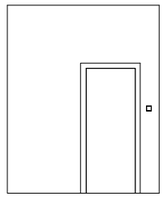

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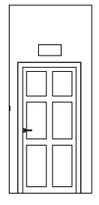

ELEVATION 4
1329

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	10-01-20	TOPO SURVEY	ML	KOB

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Geodata
Chartered Land Surveyors

47 Oliver Plunkett Street Bandon, Co Cork. P72 A443
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

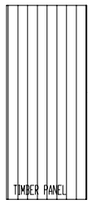
Title: Building 6 – Internal Elevations 22-29

Scale: 1-100

Dwg. No: 18885-13-203

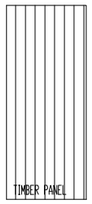
Date: 10-01-20

Sheet: A3



ELEVATION 1
1314

ELEVATION 2
1314



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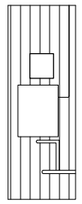

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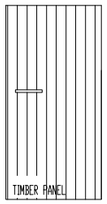

ELEVATION 1
1315

ELEVATION 2
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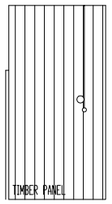

ELEVATION 3
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ELEVATION 4
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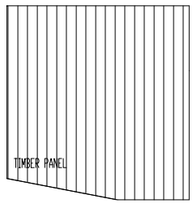

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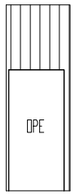

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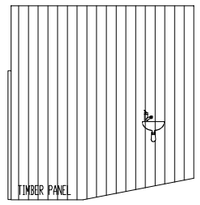

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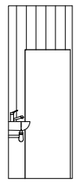

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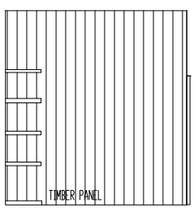

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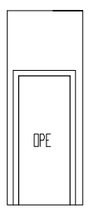

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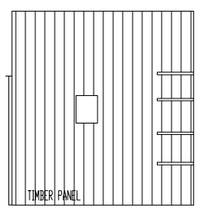

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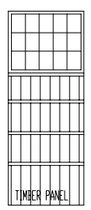

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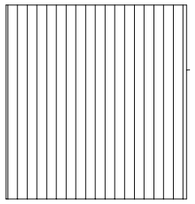

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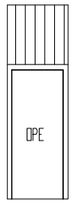

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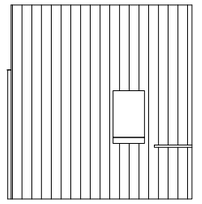

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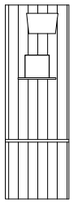

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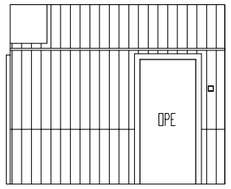

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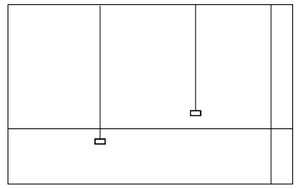

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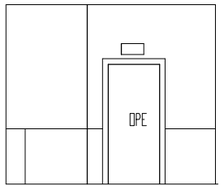

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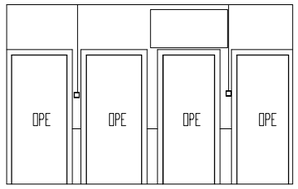

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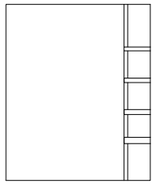

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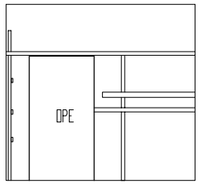

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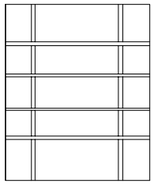

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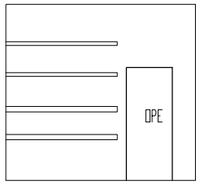

ELEVATION 4
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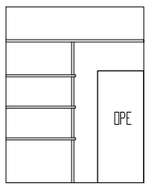

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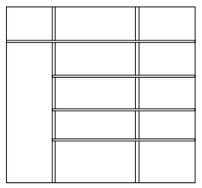

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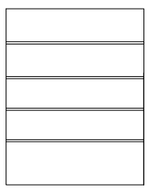

ELEVATION 3
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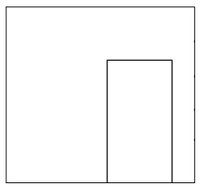

ELEVATION 4
1321

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
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- GLASS PANEL
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- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	10-01-20	TOPO SURVEY	ML	KOB

RICS

SOCIETY OF CHARTERED SURVEYORS IRELAND

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Geodata
Chartered Land Surveyors

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Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

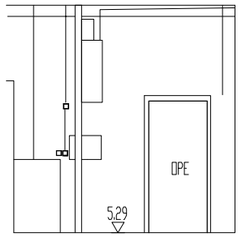
Title: Building 6 – Internal Elevations 14–21

Scale: 1–100

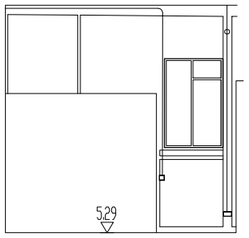
Dwg. No: 18885–13–202

Date: 10–01–20

Sheet: A3



ELEVATION 1
1308



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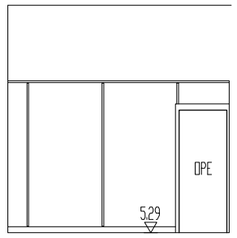
1308



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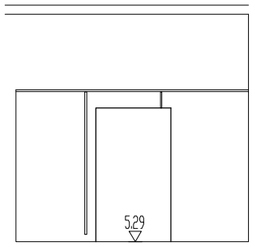
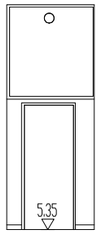
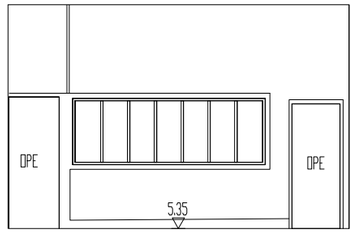


ELEVATION 4
1308



ELEVATION 1
1311



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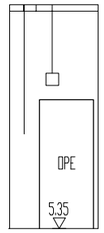

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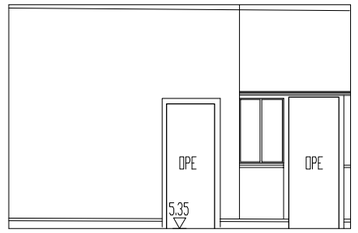

ELEVATION 4
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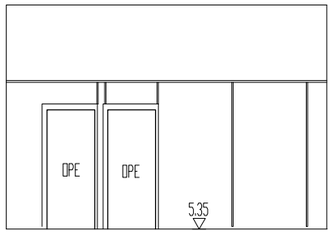

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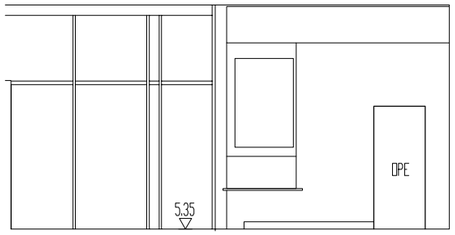

ELEVATION 2
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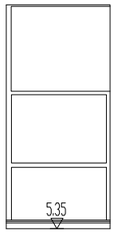
ELEVATION 3
1309



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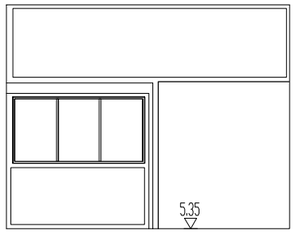

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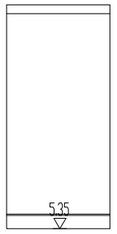

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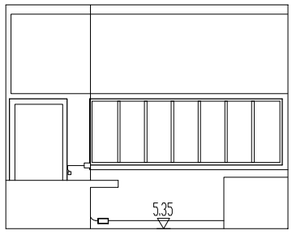

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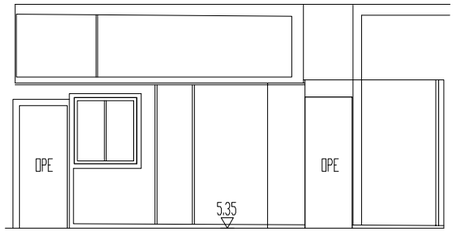

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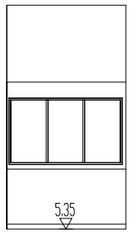

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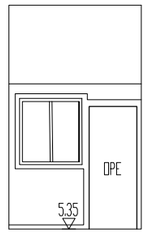

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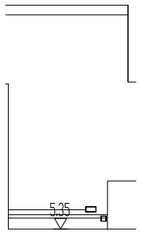

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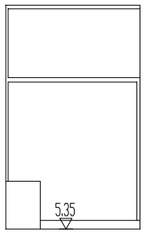

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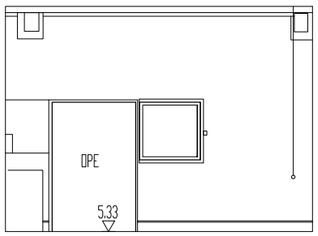

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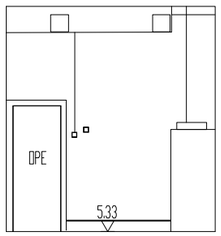

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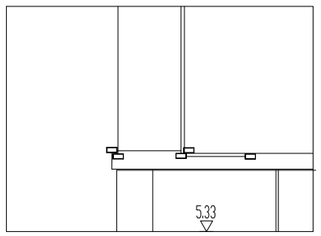

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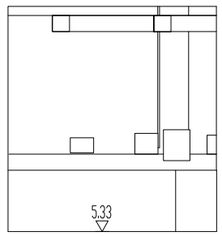

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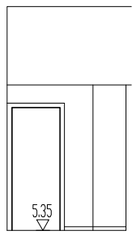

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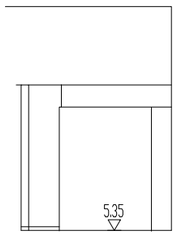

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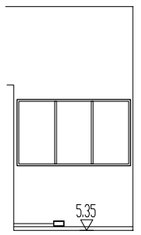

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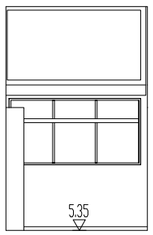

ELEVATION 4
1313

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 1m 2m 3m 4m 5m

1:100

LEGEND

- LIGHT FITTING
- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
- 1. CLADDING
- 2. SLATE
- 3. ASBESTOS
- 4. MEMBRANE
- 5. RENDER
- 6. STONE
- 7. BRICK
- 8. PVC

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	10-01-20	TOPO SURVEY	ML	KOB

RICS

SOCIETY OF CHARTERED SURVEYORS IRELAND

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Geodata
Chartered Land Surveyors

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Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurvyeing.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

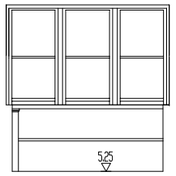
Title: Building 6 – Internal Elevations 08–13

Scale: 1–100

Dwg. No: 18885–13–201

Date: 10–01–20

Sheet: A3



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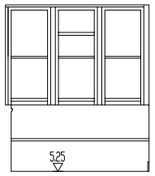

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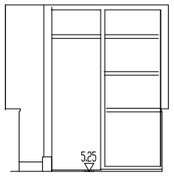

ELEVATION 3
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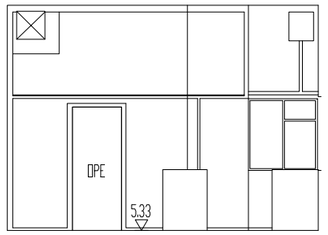
ELEVATION 4
1301



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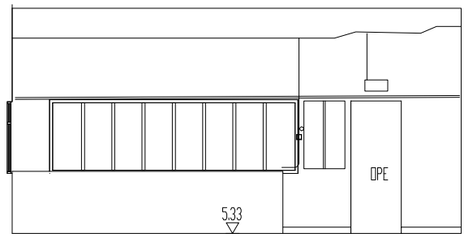

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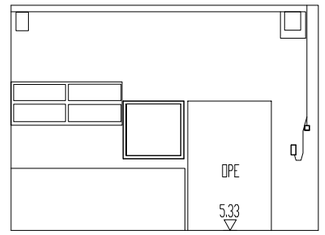

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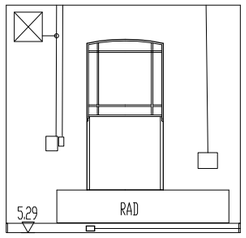

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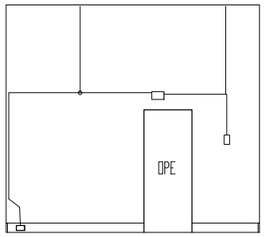

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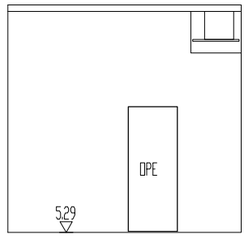

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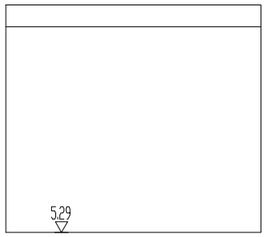

ELEVATION 4
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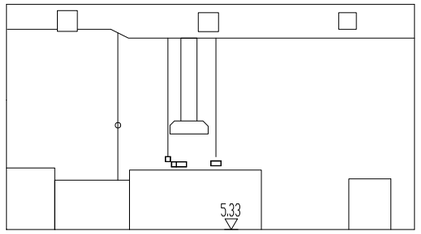

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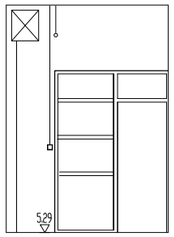

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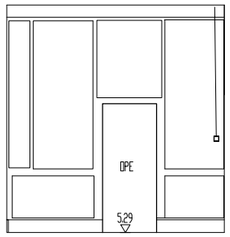

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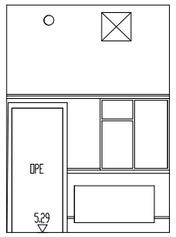

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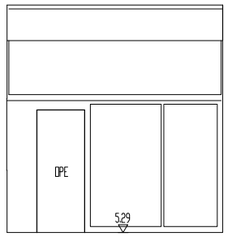

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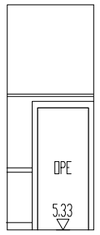

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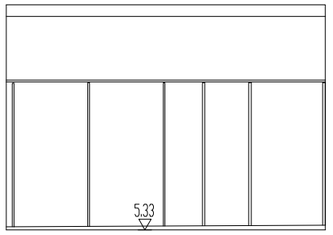

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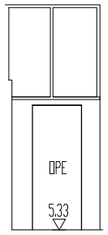

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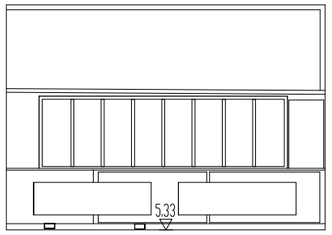

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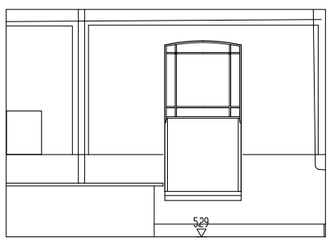

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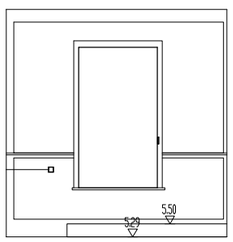

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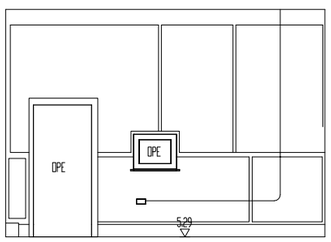

ELEVATION 3
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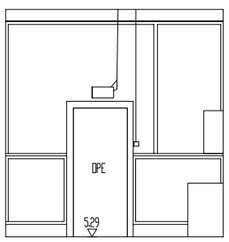

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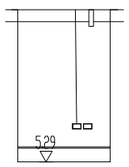

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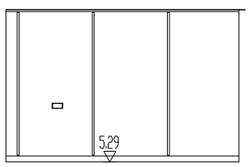

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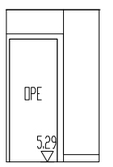

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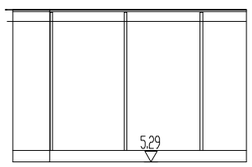

ELEVATION 4
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LEGEND

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- LIGHT FITTING
- LIGHTING SENSOR
- SPEAKER
- VENTILATION
- FIRE ALARM
- SECURITY SYSTEM
- LIGHT FITTING
- GLASS PANEL
- FURNITURE
- EMERGENCY LIGHT
- ELECTRICAL SOCKET/FITTING
- ELECTRICAL EQUIPMENT
- ARTWORK
- EQUIPMENT MECH
- LIGHT FITTING
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Client: Limerick 2030

Project: Former Cleeves Condensed Milk Factory

Title: Building 6 – Internal Elevations 01–07

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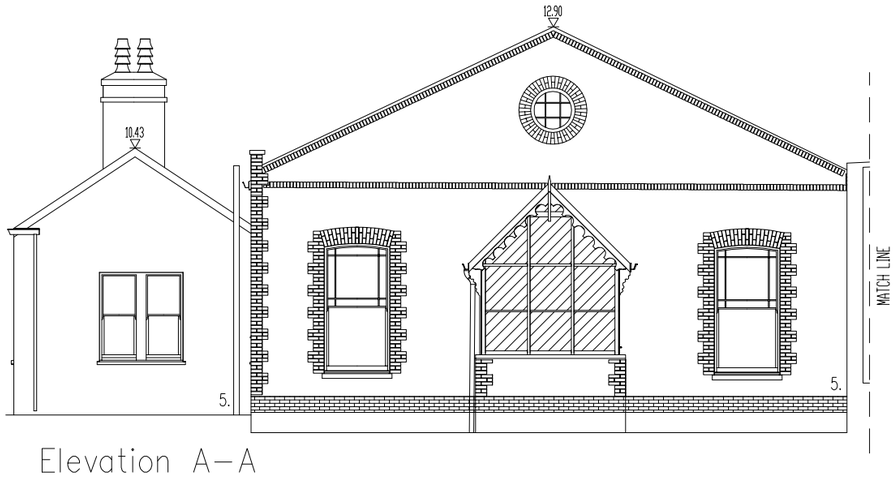
Dwg. No: 18885–13–200

Date: 10–01–20

Sheet: A3



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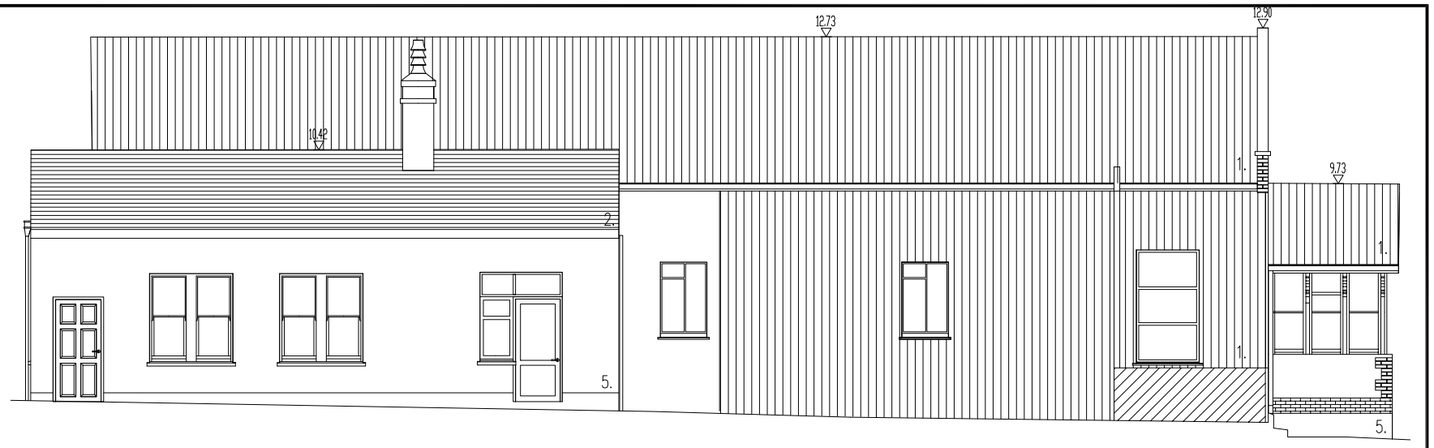

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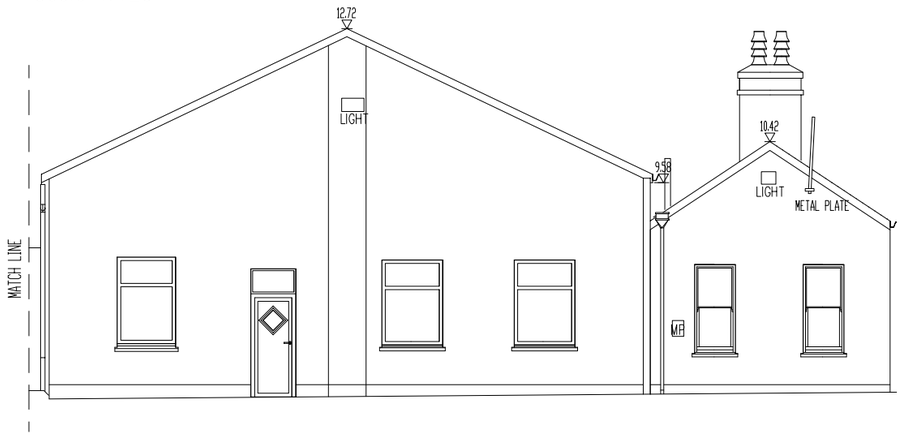

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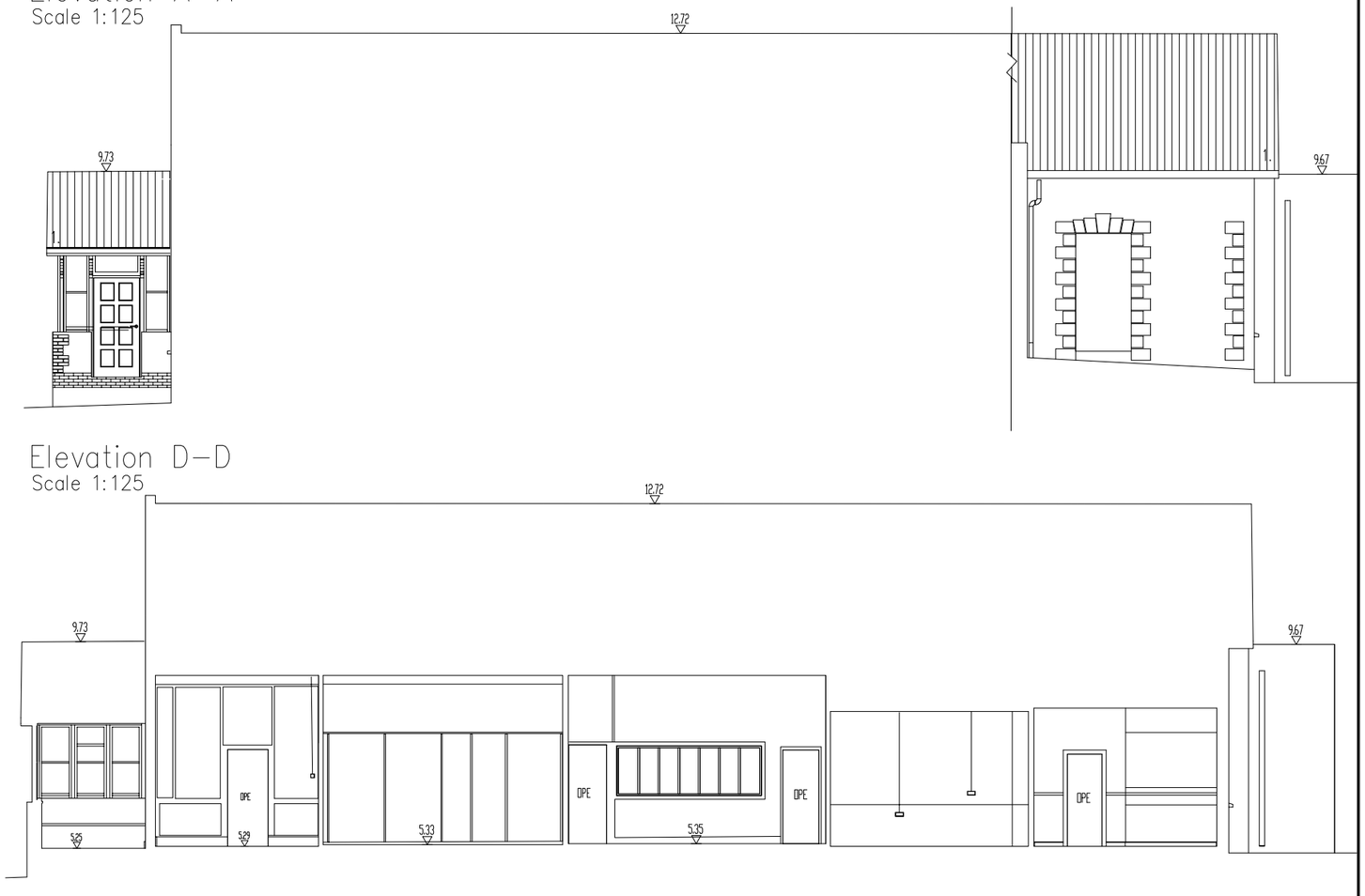

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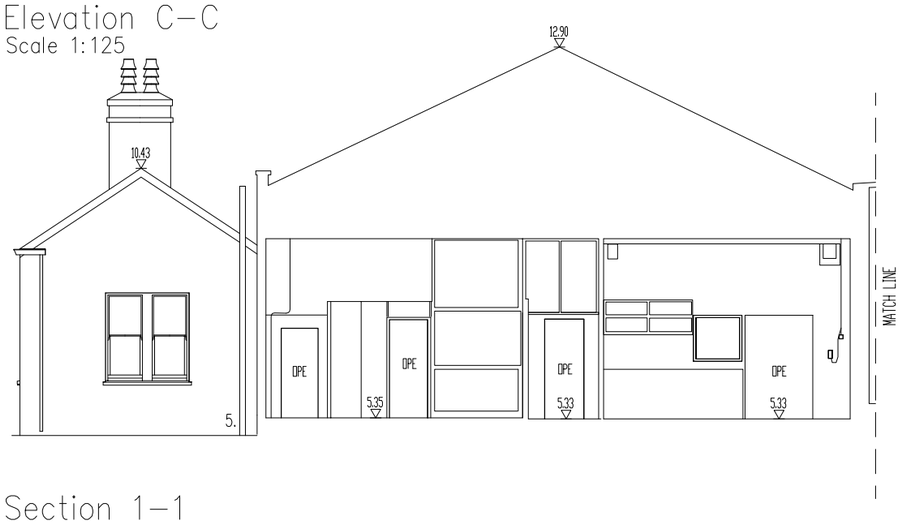

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Section 2–2
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Title: Building 13 – Elevations & Sections
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Dwg. No: 18885–13–101
Date: 10–01–20
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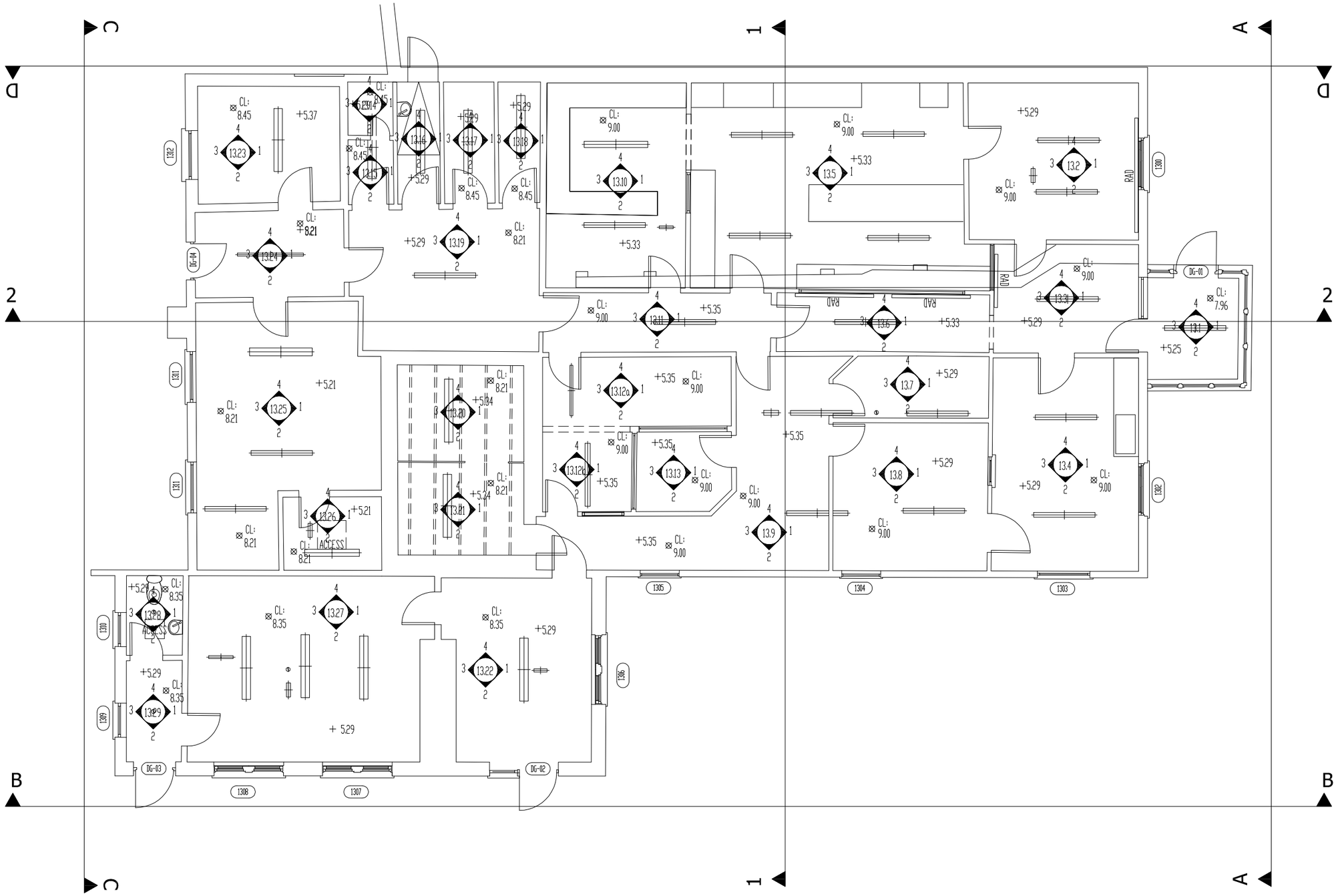

Ground Floor Plan

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Building Record Report

For

Building 14 Semi Detached Houses
Former Cleeves Condensed Milk Factory

Client: Limerick 2030

Date: 15th of October 2025

Authorship: This Report has been prepared by:-

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Copies of this report have been presented by ACP to: The Client (Limerick 2030)

Acknowledgements: Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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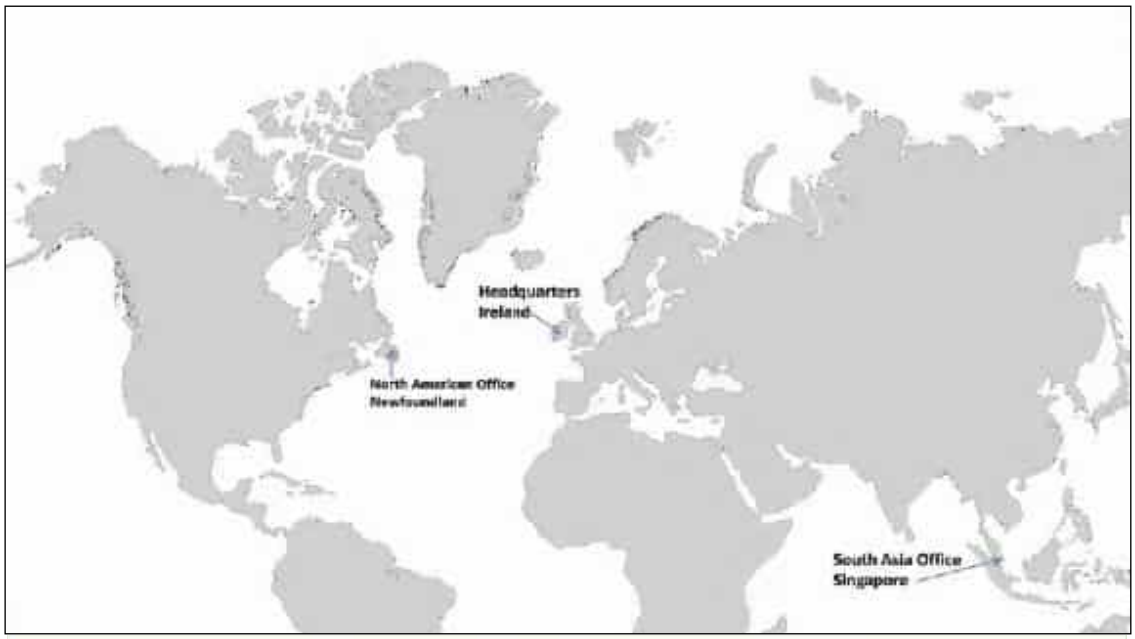

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Table of Contents

LIST OF FIGURES, PHOTOGRAPHS AND TABLES 6

PHOTOGRAPHS 6

TABLES 7

GLOSSARY OF TERMS 8

1.0 SCOPE OF STUDY 11

2.0 METHOD OF STUDY 11

3.0 EXISTING ENVIRONMENT 13

3.1 Proposed Development 14

3.2 Site Inspection 14

3.3 Building Survey 15

4.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY 16

4.1 Historical background- Brief History of Building 14 Semi Detached Houses at the Former Cleeves Condensed Milk Factory 16

4.2 Protection Status 18

4.2.1 Protected Structures 18

4.2.2 NIAH 18

4.2.3 Archaeology 19

4.2.4 Historic Maps 19

5.0 DESCRIPTION OF FABRIC 21

5.1 External - Semi Detached Building A 21

5.1.1 Roofs 21

5.1.2 External Walls 21

5.2 Internal - Ground Floor 25

5.2.1 Ceilings 25

5.2.2 Internal Walls: 26

5.2.3 Internal Door Assemblies 28

5.2.4 Internal decoration, units and joinery features 29

5.2.5 Internal Floors 30

5.2.6 Sanitary Installations 30

5.2.7 Electrical and Services Installations (General Comment) 30

5.2.8 Outbuilding (General Comment) 32

5.3 Internal – First Floor 33

5.3.1 Ceilings 33
5.3.2 Internal Walls 34
5.3.3 Internal Door Assemblies 35
5.3.4 Internal decoration, units and joinery features 36
5.3.5 Internal Floors 36
5.3.6 Sanitary Installations 36
5.3.7 Roof Space 37

5.4 External - Semi Detached Building B 37
5.4.1 Roofs 38
5.4.2 External Walls 38
5.4.3 Fenestration and Doors (General) 39

5.5 Internal – Ground Floor 41
5.5.1 Ceilings 41
5.5.2 Internal Walls: 42
5.5.3 Internal Door Assemblies: 43
5.5.4 Internal decoration, units and joinery feature 44
5.5.5 Internal Floors 46
5.5.6 Sanitary Installations 46
5.2.7 Electrical and Services Installations (General Comment) 47

5.6 Internal – First Floor 47
5.6.1 Ceilings 47
5.6.2 Internal Walls 48
5.6.3 Internal Door Assemblies 49
5.6.4 Internal decoration, units and joinery feature 49
5.6.5 Internal Floors 49
5.6.6 Sanitary Installations 49
5.6.7 Roof Space 50

6.0 SUGGESTED MEASURES TO COMPLETE THE BUILDING RECORD 51

7.0 SUGGESTED SALVAGE SCHEDULE OF HISTORIC FABRIC 52

8.0 SIGNING OFF STATEMENT 53

9.0 PROJECT REFERENCES 54

10.0 APPENDICES 55

LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

Figure 1 - Ordnance Survey of Ireland Current Map....13
Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios 14
Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910 16
Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910 17
Figure 5 - Building Ages Diagram, Limerick 2030....17
Figure 6 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.....19
Figure 7 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844....19
Figure 8 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844....20
Figure 9 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919....20

PHOTOGRAPHS

Photograph 1 - View of Rear of Building 14A....14
Photograph 2 - Front façade Building A (LHS)....21
Photograph 3 - Cementitious render ruled and lined. 22
Photograph 4 - Rear and gable end elevations indicating former lean-to and door to kitchen. 22
Photograph 5 - Timber clad Return Annex with corrugated iron room and painted brick to main building. 23
Photograph 6 - Internal face of Entrance door.....24
Photograph 7 - Internal face of rear door.....24
Photograph 8 - Internal face of door from exiting Kitchen into former lean-to. 25
Photograph 9 - Wallpapered and painted ceiling to front room. Coving intact. 26
Photograph 10 - Hall corridor walls with textured wallpaper and dado rails. 26
Photograph 11 - Lath-and-plastered stud wall to hall corridor. 27
Photograph 12 - Fireplace front room 1st LHS. 27
Photograph 13 - Fireplace front room 1st RHS. 28
Photograph 14 - Internal doors to front room - 4 panel solid timber with oval brass handle. .29
Photograph 15 - Double leaf door used to separate front of house from rear.....29
Photograph 16 - Early room service electric bell ring. 31
Photograph 17 - Modern fuse box located in home office.....32
Photograph 18 - Outbuilding front facade with exposed joists to underside of Return Annex. 32
Photograph 19 - Cast iron support system for Return Annex floor. 33
Photograph 20 - timber boarded ceiling to Return Annex. 33
Photograph 21 - Lath-and-plaster ceilings to front room.....34
Photograph 22 - Timber boarding to Return Annex walls.....34
Photograph 23 Front room internal partition and inner face of external wall finished in timber boarding. 35
Photograph 24 - Original cast iron fireplace to rear bedroom. 35
Photograph 25 - Return Annex timber door with glazed upper section. 36
Photograph 26 - Roof Space indicating cast iron hanger.....37
Photograph 27 - Front facade Building B (RHS)....37
Photograph 28 - Return Annex with corrugated iron roof.....38

Photograph 29 - Front facade lower, cementitious render ruled and lined and painted. 38
Photograph 30 - Main dwelling rear facade with painted brick and exposed brick. 39
Photograph 31 - Return Annex timber cladded walls of site facade.....39
Photograph 32 - Modern replacement main entrance door.....40
Photograph 33 - Modern replacement two leaf rear door. 40
Photograph 34 - Blacked off Return Annex door with glazing painted out. 41
Photograph 35 - Stippled ceiling in Kitchen - possible Artex. 41
Photograph 36 - Replacement fireplace surround Room 1st LHS.....42
Photograph 37 - Replacement fireplace surround room 1st RHS.....43
Photograph 38 - Front room, 4 panel solid timber door with brass doorknob.....43
Photograph 39 - Rear room, vertical timber boarded door with curved silver-effect pull handle.....44
Photograph 40 - Timber closed string staircase with square headed newels and side panelling. 45
Photograph 41 - Stained glass vestibule screen to separate Hall. 46
Photograph 42 - Sanitary Facilities.....46
Photograph 43 - View of fuse box and meter 47
Photograph 44 - smooth plastered ceilings with coving. 48
Photograph 45 - Vertical timber boarding to front roof and wall papered end wall.....48
Photograph 46 - Four panel door with brass doorknob.....49
Photograph 47 - Shower and bathtub separate to toilet. 50
Photograph 48 - Truss with cast iron hanger. 50

TABLES

Table 1 - Protection Status.....18

GLOSSARY OF TERMS

1. ACA	**An Architectural Conservation Area** is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.
2. Area of Special Planning Control	**Areas of Special Planning Control** provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act
3. NIAH	The **National Inventory of Architectural Heritage**. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)
4. Protected Structure	**A "protected structure"** is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term "structure" is defined by Section 2 of the 2000 Act to mean 'any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate'. – Section 2 (1) of the 2000 Act
5. Section 57 Declaration	**Section 57 Declaration** Owners or occupiers of a protected structure may request a 'declaration' under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.
6. RMP	**Archaeological sites** are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.
7. RPS	Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the

Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wikinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.

Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

> (1) A person who is guilty of an offence under *sections 58(4)*, *63*, *151*, *154*, *205*, *230(3)*, *239* and *247* shall be liable—
> (*a*) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or
> (*b*) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

> "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

> *"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"*

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Siochana may without warrant seize and detain:

> *"a detection device found in, at the site of, or in the vicinity or a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987.*

1.0 Scope of Study

This report has been prepared following a request by the client, Limerick 2030 to undertake a Building Record Report in conjunction with the proposed Planning Application for the redevelopment of the Former Cleeves Condensed Factory site (RPS No's 3264, 3265) and associated structures at North Circular Road, Limerick City.

This Building Record Report aims to provide the following:

- A brief historical overview of Building 14 Semi Detached Houses at North Circular Road, adjacent to the Former Cleeves Condensed Milk Factory.
- A description of the existing fabric of the building.
- A record of the building to the equivalent of either Historic England Level 2 or Level 3 of Historic Building Recording.
- Recommended mitigations in order to complete the building record.

2.0 Method of Study

The following methods and resources were used in establishing the Building Record.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- Existing archival records and resources were consulted.
    - Limerick Archives
    - Limerick Local Studies
    - Irish Architectural Archive
    - National Library of Ireland
    - Griffiths Valuation
    - Census of Ireland
    - Feilden Clegg Bradley Studios and Bucholz McEvoy, Cleeves Riverside Statement of Significance - May 2025
- Colin Rynne's assessment undertaken to inform the initial protection.
- ACP's Assessment 2015
    - J446 - Conservation Assessment Report for Lansdowne Flax Mill – 14th April 2015
- ACP's Assessment 2023 and 2024
    - J884 Cleeves Flax Mill_Limerick 2030_Assessment of Roof_Jan 30th 2023
    - J1000 Cleeves _ 01 Flax Mill_LTT_Building Fabric Assessment_March 2024
    - J1000 Cleeves _ 02 Engine House_LTT_Building Fabric Assessment_April 2024
    - J1000 Cleeves _ 04 _ 05 _ Water Tank and IG_LTT_Building Fabric Assessment _April 2024
    - J1000 Cleeves _ 07 _ 11 _ Dairy Building and CSHF_LTT_BFA_Final and Issued_April 2024
- Geodata Measured Survey 2020.
    - Refer to Appended Drawings Registers

This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

3.0 Existing Environment

Cleeves Former Condensed Milk Factory is located on the North side of the River Shannon in Limerick City, on North Circular Road. The subject site includes the former factory site, the Former Salesians Secondary School / Fernbank House, the Shipyard site to the South of the factory and two semi-detached houses to the West of the factory.

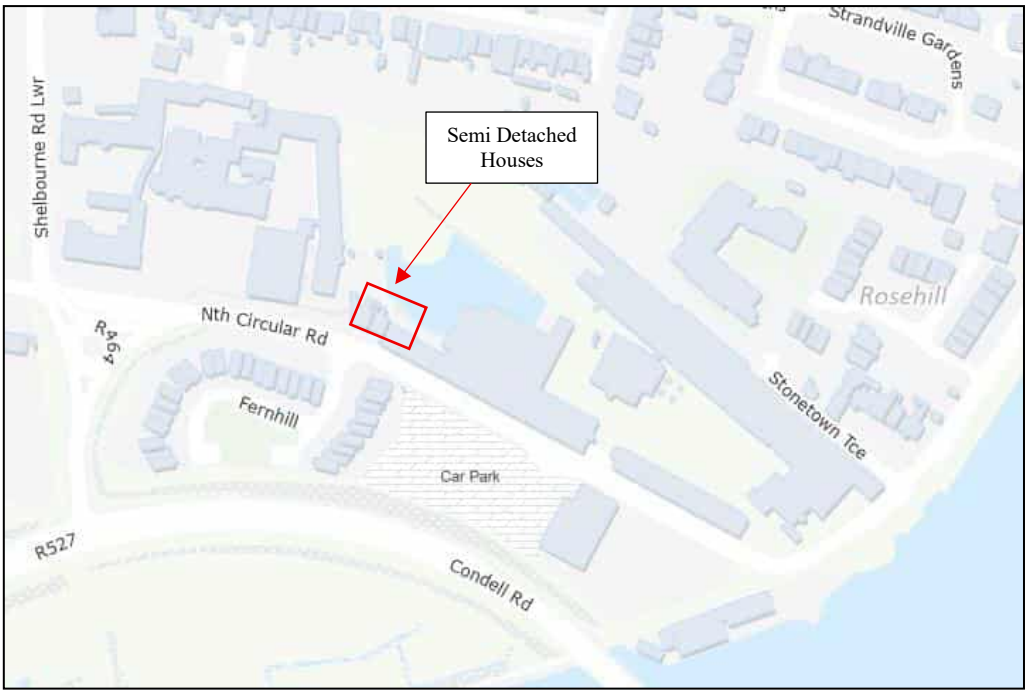


Figure 1 - Ordnance Survey of Ireland Current Map

The Semi-Detached Houses are located to the western end of the Cheese Plant building. They are accessed from North Circular Road. Building 14 A is located to the West, with Building 14 B to the East adjoining the Cheese Plant building.

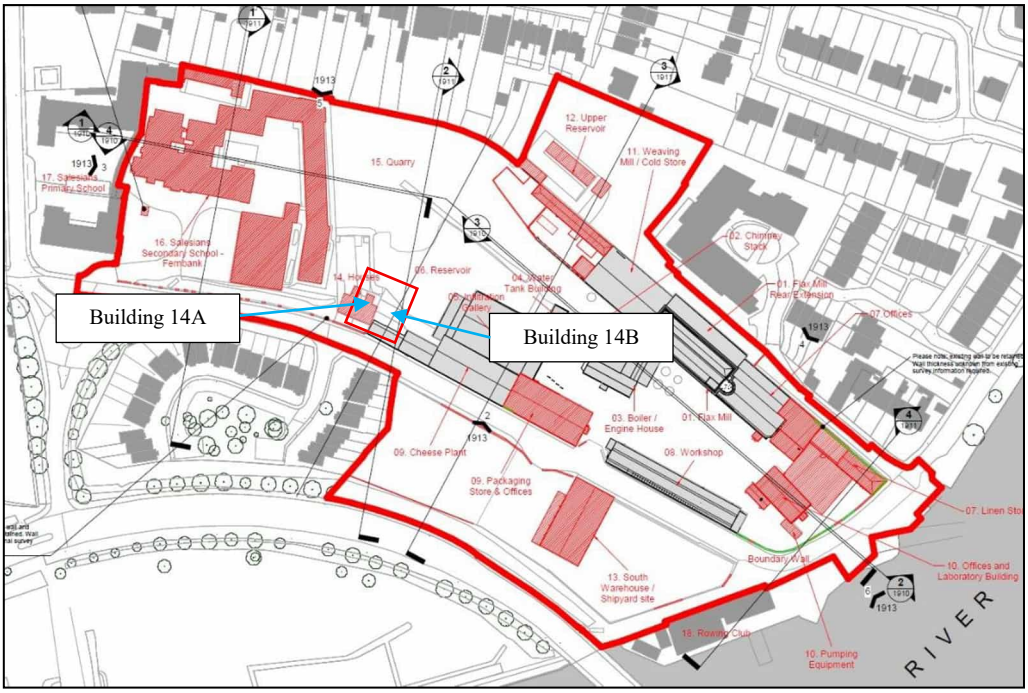


Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

3.1 Proposed Development

This report has been prepared in support of the planning application to be submitted by Limerick 2030 for the redevelopment of the Former Cleeves Condensed Milk Factory, identified by Limerick 2030 as the 'Cleeves Riverside Quarter'.

3.2 Site Inspection

The site was inspected on the 11th, 15th and 25th of August 2025 by Martin English, Brigid Browne and Sheena Ryan of ACP. The photographic Record was also undertaken on these dates.

Photograph 1 - View of Rear of Building 14A

3.3 Building Survey

The following surveys were undertaken as part of the data gathering process: -

- Measured Building Survey – supplied by Geodata 2020.
- Conservation Inspection and Fabric Assessment.
- Photographic Record – refer to J1000_14_D001 & J1000_14_D002 Semi Detached Houses Photographic Record Location Drawings & Photographs in Appendix 1 of this report.
- Annotated drawing no J1000_14_D003 in Appendix 2 of this report.

This information was used to inform the design team during the design development stage.

4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Building 14 Semi Detached Houses at the Former Cleeves Condensed Milk Factory[1]

Development of the Flax Factory began c.1850 by J.N. Russell (1774-1859), a significant business owner whose company J.N. Russell & Sons was the biggest miller of maize in Ireland by the end of the 19th century. The complex began with construction of the Main Mill, Vats House, Dye House and main Engine House. In addition to the Flax Mill, Russell had purchased five other flour mills in the vicinity of Limerick between 1835 and 1857. At the time of his death in 1859, the company ran the largest shipping business in the port of Limerick. His son J.A. Russell took control of running the Flax Mill. Due to a fall in demand for flax the mill closed by 1870 and remained vacant for six years before it was reopened as a flour mill.

Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

This continued until 1884 when the mill was bought by the Condensed Milk Company of Ireland, converting the factory for the production of condensed milk and butter. This required a £100,000 overhaul of the site including the construction of the Engine House, Boiler House and Stack.

Following WWI and the Irish War of Independence the company was going into liquidation. In 1927 the Free State Government established the Dairy Disposal Company to regulate the industry. Cleeves operated under State control until the early 1970's when ownership was transferred to Golden Vale. In 2011 milk processing stopped at the site and has been vacant since then.

It is possible that the Semi Detached Houses were built to serve the operation of the flax mill due to their close proximity to the mill and construction date. Mapping shows that they were

[1] Historical Background Information supplied by client, Limerick 2030.

present by 1870 and likely built as part of the first phase of development of the flax mill. It is possible that the houses were used by managers or operators of the factory site. The evolution of the site is detailed in the building age diagram in Figure 5 below.

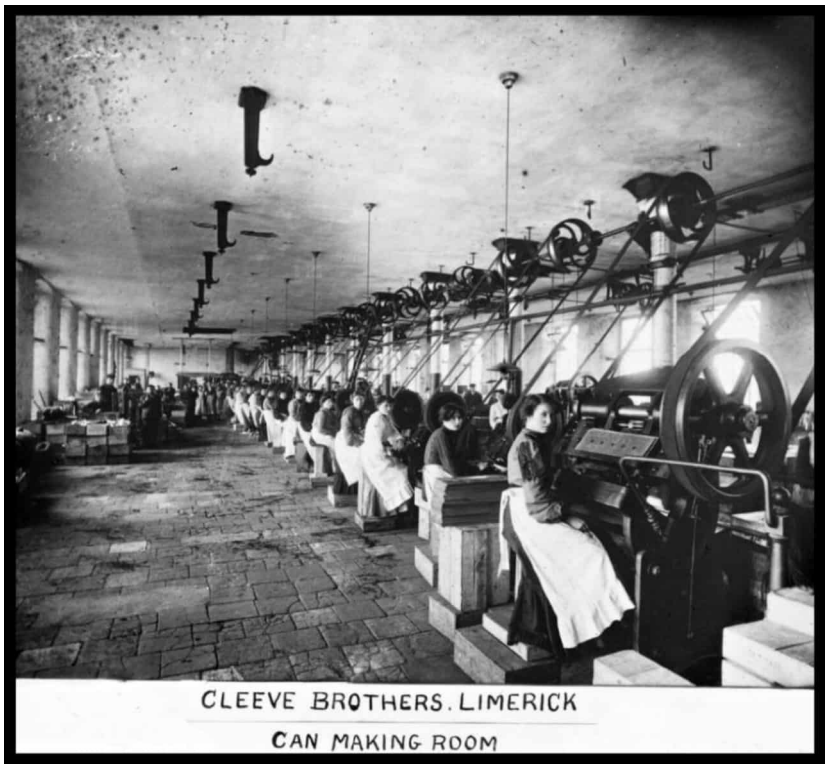


Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

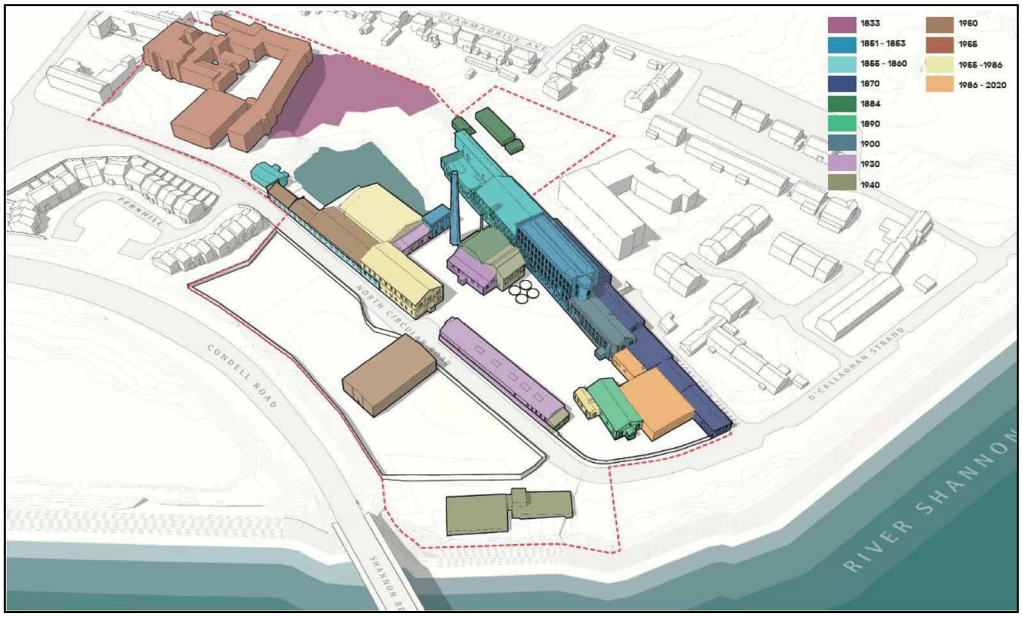


Figure 5 - Building Ages Diagram, Limerick 2030

4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	N	
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership		
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 - Protection Status

4.2.1 Protected Structures

Building 14 Semi Detached Houses are not protected structures, and they are not within an Architectural Conservation Area of Limerick City.

The curtilage of the protected structures is defined by the extent of the 'early industrial complex' as referred to in the NIAH description. Structures within the complex boundary are considered to be curtilage structures. This is summarised in the Statement of Significance and reflects the historic boundary of ownership and operation. The historic curtilage of the flax mill does not extend as far as the 'Cleeves Riverside Quarter' Phase II application boundary and does not include the Shipyard Site or the Former Salesians Secondary School, inclusive of Fernbank House.

4.2.2 NIAH

Building 14 Semi Detached Houses are not included in the National Inventory of Architectural Heritage surveys. Figure 6 below shows the various NIAH structures within the vicinity of the subject structures.

Figure 6 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

4.2.3 Archaeology

The buildings and site are outside the Zone of Archaeological Potential for Limerick city and thus is not impacted by the National Monuments Acts.

4.2.4 Historic Maps

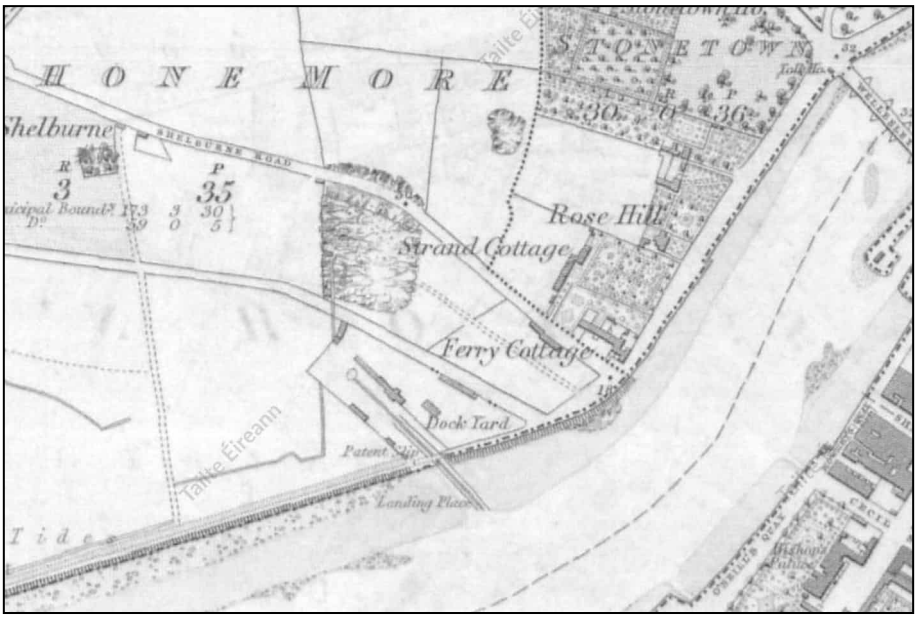


Figure 7 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844

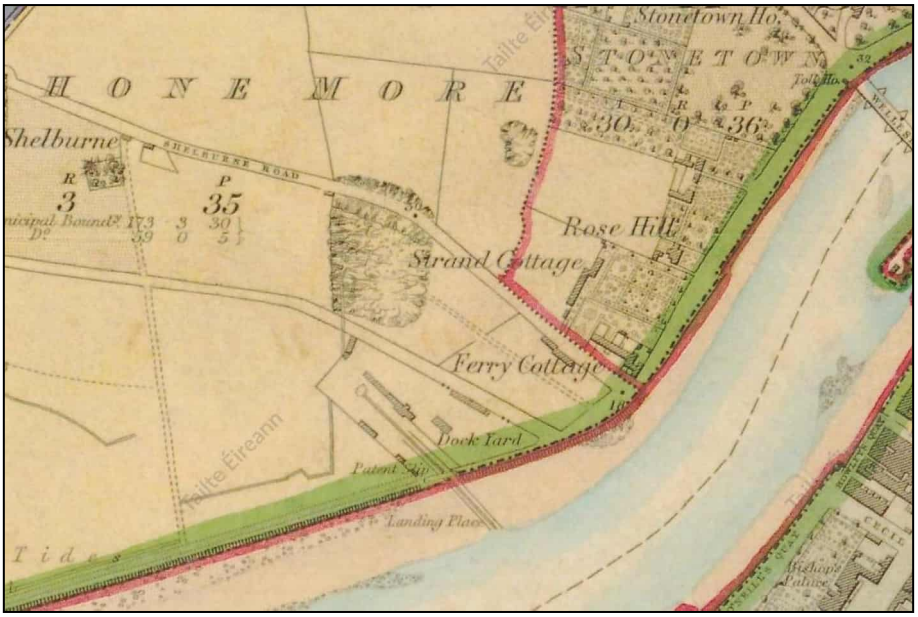


Figure 8 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844

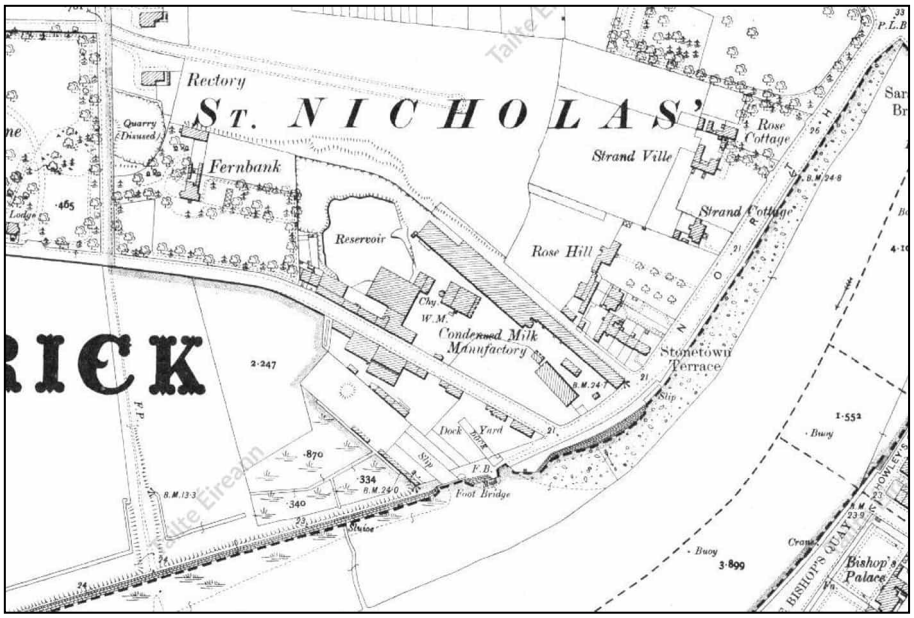


Figure 9 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919

5.0 Description of Fabric

5.1 External - Semi Detached Building A

The building is a two-storey, three-bay, semi-detached building with an 'A' pitched slated roof with gable and party wall chimneystacks and masonry rendered walls and a first-floor timber frame annex extension with sanitation facilities.

Photograph 2 - Front façade Building A (LHS)

5.1.1 Roofs

Replacement cementitious slate roof, on cut timber roof with a timber fascia and soffit, the latter supported on timber brackets. There is a chimneystack on the gable servicing the ground and first floor front rooms and ground floor kitchen and back bedroom. There is also a party wall chimneystack servicing ground floor front room and first floor back bedroom.

The Return Annex has a corrugated iron roof.

5.1.2 External Walls

Front wall is smooth cementitious ruled-and-lined render. Rear wall is painted brick to ground floor and exposed brickwork to first floor. Gable end is cementitious smooth render and appears to have had a lean-to structure against it that is now absent. There is a timber frame and boarded extension (Return Annex) with a ground floor outbuilding built partially underneath and acting as part support.

Photograph 3 - Cementitious render ruled and lined.

Photograph 4 - Rear and gable end elevations indicating former lean-to and door to kitchen.

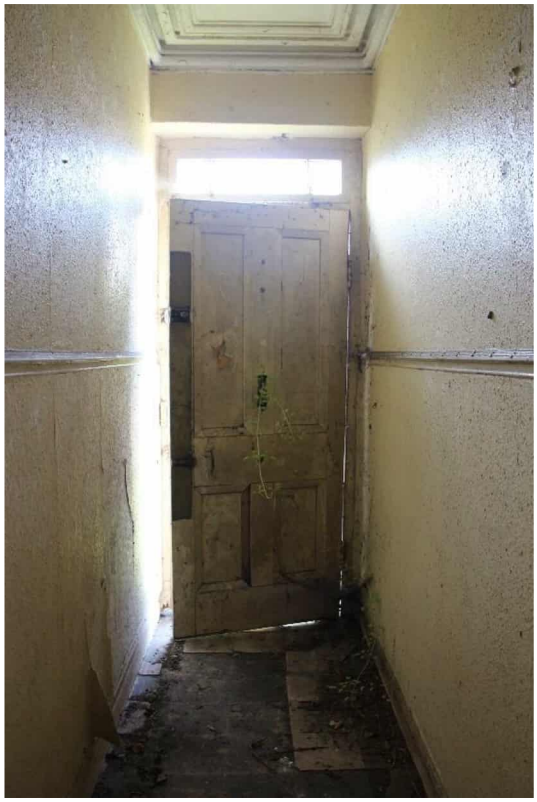
Internal structural elements within the outbuilding suggest that the Return Annex was supported on cast iron columns and perhaps the outbuilding was retrofitted later.

Photograph 5 - Timber clad Return Annex with corrugated iron room and painted brick to main building.

5.1.3 Fenestration and Doors (General)

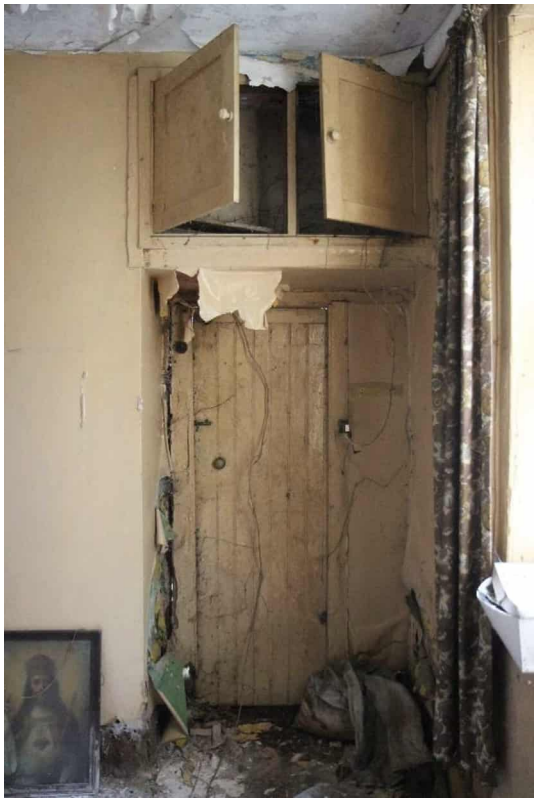
Windows to the front and rear facades are timber single glazed two-pane over two-pane sliding sash with the exception of the bathroom window which is six over six. Cills appear to be stone, but they are heavily painted therefore concrete cills may be present to the rear façade. Return Annex windows are single glazed timber casements with original fixings.

Main entrance door is a four-panel timber door and may be original. On the external side it is faced with ply sheeting with brass knob protruding. The door frame is still in place and paint layers, now peeling, reveal earlier paint coats. The overhead transom light is intact and appears original. The rear door is timber three panelled door with two lower timber panels and an upper glazed series of panes, that are stained glass. The upper section of this feature matches the transom light at the main entrance door. There is a third door from the kitchen that would have led into a lean-to extension (no longer extant). This is of timber vertical boards with a brass knob.



Photograph 6 - Internal face of Entrance door.

Photograph 7 - Internal face of rear door.



Photograph 8 - Internal face of door from exiting Kitchen into former lean-to.

Access from the street is via a plywood replacement door in the roadside masonry, rendered and capped boundary wall. A set of natural stone steps lead up to the entrance door.

5.2 Internal - Ground Floor

This floor contains an entrance hall corridor, two sitting rooms left and right to the front of the house, with the staircase, kitchen and home office to the back of the original building with the back door opposing the main entrance door.

5.2.1 Ceilings

Ceilings to the main building are assumed to be lath-and-plaster and appear to be original. Coving is present to the ground floor front rooms, hall corridor and first floor landing. Ceilings are wallpapered and/or painted. Ceilings to the first floor Return Attic are timber boards.

Photograph 9 - Wallpapered and painted ceiling to front room. Coving intact.

5.2.2 Internal Walls:

Internal partition walls (160mm) tapped solid and there is evidence that these are lath-and-plaster stud walls. These are largely finished in wallpaper and paint. There are picture rails in the front rooms and dado rails in the hall corridor. External walls (400mm) were solid brick construction, non-drylined and finished textured and non-textured wallpaper and paint.

Photograph 10 - Hall corridor walls with textured wallpaper and dado rails.

Photograph 11 - Lath-and-plastered stud wall to hall corridor.

There is a fireplace in each of the front rooms and may be original. There is also a flue in the kitchen, and this has a range cooker fitted.

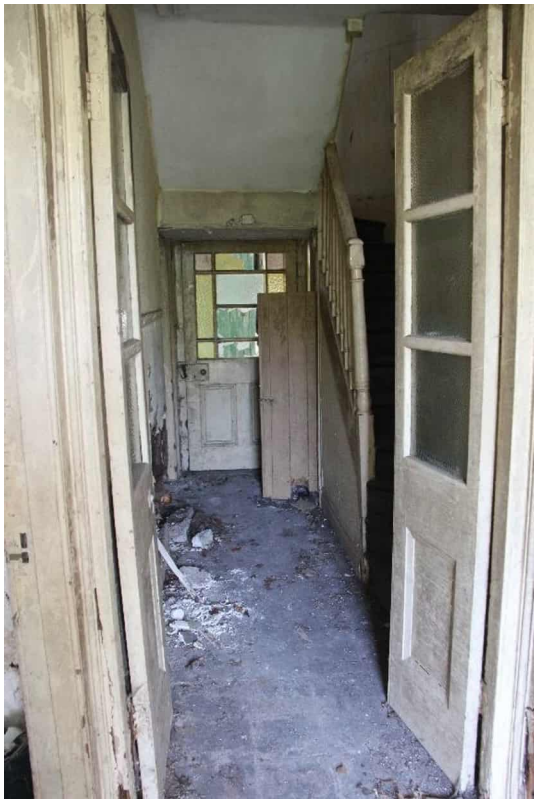
Photograph 12 - Fireplace front room 1st LHS.

Photograph 13 - Fireplace front room 1st RHS.

5.2.3 Internal Door Assemblies

Internal doors to front rooms are original timber 4 panel doors with oval brass knobs. Doors to back rooms are timber vertical boards with brass and Bakelite knobs. Just beyond the doors to the front rooms is a set of double doors in the corridor with a clear glass overhead vestibule screen divided into three panes of clear glass. These are timber 4 panel doors with the upper three panels glazed. These serve to separate the front rooms from the staircase and back rooms.

Photograph 14 - Internal doors to front room - 4 panel solid timber with oval brass handle.



Photograph 15 - Double leaf door used to separate front of house from rear.

5.2.4 Internal decoration, units and joinery features

The staircase is a closed string timber and linoleum covered stairs with square newel head and rounded spindles. The handrail is square. It has timber vertical sidings and a cupboard thereunder. The first steps are winders and there is a return and a second flight to the first floor.

Only internal doors to the front of the building have architraves. The remaining doors have a simple undressed frame.

Decoration/Features:

- There is a clear glass vestibule screen at high level along the hall corridor. This serves to separate the hallway from the rest of the corridor. Front room doors sit to the front of this demarcation, and the stairs and back rooms sit behind the demarcation. (See photograph 10 above)

- A second demarcation occurs with the use of the stairs' landing. The back door, w.c. and home office are placed at and/or behind this. (See photograph 15 above)

- The staircase is recessed and barely visible from the front door, ensuring privacy. (See photograph 10 & 15).

- The hall corridor and front rooms have ceiling coving. (See photograph 10 & 13).

- Old service bell unit. (See photograph 16).

5.2.5 Internal Floors

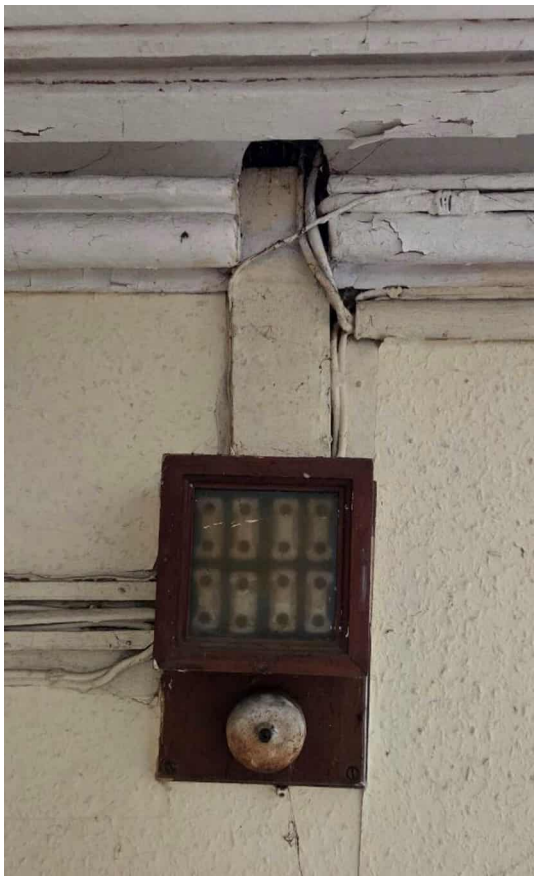
The hall corridor and home office are tiled, with exposed timber floorboards to the front rooms and linoleum to the kitchen.

5.2.6 Sanitary Installations

There are no sanitary facilities on this floor.

5.2.7 Electrical and Services Installations (General Comment)

Electrical and mechanical installations are minimal. We are of the opinion that water was heated by the range cooker and that fireplaces heated the rooms.



Photograph 16 - Early room service electric bell ring.

Photograph 17 - Modern fuse box located in home office.

5.2.8 Outbuilding (General Comment)

There is a brick, concrete and stone outbuilding that partly supports the first floor Return Annex and the following are general photographs of the structure.

Photograph 18 - Outbuilding front facade with exposed joists to underside of Return Annex.

Photograph 19 - Cast iron support system for Return Annex floor.

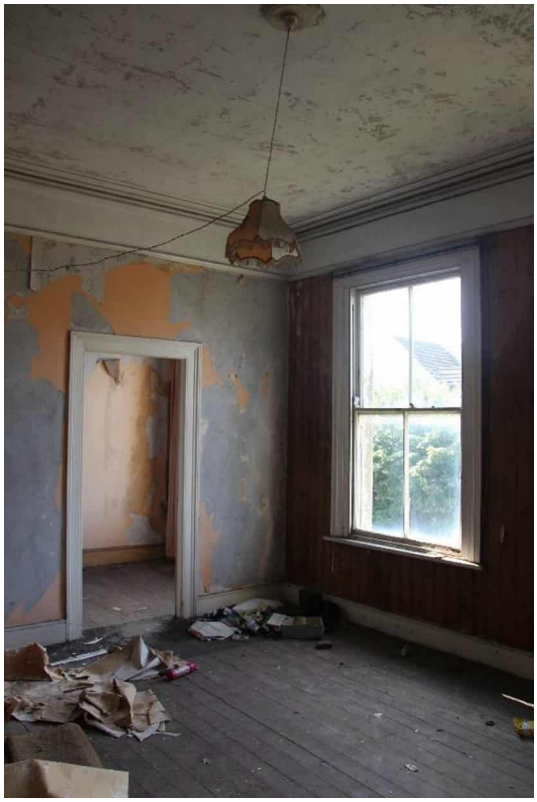
5.3 Internal – First Floor

First floor Return Annex contains a lobby landing, water closet (w.c.) and separate bathroom. There is no ground floor annex therefore the first-floor annex is supported at this upper level by beams and posts, and an outbuilding has also been partially incorporated at ground floor level. The first floor of the main building contains a landing corridor and three bedrooms with a dressing room/nursery off the front/main bedroom.

5.3.1 Ceilings

The Return Annex ceilings are timber boards and painted. Main building ceilings appear to be original lath-and-plaster and painted. Coving is present in the landing.

Photograph 20 - timber boarded ceiling to Return Annex.



Photograph 21 - Lath-and-plaster ceilings to front room.

5.3.2 Internal Walls

Return Annex walls are timber stud partition and external walls are timber frame (c.160mm) with vertical timber boards to the internal face painted white and separated by a dado rail.

Photograph 22 - Timber boarding to Return Annex walls.

Main building walls are solid, and we are of the opinion that once again, these are brick external walls and stud with lath-and-plaster internal partitions. They are finished in a mixture of paint, textured and non-textured wallpaper with the main front bedroom fireplace wall and front wall

finished in vertical timber boards from skirting to underside of picture rail. Picture rails are common throughout. Fireplaces and surrounds to front and rear bedrooms may be original.

Photograph 23 Front room internal partition and inner face of external wall finished in timber boarding.

Photograph 24 - Original cast iron fireplace to rear bedroom.

5.3.3 Internal Door Assemblies

Return Annex doors are timber with upper frosted glazing panel with stained glass. The main building doors are 4 panel solid timber doors with painted wooden and Bakelite knobs.

Photograph 25 - Return Annex timber door with glazed upper section.

5.3.4 Internal decoration, units and joinery features

All door opes have architraves and these may have lead paint thereon. To be investigated.

Decoration/Features

- Return Annex has original windows and catches.
- The arched ope at the return, giving access into the Return Annex, is panelled out. This may have been an original window ope before it became a door.
- Original inserts, grates in fireplace surrounds.

5.3.5 Internal Floors

Return Annex floors are linoleum in the landing lobby and carpet in the w.c. and bathroom. We are of the opinion that the floor make-up is timber floorboards and joists.

5.3.6 Sanitary Installations

Return Annex w.c. contains a toilet. The Bathroom contains a bathtub and handbasin. These were not tested.

5.3.7 Roof Space

Attic has a cut timber roof consisting of cementitious replacement slates on bitumen underlay on original timber rafters on purlins with truss supports. Cast iron hangers are used to tie the truss members. The original lime parging is evident between the joists.

Photograph 26 - Roof Space indicating cast iron hanger.

5.4 External - Semi Detached Building B

The building is a two-storey, three-bay, semi-detached building with an 'A' pitched slated roof with gable and party wall, chimneystacks and masonry rendered walls and a first-floor timber frame rear annex with sanitation facilities.

Photograph 27 - Front facade Building B (RHS)

5.4.1 Roofs

Replacement cementitious slate roof, on cut timber roof structure with a timber soffit and fascia supported on timber brackets. There is a chimneystack on the gable servicing the ground and first floor front rooms and ground floor kitchen. There is also a party wall chimneystack servicing ground floor front room and first floor bedroom.

Photograph 28 - Return Annex with corrugated iron roof.

5.4.2 External Walls

Smooth cementitious ruled-and-lined rendered front wall, the rear wall is painted brickwork on the ground floor and exposed brickwork on the first floor. There is a timber frame and timber boarded extension (Return Annex) to the rear, similar to Building A.

Photograph 29 - Front facade lower, cementitious render ruled and lined and painted.

Photograph 30 - Main dwelling rear facade with painted brick and exposed brick.

Photograph 31 - Return Annex timber cladded walls of site facade.

5.4.3 Fenestration and Doors (General)

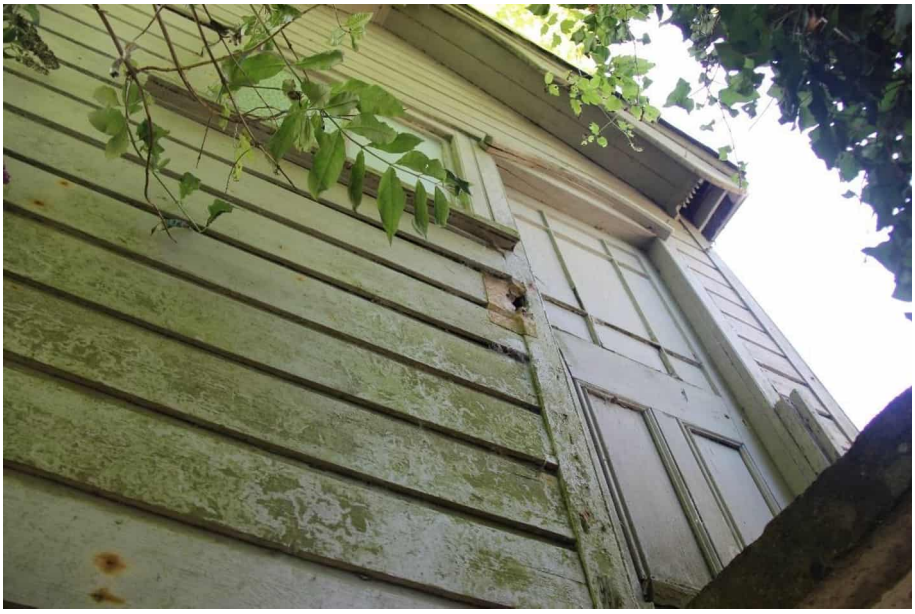
Windows are replacement double glazed uPVC top hung casement with some original timber casements remaining on the Annex Return. (See photograph 31 above).

Main entrance door is a replacement timber 4 panel door with vertical panels. Two of these are light strips and there is a vent light overhead. The opposing back door is a replacement PVC double leaf door with 4 panels, where the upper two are glazed.

Photograph 32 - Modern replacement main entrance door.

Photograph 33 - Modern replacement two leaf rear door.

There is a door to the rear of the Annex Return, but this is hidden internally and therefore non-accessible. This door appears to give access onto a bridge to the upper garden, now no longer accessible from this property.



Photograph 34 - Blacked off Return Annex door with glazing painted out.

Cills appear to be stone with tooling noted but these are heavily painted and there may be some concrete replacement cills.

5.5 Internal – Ground Floor

This floor contains an entrance hallway corridor, two sitting rooms left and right to the front of the house with the staircase, kitchen and water closet (w.c.) to the back of the original building with the back door opposing the main entrance.

5.5.1 Ceilings

Ceilings are assumed to be lath-and-plaster. All have coving. Ceilings are painted and have a textured/stippled finish and may be plaster effect or painted paper-mâché.

Photograph 35 - Stippled ceiling in Kitchen - possible Artex.

5.5.2 Internal Walls:

Internal partition walls (160mm) tapped solid and are assumed to be timber stud with lath-and-plaster and are finished in wallpaper, paint with some use of vertical timbered wainscotting and dado rail to the Hall corridor and stairs. A picture rail is present in the two front rooms. External walls (400mm) are solid brick construction, non-drylined and finished with wallpaper and paint with some use of vertical timbered wainscotting.

There is a fireplace in each of the front rooms. These have replacement modern (1970/1980s) timber and tile surrounds. There is also a flue in the kitchen, and this is currently repurposed as a storage area. Dimensions indicates that prior to its new use, a range cooker may have been located in the opening.

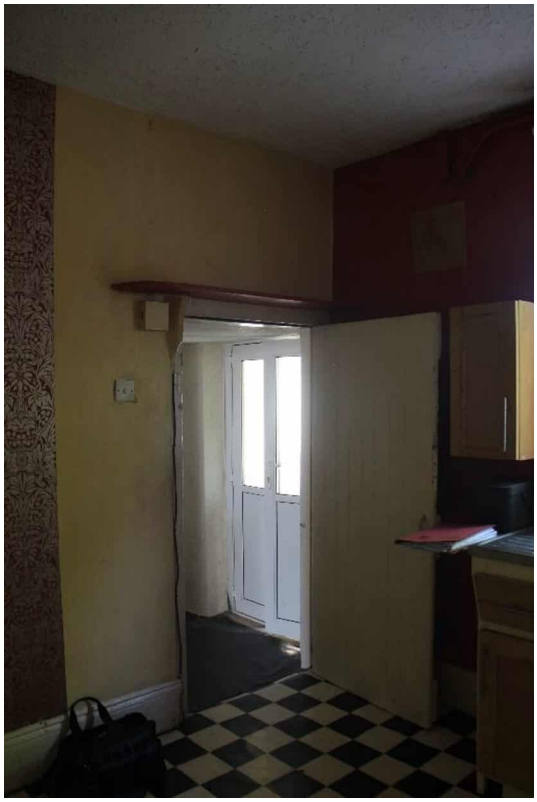
Photograph 36 - Replacement fireplace surround Room 1st LHS.

Photograph 37 - Replacement fireplace surround room 1st RHS.

5.5.3 Internal Door Assemblies:

Internal doors to front rooms are original timber 4 panel doors with brass and Bakelite knobs. Doors to back rooms are timber vertical boards with silver-effect pull handle.

Photograph 38 - Front room, 4 panel solid timber door with brass doorknob.

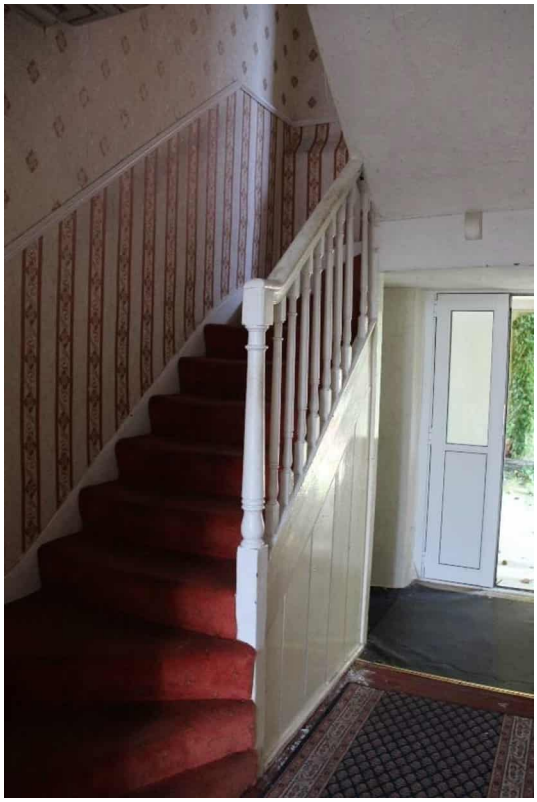


Photograph 39 - Rear room, vertical timber boarded door with curved silver-effect pull handle.

5.5.4 Internal decoration, units and joinery feature

All doors have architraves, but these are not full. That is, they are not the same thickness around the opening.

The staircase is a closed string timber and carpeted stairs with square newel head and rounded spindles. The handrail is square. It has timber vertical sidings and a cupboard underneath. The first steps are winders and there is a return and second flight to the first floor.



Photograph 40 - Timber closed string staircase with square headed newels and side panelling.

Decoration/Features:

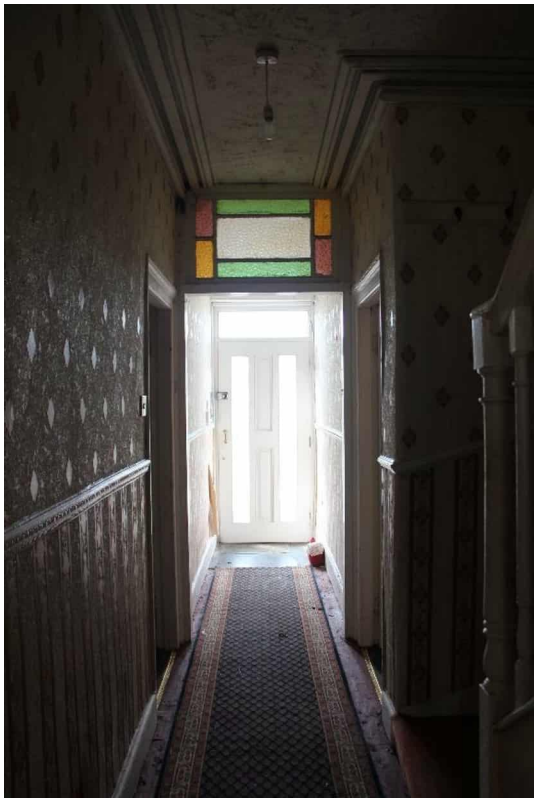
- There is a stained-glass rectangular vestibule screen at high level along the hall corridor. This serves to separate the hall from the rest of the corridor. Doors to all internal rooms sit to the far side of this subtle demarcation.

- A second demarcation occurs with the use of the stairs' landing. The back door, w.c. and kitchen are placed at and/or behind this.

- W.C. has meat hooks, or similar, hanging from the lath-and-plaster ceiling.

- The staircase is recessed and barely visible from the front door, ensuring privacy.

- The Hall corridor and front rooms have ceiling coving.



Photograph 41 - Stained glass vestibule screen to separate Hall.

5.5.5 Internal Floors

Floorboards are timber boards on joists. Covered floors are finished in linoleum, rugs and tiles.

5.5.6 Sanitary Installations

W.C., toilet and handbasin present but not tested.

Photograph 42 - Sanitary Facilities

5.2.7 Electrical and Services Installations (General Comment)

Electrical and mechanical installations are minimal. The fuse is located in the w.c. and is an out-of-date system. Fireplaces act as room heaters.

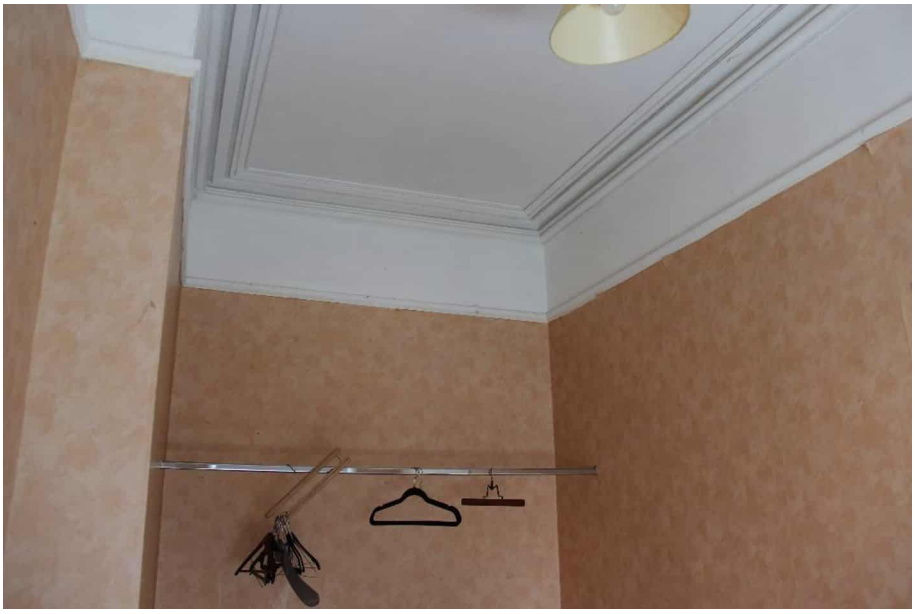
Photograph 43 - View of fuse box and meter

5.6 Internal – First Floor

First floor Return Annex contains a lobby landing, water closet (w.c.) and separate bathroom. There is no ground floor annex therefore the first-floor annex is supported at this upper level by beams and posts at ground floor level. First floor main building contains a landing corridor and three bedrooms with a dressing room/nursery off the front/main bedroom.

5.6.1 Ceilings

Return Annex ceilings are plastered. The w.c. and lobby landing has a smooth painted ceiling while the Bathroom ceiling has painted stippling. Main building ceilings appear to be original lath-and-plaster and painted.



Photograph 44 - smooth plastered ceilings with coving.

5.6.2 Internal Walls

Return Annex walls are timber stud partition and external walls are timber frame (c.160mm) and plastered and painted, with some use of tiles in the bathroom. The lobby landing is wallpapered.

Main building walls are solid, and we are of the opinion that once again, these are brick external walls and stud with lath-and-plaster internal partitions. They are finished in a mixture of paint, wallpaper and vertical timber wainscotting/vertical timber boarding. Picture rails are common throughout.

Photograph 45 - Vertical timber boarding to front roof and wall papered end wall.

There is a fireplace in the main building in the front bedroom and in one rear bedroom. It is conceivable that there are other hidden fireplaces in opposing main and party wall. Both have, in our opinion, original insets and fire grates. The tiles to the main bedroom fireplace may be original.

5.6.3 Internal Door Assemblies

Return Annex doors are timber with upper frosted glazing panel with stained glass. Main building doors are 4 panel solid timber doors with painted wooden and Bakelite knobs.

All door opes have architraves and these may have lead paint thereon. To be investigated.

Photograph 46 - Four panel door with brass doorknob.

5.6.4 Internal decoration, units and joinery feature

Decoration/Features

- Return Annex has original windows in the landing lobby and the bathroom with original catches.

- The arched ope at the return, giving access into the Return Annex is panelled out. This may have been an original window ope before it became a door.

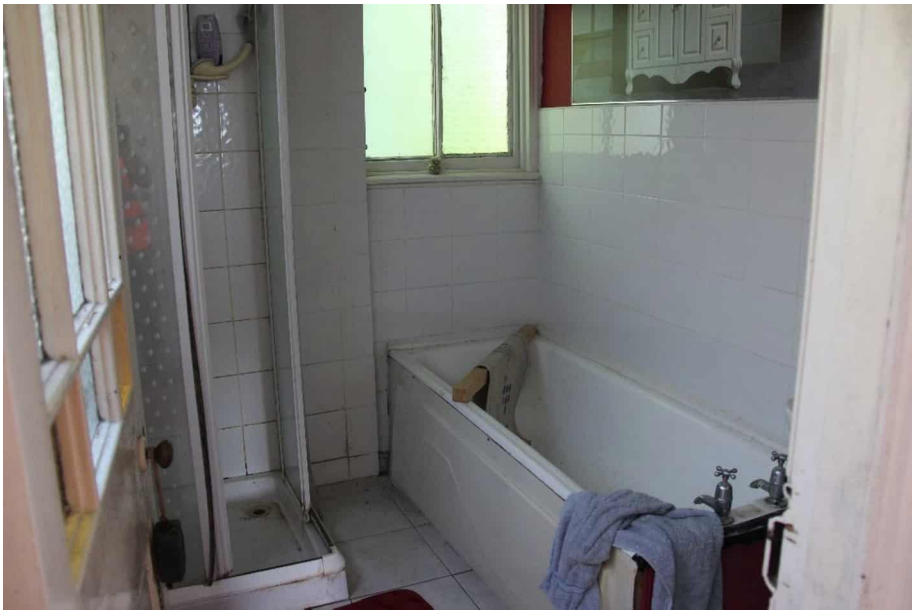
- Original inserts and grates in fireplaces.

5.6.5 Internal Floors

Return Annex floor has carpet in the landing lobby and tiles it w.c. and bathroom. We are of the opinion that the floor make-up is timber floorboards and joists. Main building floors are carpeted, and we are of the opinion that these are timber floorboards on joists.

5.6.6 Sanitary Installations

Return Annex w.c. contains a toilet. The Bathroom contains a shower, tub and handbasin. These were not tested.



Photograph 47 - Shower and bathtub separate to toilet.

5.6.7 Roof Space

Attic has a cut timber roof consisting of cementitious replacement slates on bitumen underlay on original timber rafters on purlins with truss supports. Cast iron hangers are used to tie the truss members. The original lime parging is evident between the joists.

Photograph 48 - Truss with cast iron hanger.

6.0 Suggested Measures to complete the Building Record

The following measures are proposed in addition to the research and recording completed to date. This will allow for salvaged materials to be appropriately recorded and catalogued prior to storage for future reuse.

The following mitigation measures are proposed:

1. Further Recording by Accredited Surveyor.
2. Black and White Archival Photographic Record - to be carried out before, during and after the works.
3. High resolution digital photographs to be taken on a regular basis for the duration of the works.
4. A detailed record description of the works compiled capturing relevant discoveries.
5. For protected structures, a scheduled of fabric for removal shall be 'Retained by Record ' to ICOMOS standard.
6. Survey of component and assemblies to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors prior to the works commencing.
7. Written record describing the dismantling of the historic fabric and recording in detail.
8. All works to historic structures must be informed through the engagement of a building conservation consultants (Architects and Surveyors Accredited in Building Conservation).
9. A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
10. Specialist conservation works / works to historic fabric identified for retention, reuse and salvage are to be undertaken by appropriately qualified and experienced tradesmen.
11. Works not suitable for reuse on site are to be catalogued, labelled and appropriately stored in preparation for reuse elsewhere. Materials to be made available to conservation specialist contractors.

7.0 Suggested Salvage Schedule of Historic Fabric

Building No. 14 – Semi Detached Houses

Schedule of Salvaged Material				
Structure	***Fabric***	***Description***	***Condition***	***Potential for reuse***
Semi Detached Houses	Timber Joinery	Main Staircase,	In good repair	Timber may be repurposed for repairs in other areas of the site. Resue of the staircase in full unlikely.
	Fireplace surrounds and inserts. Both houses.	Cut stone fireplace surround with Cast Iron inset.	In good repair.	Can be repurposed offsite on another project, used as replacements for missing or damaged fabric, with the provenance confirmed, so reuse in a historic building possible.
	Masonry	Historic Brick and Stone	Unknown, in good repair where possible to view.	For the use of repair / replacement of defective masonry throughout the rest of the development site. Surplus material can be stored for possible reuse in future projects locally.
	Timber Window and Door Assemblies	Original Sash Window assemblies and casement window assemblies	Varying, timber overall in good repair.	For the use of repair / replacement of defective timber in windows and doors of historic buildings, with the provenance confirmed.
	Roof Timbers / Trusses (with Wrought Iron elements)	High Quality slow grown softwood rafters and trusses. Trusses also	In very good repair.	For the use of repair / replacement of defective timber in windows and doors of historic buildings, or repair of fabric with joinery elements, with the provenance confirmed.

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		contain wrought iron, which is salvageable also.		The wrought iron will be useful for the repair of historic iron elements both onsite at Cleeves and offsite on suitable projects, with the provenance confirmed.

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8.0 Signing Off Statement

Conservation Company:
ACP Archcon Professionals Limited. (Registration No: 591604). Trading as ACP (Registration No. 588345).

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Signed: _____
For ACP Archcon Professionals Limited.

Date: 15th October 2025

9.0 Project References

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https://iarc.ie/

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https://www.archaeology.ie/

County Council Web Site

www.limerick.ie

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

https://www.tcd.ie/library/map-library/

10.0 Appendices

1. Photographic Record & Photographic Record Location Drawings J1000_14_D001 Ground Floor & J1000_14_D002 First Floor.
2. Annotated drawing J1000_14_D003.
3. Geodata Measured Survey 2020, Registers & Drawings

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J1000_14A_P03

J1000_14A_P04

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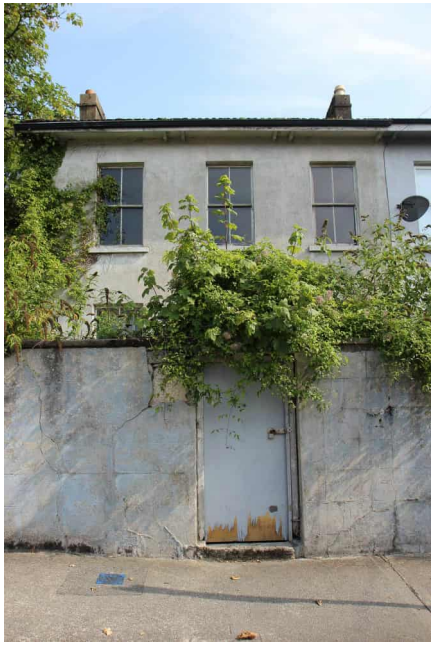

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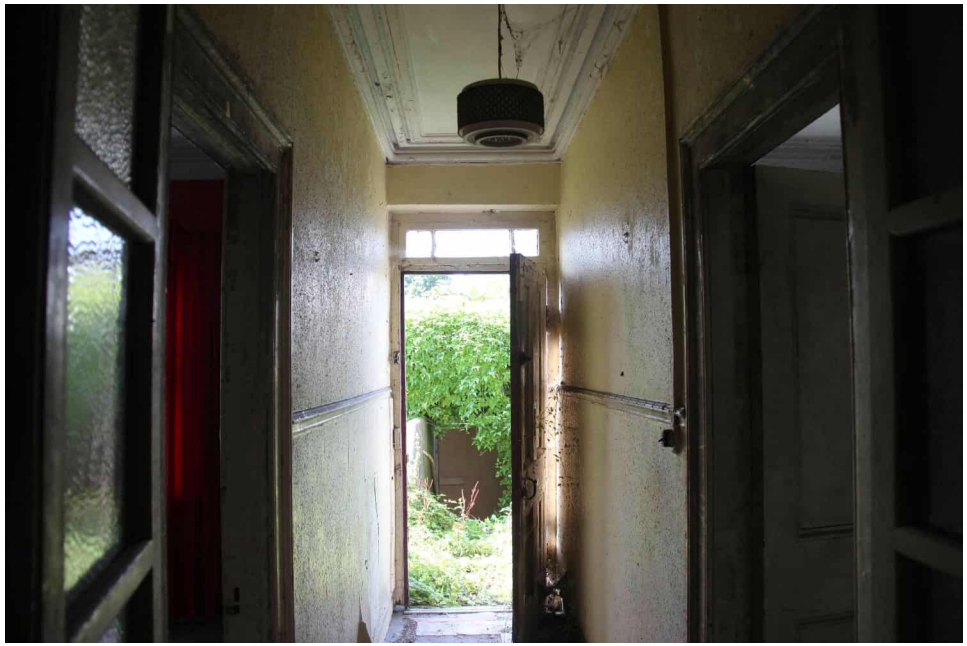

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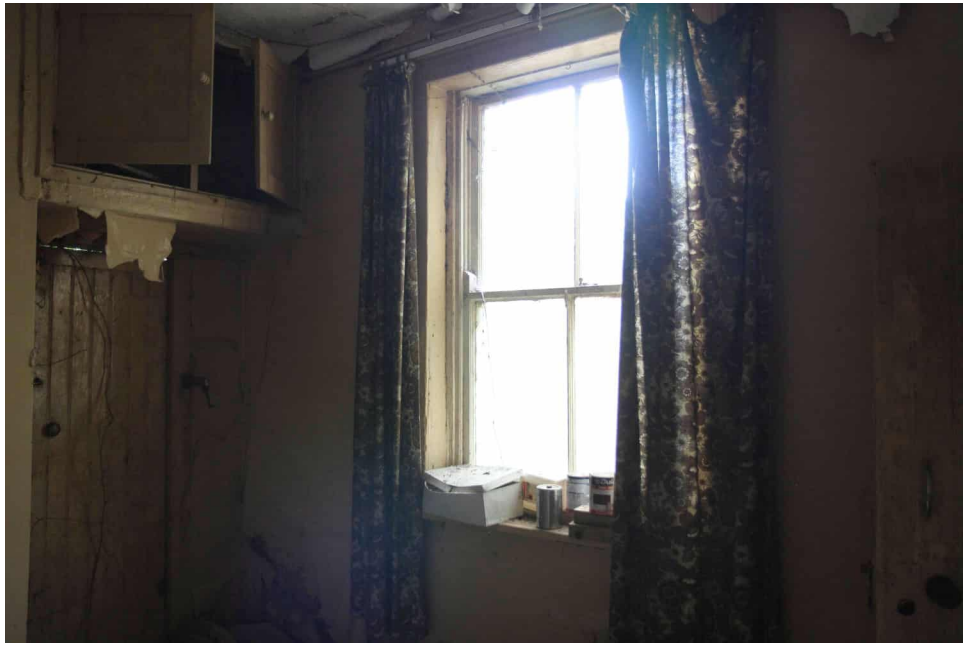

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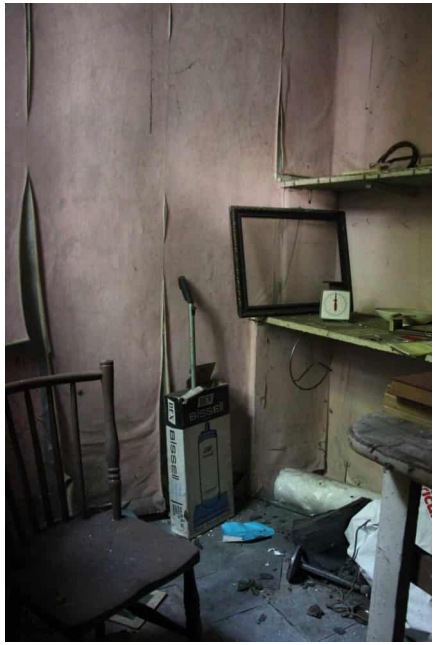

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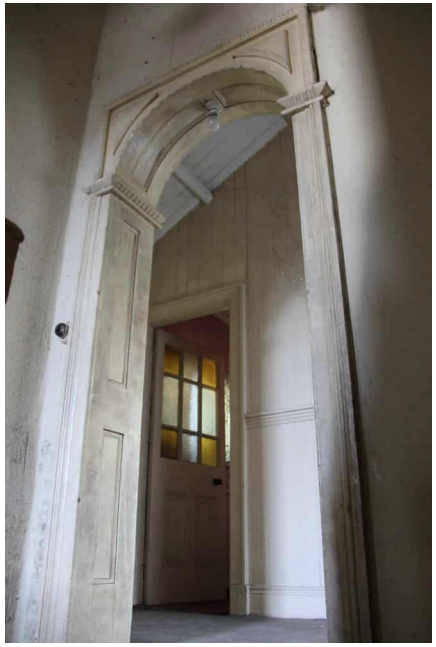

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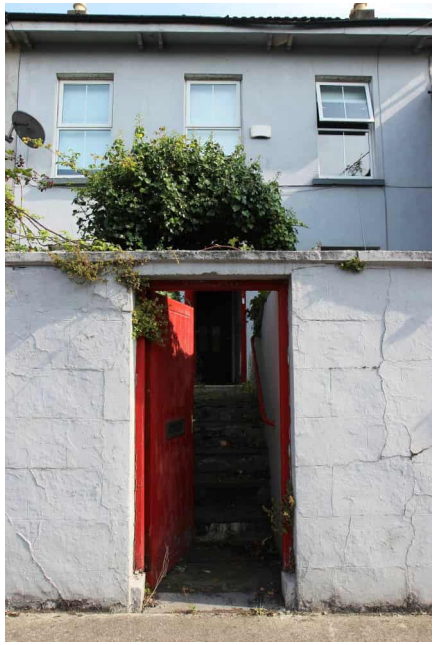

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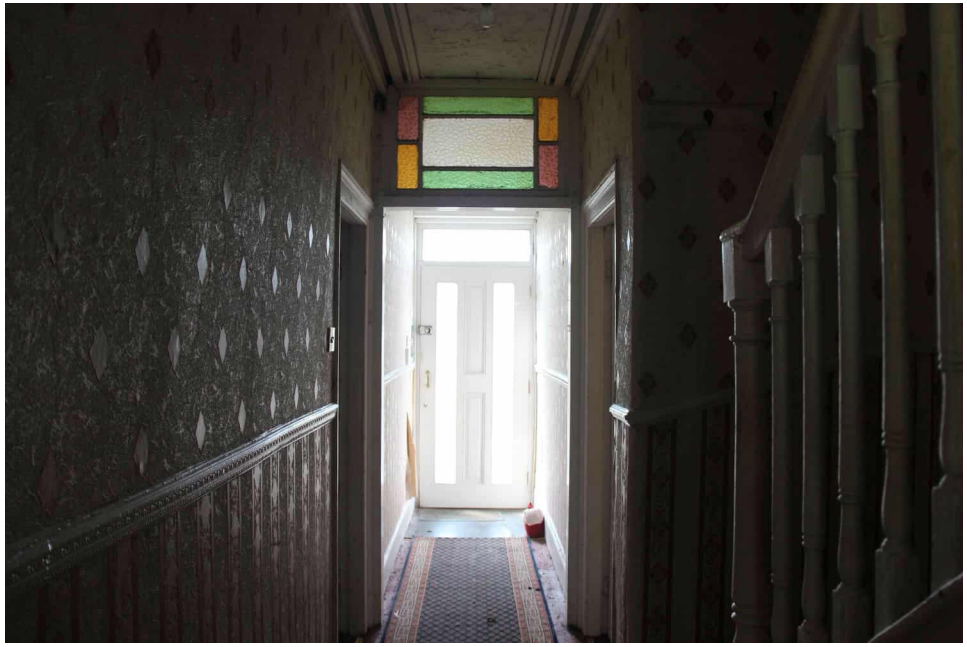

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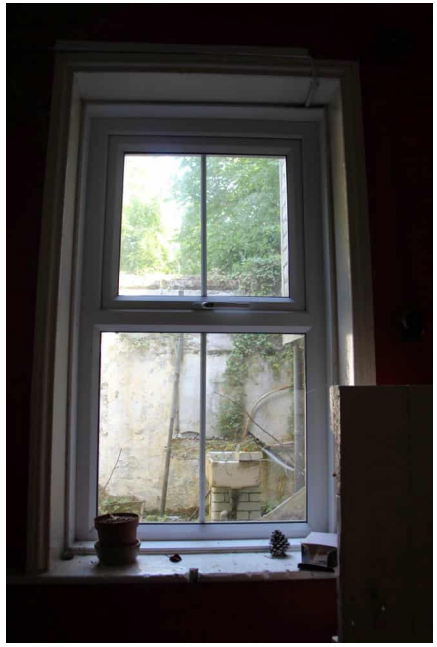

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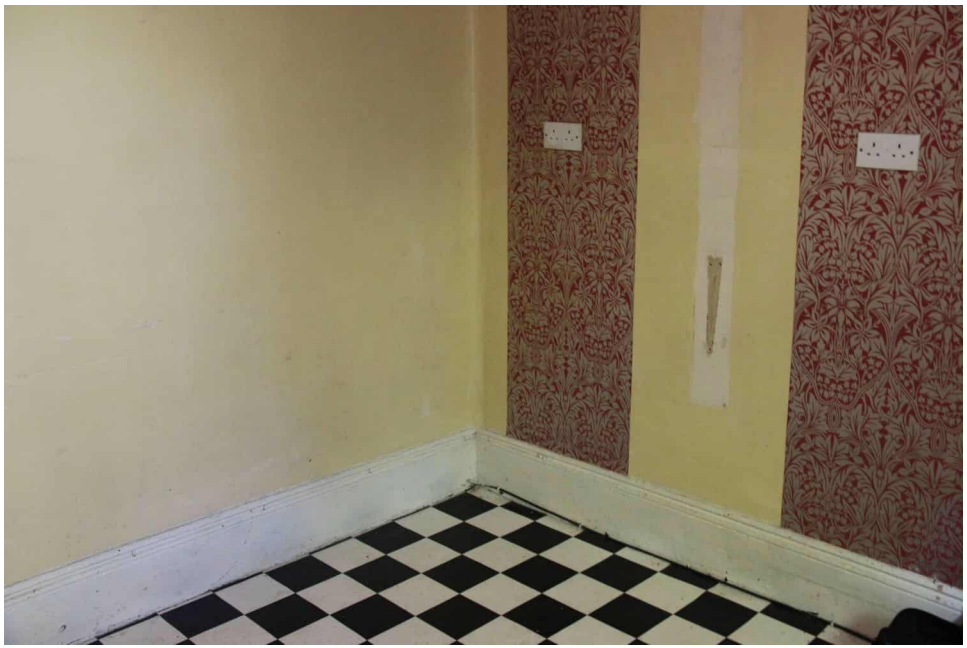

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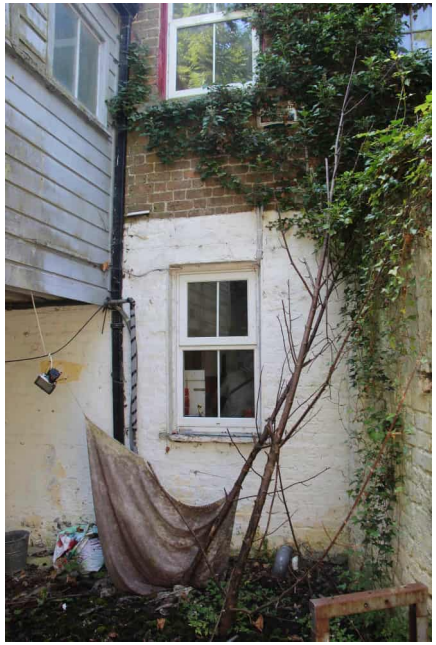

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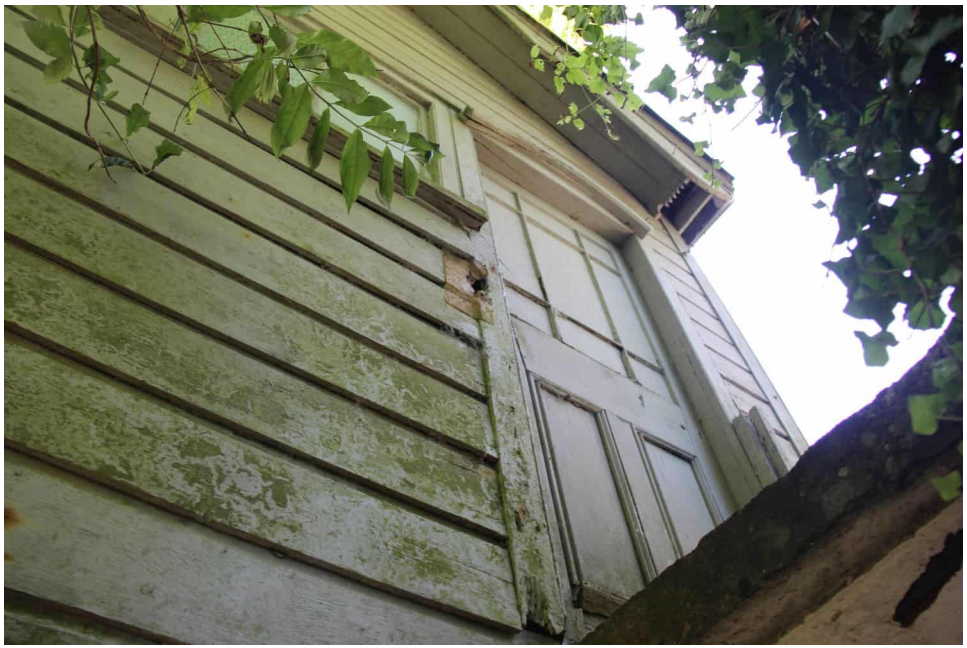

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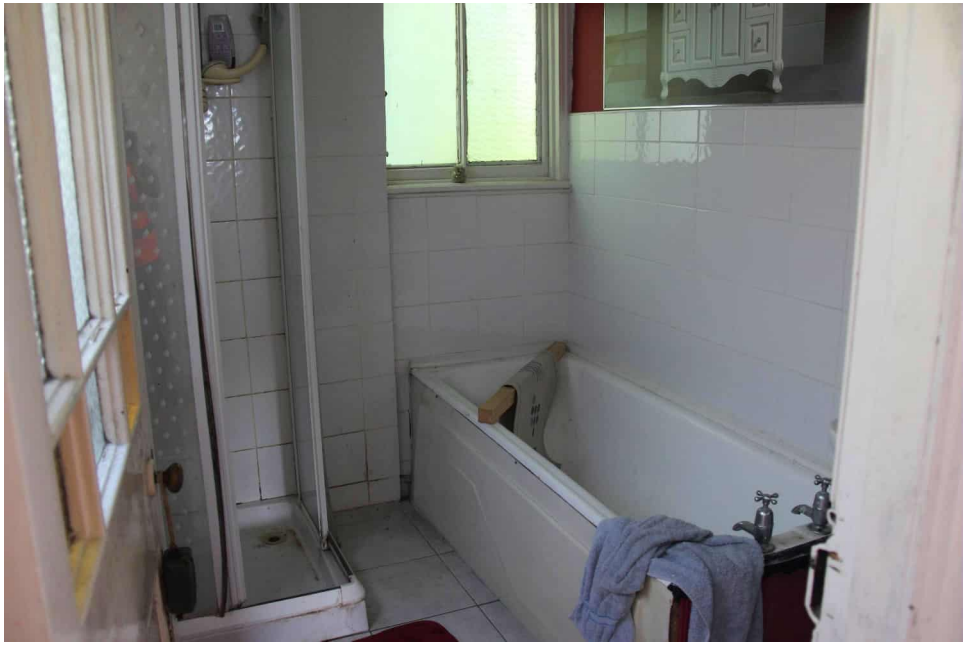

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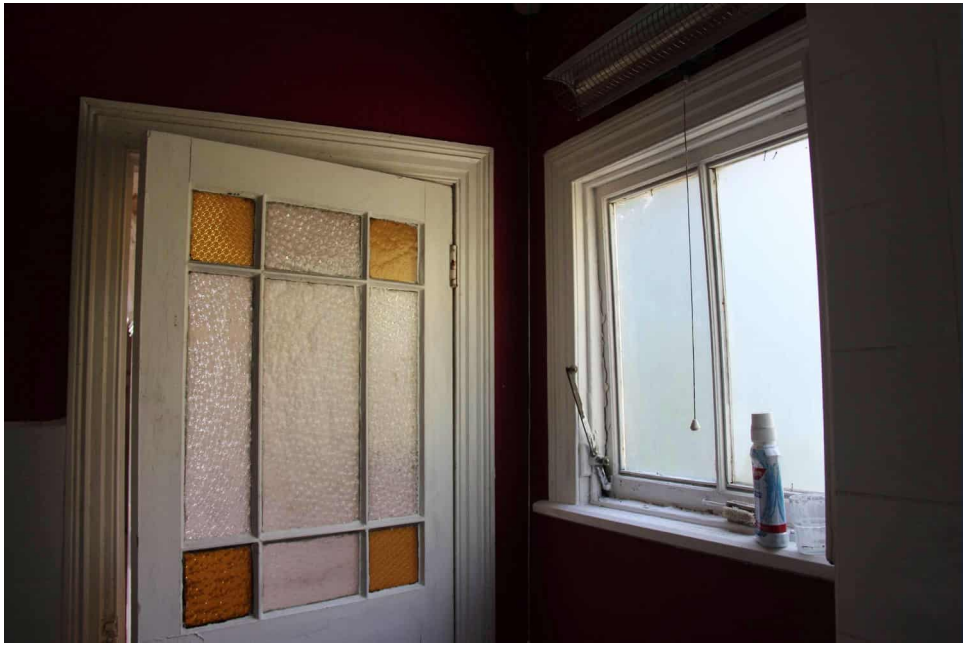

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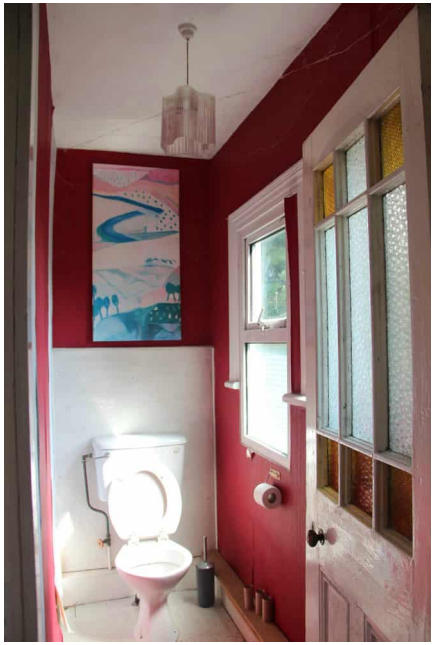

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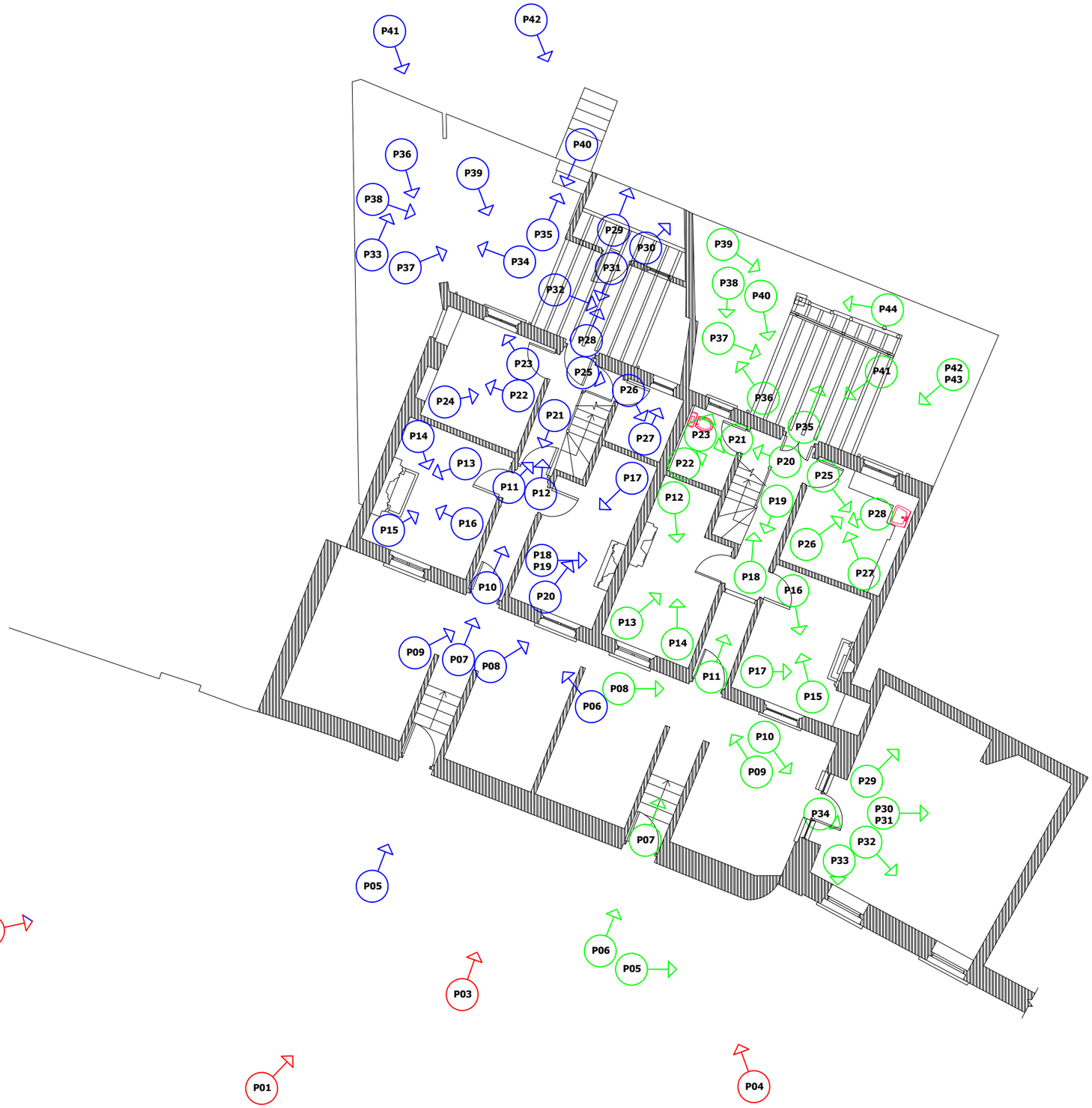

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BUILDING 14A - Photograph Number, Location and Orientation

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BUILDING 14B - Photograph Number, Location and Orientation

P01

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Revision:

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2	-
3	-

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Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 14 SEMI DETACHED HOUSES - PHOTOGRAPHIC RECORD LOCATION DRAWING - GROUND FLOOR PLAN

Client:
LIMERICK 2030

Scale: NTS	Date: 25/09/2025
Drawing By: SR	Checked By: ME
Drawing No: J1000_14_D001	Revision: -

Architectural Conservation Professionals
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Photograph Number, Location and Orientation	BUILDING 14A - Photograph Number, Location and Orientation	BUILDING 14B - Photograph Number, Location and Orientation
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Project Status:
Revision:
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Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 14 SEMI DETACHED HOUSES - PHOTOGRAPHIC RECORD LOCATION DRAWING - FIRST FLOOR PLAN

Client:
LIMERICK 2030

Scale	Date:
NTS	25/09/2025
Drawing By:	Checked By:
SR	ME
Drawing No:	Revision:
J1000_14_D002	-

Architectural Conservation Professionals
Grageen House, Cappanuke, Cappamore, Co. Limerick, IRELAND
Phone: 061 574894
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Email: info@acpgroup.ie

Ground Floor

First Floor

External - Semi Detached Building A

The building is a two-storey, three-bay, semi-detached building with an 'A' pitched slated roof with gable and party wall chimneystacks and masonry rendered walls and a first floor timber frame annex extension with ablution facilities.

Roofs

Replacement cementitious slate roof, on cut timber roof with a timber fascia and soffit the latter supported on timber brackets. There is a chimneystack on the gable servicing the ground and first floor front rooms and ground floor kitchen and back bedroom. There is also a party wall chimneystack servicing ground floor front room and first floor back bedroom.

The Return Annex has a corrugated iron roof.

External Walls

Front wall is smooth cementitious ruled-and-lined render. Rear wall is painted brick to ground floor and exposed brickwork to first floor. Gable end is cementitious smooth render and appears to have had a lean-to structure against it that is now absent. There is a timber frame and boarded extension (Return Annex) with a ground floor outbuilding built partially underneath and acting as part support. Internal structural elements within the outbuilding suggest that the Return Annex was supported on cast iron columns and they perhaps the outbuilding was retrofitted later.

Fenestration and Doors (General)

Windows to the front and rear facades are timber single glazed two-pane over two-pane sliding sash with the exception of the bathroom window which is six over six. Cills appear to be stone but they are heavily painted therefore concrete cills may be present to the rear façade. Return Annex windows are single glazed timber casements with original fixings.

Main entrance door is a four panel timber door and may be original. On the external side it is faced with ply sheeting with brass knob protruding. The door frame is still in place and paint layers, now peeling, reveal earlier paint coats. The overhead transom light is intact and appears original. The rear door is timber three panelled door with two lower timber panels and an upper glazed series of panes, that are stained glass. The upper section of this feature matches the transom light at the main entrance door. There is a third door from the kitchen that would have led into a lean-to extension (no longer there). This is of timber vertical boards with a brass knob. Access from the street is via a plywood replacement door in the roadside masonry, rendered and capped boundary wall. A set of concrete steps lead up to the entrance door.

Internal - Ground Floor

This floor contains an entrance Hall corridor. Two sitting rooms left and right to the front of the house. The staircase, kitchen and home office are to the back of the original building with the back door opposing the main entrance.

Ceilings

Ceilings to the main building are assumed to be lath-and-plaster and appear to be original. Coving is present to the ground floor front rooms and Hall corridor and first floor landing. Ceilings wallpapered and/or painted. Ceilings to the first floor Return Attic are timber boards.

Internal Walls:

Internal partition walls (160mm) tapped solid and there is evidence that these are lath-and-plaster stud walls. These are largely finished in wallpaper and paint. There are picture rails in the front rooms and dado rails in the Hall corridor. External walls (400mm) were solid brick construction, non-drylined and finished textured and non-textured wallpaper and paint. There is a fireplace in each of the front rooms and may be original. There is also a flue in the kitchen and this has a range cooker fitted.

Internal Door Assemblies

Internal doors to front rooms are original timber 4 panel doors with oval brass knobs. Doors to back rooms are timber vertical boards with brass and Bakelite knobs. Just beyond the doors to the front rooms is a set of double doors in the corridor with a clear glass overhead vestibule screen divided into three panes of clear glass. These are timber 4 panel doors with the upper three panels glazed. These serve to separate the front rooms from the staircase and back rooms.

Internal decoration, units and joinery features

The staircase is a closed string timber and linoleum covered stairs with square newel head and curved steam and with rounded spindles. The handrail is square. It has timber vertical sidings and a cupboard thereunder. The first steps are winders and there is a return and a second flight to the first floor.

Only internal doors to the front of the building have architraves. The remaining doors have a simple undressed frame.

Decoration/Features:

There is a clear glass vestibule screen at high level along the Hall corridor. This serves to separate the Hall proper from the rest of the corridor. Front room doors sit to the front of this demarcation, and the stairs and back rooms sit behind the demarcation. A second demarcation occurs with the use of the stairs' landing. The back door, w.c. and home office are placed at and/or behind this. The staircase is recessed and barely visible from the front door, ensuring privacy. (See photos 7 & 12). The Hall corridor and front rooms have ceiling coving. (See photo 7 & 10). Old service bell unit.

Internal Floors

Hall corridor and home office are tiled, with exposed timber floorboards to the front rooms and linoleum to the kitchen.

Sanitary Installations

No sanitary facilities on this floor.

Electrical and Services Installations (General Comment)

Electrical and mechanical installations are minimal and an upgrade would have to be carried out. We are of the opinion that water was heated by the range cooker and that fireplaces heated the rooms.

Outbuilding (General Comment)

There is a brick, concrete and stone outbuilding that partly supports the first floor Return Annex and the following are general photographs of the structure.

Internal - First Floor

First floor Return Annex contains a lobby landing, water closet (w.c.) and separate bathroom. There is no ground floor annex therefore the first floor annex is supported at this upper level by beams and posts and an outbuilding has also been partially incorporated thereunder. First floor main building contains a landing corridor and three bedrooms with a dressing room/nursery off the front/main bedroom.

Ceilings

Return Annex ceilings are timber boards and painted. Main building ceilings appear to be original lath-and-plaster and painted. Coving is present in the landing.

Internal Walls

Return Annex walls are timber stud partition and external walls are timber frame (c.160mm) with vertical timber boards to the internal face painted white and separated by a dado rail. Main building walls are solid, and we are of the opinion that once again, these are brick external walls and stud with lath-and-plaster internal partitions. They are finished in a mixture of paint, textured and non-textured wallpaper with the main front bedroom fireplace wall and front wall finished in vertical timber boards from skirting to underside of picture rail. Picture rails are common throughout. Fireplaces and surrounds to front and rear bedrooms may be original.

Internal Door Assemblies

Return Annex doors are timber with upper frosted glazing panel with stained glass. Main building doors are 4 panel solid timber doors with painted wooden and Bakelite knobs.

Internal decoration, units and joinery features

All door opes have architraves and these may have lead paint thereon. To be investigated.

Decoration/Features

Return Annex has original windows and catches. The arched ope at the return, giving access into the Return Annex, is panelled out. This may have been an original window ope before it became a door.

Original inserts, grates in fireplace surrounds.

Internal Floors

Return Annex floors are linoleum in the landing lobby and carpet in the w.c. and bathroom. We're of the opinion that the floor make-up is timber

External - Semi Detached Building B

The building is a two-storey, three-bay, semi-detached building with an 'A' pitched slated roof with gable and party wall chimneystacks and masonry rendered walls and a first floor timber frame with ablution facilities.

Roofs

Replacement cementitious slate roof, on cut timber roof with a timber soffit and fascia supported on timber brackets. There is a chimneystack on the gable servicing the ground and first floor front rooms and ground floor kitchen. There is also a party wall chimneystack servicing ground floor front room and first floor bedroom.

External Walls

Smooth cementitious ruled-and-lined rendered front wall, the rear wall is painted brickwork on the ground floor and exposed brickwork on the first floor. There is a timber frame and timber boarded extension (Return Annex) to the rear similar to Building A.

Fenestration and Doors (General)

Windows are replacement double glazed uPVC top hung casement with some original timber casements remaining on the Annex Return. (See photo 30 above).

Main entrance door is a replacement timber 4 panel door with vertical panels. Two of these are light strips and there is a vent light over head. The opposing back door is a replacement PVC double leaf door with 4 panels, where the upper two are glazed.

Cills appear to be stone with tooling noted but these are heavily painted and there may be some concrete replacement cills.

Internal - Ground Floor

This floor contains an entrance Hall corridor. Two sitting rooms left and right to the front of the house. The staircase, kitchen and water closet (w.c.) are to the back of the original building with the back door opposing the main entrance.

Ceilings

Ceilings are assumed to be lath-and-plaster. All have coving. Ceilings are painted and have a textured/stippled finish and may be plaster effect or painted paper-mâché. Where this is plaster or Artex, this must be examined for asbestos containing materials (ACMs).

Internal Walls:

Internal partition walls (160mm) tapped solid and are assumed to be timber stud with lath-and-plaster and are finished in wallpaper, paint with some use of vertical timbered wainscotting and dado rail to the Hall corridor and stairs. A picture rail is present in the two front rooms. External walls (400mm) were solid brick construction, non-drylined and finished wallpaper, paint with some use of vertical timbered wainscotting. There is a fireplace in each of the front rooms. These have replacement modern (1970/1980s) timber and tile surrounds. There is also a flue in the kitchen and this is currently repurposed as a storage area. Dimensions indicates that prior to its new use, a range cooker may have been located in the opening.

Internal Door Assemblies:

Internal doors to front rooms are original timber 4 panel doors with brass and Bakelite knobs. Doors to back rooms are timber vertical boards with silver-effect pull handle.

Internal decoration, units and joinery feature

All doors have architraves but these are not full. That is, they are not the same thickness around the ope.

The staircase is a closed string timber and carpeted stairs with square newel head and curved steam and with rounded spindles. The handrail is square. It has timber vertical sidings and a cupboard thereunder. The first steps are winders and there is a return and second flight to the first floor.

Decoration/Features:

There is a stained glass rectangular vestibule screen at high level along the Hall corridor. This serves to separate the Hall proper from the rest of the corridor. Doors to all internal rooms sit to the far side of this subtle demarcation. A second demarcation occurs with the use of the stairs' landing. The back door, w.c. and kitchen are placed at and/or behind this. W.C. has meat hooks, or similar, handing from the lath-and-plaster ceiling. The staircase is recessed and barely visible from the front door, ensuring privacy. The Hall corridor and front rooms have ceiling coving.

Internal Floors

Floorboards are timber boards on joists. Covered floors are finished in linoleum, rugs and tiles.

Sanitary Installations

W.C., toilet and handbasin present but not tested.

Electrical and Services Installations (General Comment)

Electrical and mechanical installations are minimal and an upgrade would have to be carried out. The fuse is located in the w.c. and is an out of date system. Fireplaces act as room heaters.

Internal - First Floor

First floor Return Annex contains a lobby landing, water closet (w.c.) and separate bathroom. There is no ground floor annex therefore the first floor annex is supported at this upper level by beams and posts thereunder. First floor main building contains a landing corridor and three bedrooms with a dressing room/nursery off the front/main bedroom.

Ceilings

Return Annex ceilings are plastered. The w.c. and lobby landing has a smooth painted ceiling while the Bathroom ceiling is painted stippling (possible ACMs). Main building ceilings appear to be original lath-and-plaster and painted.

Internal Walls

Return Annex walls are timber stud partition and external walls are timber frame (c.160mm) and plastered and painted, with some use of tiles in the bathroom. The lobby landing is wallpapered.

Main building walls are solid, and we are of the opinion that once again, these are brick external walls and stud with lath-and-plaster internal partitions. They are finished in a mixture of paint, wallpaper and vertical timber wainscotting/vertical timber boarding. Picture rails are common throughout. There is a fireplace in the main building in the front bedroom and in the one rear bedroom. It is conceivable that there are other hidden fireplaces in opposing main and party wall. Both have, in our opinion, original insets and fire grates. The tiles to the main bedroom fireplace may be original.

Internal Door Assemblies

Return Annex doors are timber with upper frosted glazing panel with stained glass.

Main building doors are 4 panel solid timber doors with painted wooden and Bakelite knobs.

All door opes have architraves and these may have lead paint thereon. To be investigated.

Internal decoration, units and joinery feature

Decoration/Features. Return Annex has original windows in the landing lobby and the bathroom with original catches. The arched ope at the return, giving access into the Return Annex is panelled out. This may have been an original window ope before it became a door. Original inserts and grates in fireplaces.

Internal Floors

Floors: Return Annex floors has carpet in the landing lobby and tiles it w.c. and bathroom. We're of the opinion that the floor make-up is timber floorboards and joists.

Main building floors are carpeted and we are of the opinion that these are timber floorboards on joists.

Sanitary Installations

Return Annex w.c. contains a toilet. The Bathroom contains a shower, tub and handbasin. These were not tested.

Roof Space

Attic has a cut timber roof consisting of cementitious replacement slates on bitumen underlay on original timber rafters on purlins with truss supports. Cast iron hangers are used to tie the truss members. The original lime parging is evident between the joists.

Legend:

Project Status:
Revision:

1	-
2	-
3	-

ALL WORKS SHALL BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS AND ANY APPLICABLE PLANNING REGULATIONS.

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SURVEY ONLY

Project: J1000 Cleeves

Title: Building Recording_Building 14_Semi Detached Houses

Client: Limerick Twenty Thirty

Scale 1:100 @A1	Date: 24/09/2025
Drawing By: ME	Checked By: ME
Drawing No: J1000_14_D003	Revision: 00

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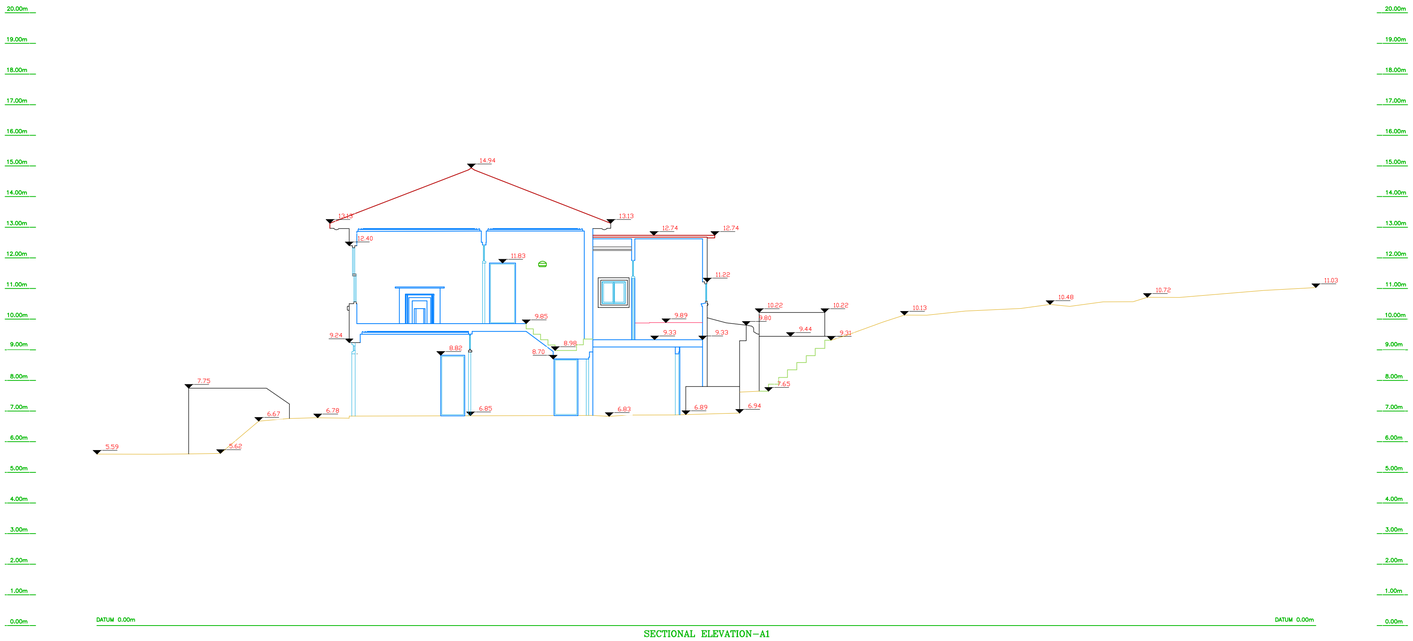
Drawing Name	Description	Date Delivered
5268_T_3D_Rev0	Topographical survey 3D	22/09/2025
5268-Elevation-B1	Elevation B1	22/09/2025
5268-Elevation-B2	Elevation B2	22/09/2025
5268-Elevation-B3	Elevation B3	22/09/2025
5268-Elevation-B4	Elevation B4	22/09/2025
5268-Elevation-B5	Elevation B5	22/09/2025
5268-Elevation-B6	Elevation B6	22/09/2025
5268-FF Ceiling Plan	First Floor Ceiling Plan	22/09/2025
5268-First Floor Plan	First Floor Plan	22/09/2025
5268-GF Ceiling Plan	Ground Floor Ceiling Plan	22/09/2025
5268-Ground Floor Plan	Ground Floor Plan	22/09/2025
5268-Roof Plan	Roof Plan	22/09/2025
5268-Section-A1	Section A1	22/09/2025



SECTIONAL ELEVATION-A1

0 5 10 15 20

SCALE BAR 1:100

Legend

Street Furniture and Services

AIR VALVE REC COVER
BUS SHELTER
CABLE TELEVISION INSPECTION COVER
CONTROL PANEL
ESAT INSPECTION COVER
BORD GAS COVER OR PANEL
TRIANGLE SQUARE COVER
TELECOMMUNICATION INSPECTION COVER
VIRGIN MEDIA INSPECTION COVER
AIR VALVE COVER
BOLLARD
ELECTRICITY POLE
GAS STOP VALVE ROUND COVER
LAMP POST
PARKING METER
SIGN
TRAFFIC LIGHT
WATER STOP VALVE COVER
DUCT LINE
HAND RAIL
BASEMENT ACCESS COVER
BT INSPECTION COVER
CCTV INSPECTION COVER
ESB CONTROL BOX
ESB INSPECTION COVER
GULLY_COVER
GAS INSPECTION COVER
TRAFFIC INSPECTION COVER
WATER METER SQUARE COVER
BORE HOLE
BUS STOP
EARTH ROD COVER
INSPECTION COVER
MANHOLE ROUND COVER
POLE
STAY
TELEGRAPH POLE
GATE SYMBOL
FENCE BARBED WIRE
OVERHEAD CABLE
BIN SQUARE
CABINET
CATTLE GRID
EIRCOM INSPECTION COVER
FIRE HYDRANT COVER
INSPECTION COVER SQUARE
STOP_VALVE_REC_COVER
UPC INSPECTION COVER
PYLON
BIN ROUND
CCTV CAMERA POLE
FLAG POLE
LAMP
MARKER POST
ROAD SIGN
STOP VALVE COVER
WATER METER ROUND
CRASH BARRIER/FENCE 2D/FENCE WIRE
FENCE DTM

Natural Features

BOTTOM OF BANK
CANOPY VEGETATION LINE DTM
TOP OF BANK
BED LEVEL
CANOPY VEGETATION LINE
HEDGE CENTRELINE/HEDGE CANOPY/PLANTATION
ARCH CULVERT
BOX CULVERT
INVERT LEVEL
BREAKLINE
WATER EDGE
WATER LEVEL
SPOT HEIGHT
TREE CONIFEROUS
TREE DECIDUOUS

Built Features, Roads and Road Markings

BENCH
BUILDING OUTLINE DTM
TANK
APEX
PARAPET LEVEL
TOP OF WALL
BIKE LANE/ROAD MARKING DTM
CHANNEL DRAIN LINE
OVERHANG/ ROOF CANOPY
WHITE LINE DASHED
BUILDING OUTLINE RECT
CONTAINER CABIN/ SHED
YELLOW BOX
EAVE LEVEL
SOFFIT LEVEL
TOP OF TREES LEVEL
BRIDGE DECK/ WALL 2D
SURFACE CHANGE
STEP_STAIR
YELLOW LINE SOLID
ROAD TARMAC EDGE/TRACK/ RETAINING WALL
BUILDING OUTLINE
PILLAR
YIELD SIGN
FLOOR LEVEL
TOP OF FENCE
BIKE
CONCRETE SURFACE
KERB BOTTOM/KERB TOP/ WALL DTM
WHITE LINE SOLID
YELLOW LINE DASHED
ROAD MARKING

Railway Features

STORAGE BOX
SLEEPER CONCRETE
RAILWAY LINE TRACK
MILE POST
STRAIL PANEL
SWITCH ROD
CABLE
MARKER POST LABELLED
BUILDING OUTLINE
SLEEPER WOODEN
LUBRICATOR

Survey Features

BENCH MARK
SURVEY STATION CHECK
CONTROL STATION POINT

Sheet Layout

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iO Geomatics
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W: www.iogeomatics.ie

CLIENT: Limerick 2030

PROJECT: Topographic Survey

SITE: Cleeves Site, Limerick

GRID: GRIDSYSTEM:ITM

Height Datum: OSGM15/ Malinhead

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
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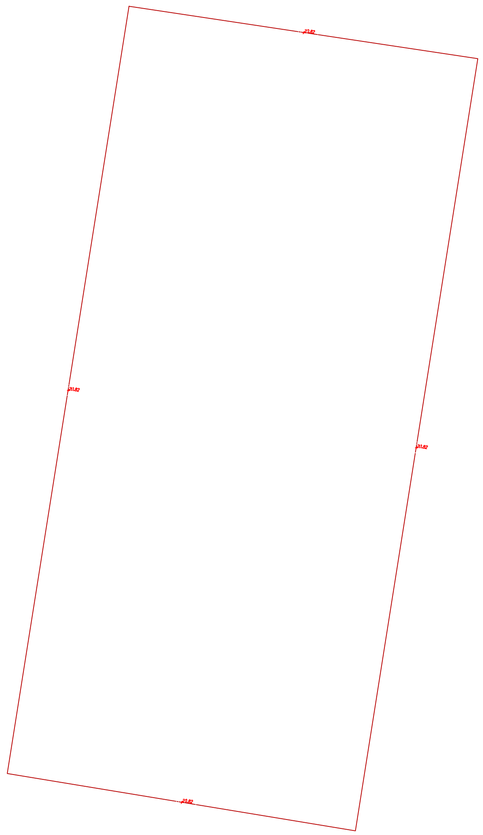

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0.82

0 5 10 15 20

SCALE BAR 1:100

Legend

Street Furniture and Services

AIR VALVE REC COVER
BUS SHELTER
CABLE TELEVISION INSPECTION COVER
CONTROL PANEL
ESAT INSPECTION COVER
BORD GAS COVER OR PANEL
TRIANGLE SQUARE COVER
TELECOMMUNICATION INSPECTION COVER
VIRGIN MEDIA INSPECTION COVER
AIR VALVE COVER
BOLLARD
ELECTRICITY POLE
GAS STOP VALVE ROUND COVER
LAMP POST
PARKING METER
SIGN
TRAFFIC LIGHT
WATER STOP VALVE COVER
DUCT LINE
HAND RAIL
BASEMENT ACCESS COVER
BT INSPECTION COVER
CCTV INSPECTION COVER
ESB CONTROL BOX
ESB INSPECTION COVER
GULLY_COVER
GAS INSPECTION COVER
TRAFFIC INSPECTION COVER
WATER METER SQUARE COVER
BORE HOLE
BUS STOP
EARTH ROD COVER
INSPECTION COVER
MANHOLE ROUND COVER
POLE
STAY
TELEGRAPH POLE
GATE SYMBOL
FENCE BARBED WIRE
OVERHEAD CABLE
BIN SQUARE
CABINET
CATTLE GRID
EIRCOM INSPECTION COVER
FIRE HYDRANT COVER
INSPECTION COVER SQUARE
STOP_VALVE_REC_COVER
UPC INSPECTION COVER
PYLON
BIN ROUND
CCTV CAMERA POLE
FLAG POLE
LAMP
MARKER POST
ROAD SIGN
STOP VALVE COVER
WATER METER ROUND
CRASH BARRIER/FENCE 2D/FENCE WIRE
FENCE DTM

Natural Features

BOTTOM OF BANK
CANOPY VEGETATION LINE DTM
TOP OF BANK
BED LEVEL
CANOPY VEGETATION LINE
HEDGE CENTRELINE/HEDGE CANOPY/PLANTATION
BREAKLINE
WATER EDGE
ARCH CULVERT
BOX CULVERT
INVERT LEVEL
WATER LEVEL
SPOT HEIGHT
TREE CONIFEROUS
TREE DECIDUOS

Built Features, Roads and Road Markings

BENCH
BUILDING OUTLINE DTM
TANK
APEX
PARAPET LEVEL
TOP OF WALL
BIKE LANE/ROAD MARKING DTM
CHANNEL DRAIN LINE
OVERHANG/ ROOF CANOPY
WHITE LINE DASHED
BUILDING OUTLINE REFCT
CONTAINER CABIN/ SHED
YELLOW BOX
EAVE LEVEL
SOFFIT LEVEL
TOP OF TREES LEVEL
BRIDGE DECK/ WALL 2D
SURFACE CHANGE
STEP_STAIR
YELLOW LINE SOLID
ROAD TARMAC EDGE/TRACK/ RETAINING WALL
BUILDING OUTLINE
PILLAR
YIELD SIGN
FLOOR LEVEL
TOP OF FENCE
BIKE
CONCRETE SURFACE
KERB BOTTOM/KERB TOP/ WALL DTM
WHITE LINE SOLID
YELLOW LINE DASHED
ROAD MARKING

Railway Features

STORAGE BOX
SLEEPER CONCRETE
RAILWAY LINE TRACK
MILE POST
STRAIL PANEL
SWITCH ROD
CABLE
MARKER POST LABELLED
BUILDING OUTLINE
SLEEPER WOODEN
LUBRICATOR

Survey Features

BENCH MARK
SURVEY STATION CHECK
CONTROL STATION POINT

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SCALE AT A1:	DATE:	DRAWN:	CHECKED:
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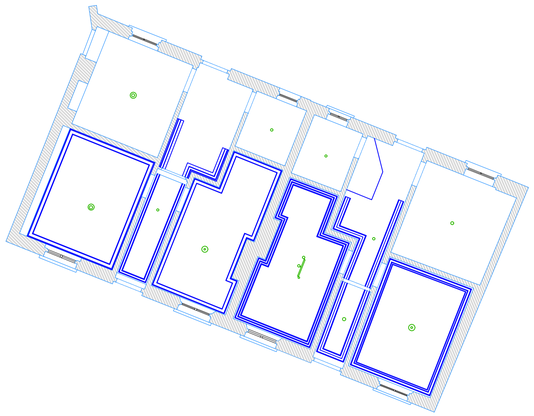

0 5 10 15 20

SCALE BAR 1:100

Legend

Street Furniture and Services

AIR VALVE REC COVER
BUS SHELTER
CABLE TELEVISION INSPECTION COVER
CONTROL PANEL
ESAT INSPECTION COVER
BORD GAS COVER OR PANEL
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OVERHEAD CABLE
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INSPECTION COVER SQUARE
STOP_VALVE_REC_COVER
UPC INSPECTION COVER
PYLON
BIN ROUND
CCTV CAMERA POLE
FLAG POLE
LAMP
MARKER POST
ROAD SIGN
STOP VALVE COVER
WATER METER ROUND
CRASH BARRIER/FENCE 2D/FENCE WIRE
FENCE DTM

Natural Features

BOTTOM OF BANK
CANOPY VEGETATION LINE DTM
TOP OF BANK
BED LEVEL
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HEDGE CENTRELINE/HEDGE CANOPY/PLANTATION
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BOX CULVERT
INVERT LEVEL
WATER LEVEL
SPOT HEIGHT
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TREE DECIDUOUS

Built Features, Roads and Road Markings

BENCH
BUILDING OUTLINE DTM
TANK
APEX
PARAPET LEVEL
TOP OF WALL
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OVERHANG/ ROOF CANOPY
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FLOOR LEVEL
TOP OF FENCE
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CONCRETE SURFACE
KERB BOTTOM/KERB TOP/ WALL DTM
WHITE LINE SOLID
YELLOW LINE DASHED
ROAD MARKING

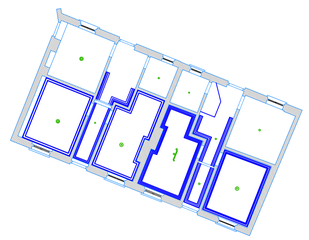
Railway Features

STORAGE BOX
SLEEPER CONCRETE
RAILWAY LINE TRACK
MILE POST
STRAIL PANEL
SWITCH ROD
CABLE
MARKER POST LABELLED
BUILDING OUTLINE
SLEEPER WOODEN
LUBRICATOR

Survey Features

BENCH MARK
SURVEY STATION CHECK
CONTROL STATION POINT

Sheet Layout



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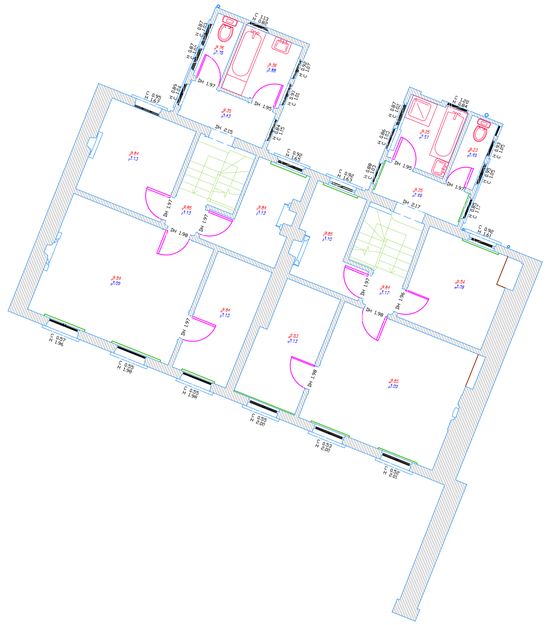
Height Datum: OSGM15/ Malinhead

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	22/9/25	NS	MK

PROJECT NO:	DRAWING NO:	SHEET:
5268	5268-GF Ceiling Plan	1



0 5 10 15 20

SCALE BAR 1:100

Legend

Street Furniture and Services

AIR VALVE REC COVER
BUS SHELTER
CABLE TELEVISION INSPECTION COVER
CONTROL PANEL
ESAT INSPECTION COVER
BORD GAS COVER OR PANEL
TRIANGLE SQUARE COVER
TELECOMMUNICATION INSPECTION COVER
VIRGIN MEDIA INSPECTION COVER
AIR VALVE COVER
BOLLARD
ELECTRICITY POLE
GAS STOP VALVE ROUND COVER
LAMP POST
PARKING METER
SIGN
TRAFFIC LIGHT
WATER STOP VALVE COVER
DUCT LINE
HAND RAIL
BASEMENT ACCESS COVER
BT INSPECTION COVER
CCTV INSPECTION COVER
ESB CONTROL BOX
ESB INSPECTION COVER
GULLY_COVER
GAS INSPECTION COVER
TRAFFIC INSPECTION COVER
WATER METER SQUARE COVER
BORE HOLE
BUS STOP
EARTH ROD COVER
INSPECTION COVER
MANHOLE ROUND COVER
POLE
STAY
TELEGRAPH POLE
GATE SYMBOL
FENCE BARBED WIRE
OVERHEAD CABLE
BIN SQUARE
CABINET
CATTLE GRID
EIRCOM INSPECTION COVER
FIRE HYDRANT COVER
INSPECTION COVER SQUARE
STOP_VALVE_REC_COVER
UPC INSPECTION COVER
PYLON
BIN ROUND
CCTV CAMERA POLE
FLAG POLE
LAMP
MARKER POST
ROAD SIGN
STOP VALVE COVER
WATER METER ROUND
CRASH BARRIER/FENCE 2D/FENCE WIRE
FENCE DTM

Natural Features

BOTTOM OF BANK
CANOPY VEGETATION LINE DTM
TOP OF BANK
BED LEVEL
CANOPY VEGETATION LINE
HEDGE CENTRELINE/HEDGE CANOPY/PLANTATION
BREAKLINE
WATER EDGE
ARCH CULVERT
BOX CULVERT
INVERT LEVEL
WATER LEVEL
SPOT HEIGHT
TREE CONIFEROUS
TREE DECIDUOUS

Built Features, Roads and Road Markings

BENCH
BUILDING OUTLINE DTM
TANK
APEX
PARAPET LEVEL
TOP OF WALL
BIKE LANE/ROAD MARKING DTM
CHANNEL DRAIN LINE
OVERHANG/ ROOF CANOPY
WHITE LINE DASHED
BUILDING OUTLINE RECT
CONTAINER CABIN/ SHED
YELLOX BOX
EAVE LEVEL
SOFFIT LEVEL
TOP OF TREES LEVEL
BRIDGE DECK/ WALL 2D
SURFACE CHANGE
STEP_STAIR
YELLOW LINE SOLID
ROAD TARMAC EDGE/TRACK/ RETAINING WALL
BUILDING OUTLINE
PILLAR
YIELD SIGN
FLOOR LEVEL
TOP OF FENCE
BIKE
CONCRETE SURFACE
KERB BOTTOM/KERB TOP/ WALL DTM
WHITE LINE SOLID
YELLOW LINE DASHED
ROAD MARKING

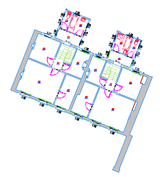
Railway Features

STORAGE BOX
SLEEPER CONCRETE
RAILWAY LINE TRACK
MILE POST
STRAIL PANEL
SWITCH ROD
CABLE
MARKER POST LABELLED
BUILDING OUTLINE
SLEEPER WOODEN
LUBRICATOR

Survey Features

BENCH MARK
SURVEY STATION CHECK
CONTROL STATION POINT

Sheet Layout



REV:	DESCRIPTION:	BY:	DATE:
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B			
A	ORIGINAL DRAFT	NS	12/9/25

REV/STATUS: REV0/For Approval

iO Geomatics
SMART SURVEYING AND MAPPING SERVICES

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P:+353 (0) 1 9065734
E: info@iogeomatics.ie
W: www.iogeomatics.ie

CLIENT: Limerick 2030

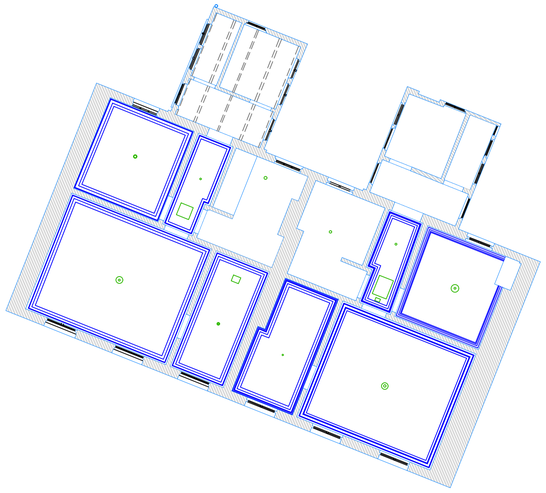
PROJECT: Topographic Survey

SITE: Cleeves Site, Limerick

GRID: GRIDSYSTEM:ITM
Height Datum: OSGM15/ Malinhead

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	22/9/25	NS	MK

PROJECT NO:	DRAWING NO:	SHEET:
5268	5268-First Floor Plan	1



0 5 10 15 20

SCALE BAR 1:100

Legend

Street Furniture and Services

AIR VALVE REC COVER
BUS SHELTER
CABLE TELEVISION INSPECTION COVER
CONTROL PANEL
ESAT INSPECTION COVER
BORD GAS COVER OR PANEL
TRIANGLE SQUARE COVER
TELECOMMUNICATION INSPECTION COVER
VIRGIN MEDIA INSPECTION COVER
AIR VALVE COVER
BOLLARD
ELECTRICITY POLE
GAS STOP VALVE ROUND COVER
LAMP POST
PARKING METER
SIGN
TRAFFIC LIGHT
WATER STOP VALVE COVER
DUCT LINE
HAND RAIL
BASEMENT ACCESS COVER
BT INSPECTION COVER
CCTV INSPECTION COVER
ESB CONTROL BOX
ESB INSPECTION COVER
GULLY_COVER
GAS INSPECTION COVER
TRAFFIC INSPECTION COVER
WATER METER SQUARE COVER
BORE HOLE
BUS STOP
EARTH ROD COVER
INSPECTION COVER
MANHOLE ROUND COVER
POLE
STAY
TELEGRAPH POLE
GATE SYMBOL
FENCE BARBED WIRE
OVERHEAD CABLE
BIN SQUARE
CABINET
CATTLE GRID
EIRCOM INSPECTION COVER
FIRE HYDRANT COVER
INSPECTION COVER SQUARE
STOP_VALVE_REC_COVER
UPC INSPECTION COVER
PYLON
BIN ROUND
CCTV CAMERA POLE
FLAG POLE
LAMP
MARKER POST
ROAD SIGN
STOP VALVE COVER
WATER METER ROUND
CRASH BARRIER/FENCE 2D/FENCE WIRE
FENCE DTM

Natural Features

BOTTOM OF BANK
CANOPY VEGETATION LINE DTM
TOP OF BANK
BED LEVEL
CANOPY VEGETATION LINE
HEDGE CENTRELINE/HEDGE CANOPY/PLANTATION
BREAKLINE
WATER EDGE
ARCH CULVERT
BOX CULVERT
INVERT LEVEL
WATER LEVEL
SPOT HEIGHT
TREE CONIFEROUS
TREE DECIDUOS

Built Features, Roads and Road Markings

BENCH
BUILDING OUTLINE DTM
TANK
APEX
PARAPET LEVEL
TOP OF WALL
BIKE LANE/ROAD MARKING DTM
CHANNEL DRAIN LINE
OVERHANG/ ROOF CANOPY
WHITE LINE DASHED
BUILDING OUTLINE RECT
CONTAINER CABIN/ SHED
YELLOW BOX
EAVE LEVEL
SOFFIT LEVEL
TOP OF TREES LEVEL
BRIDGE DECK/ WALL 2D
SURFACE CHANGE
STEP_STAIR
YELLOW LINE SOLID
ROAD TARMAC EDGE/TRACK/ RETAINING WALL
BUILDING OUTLINE
PILLAR
YIELD SIGN
FLOOR LEVEL
TOP OF FENCE
BIKE
CONCRETE SURFACE
KERB BOTTOM/KERB TOP/ WALL DTM
WHITE LINE SOLID
YELLOW LINE DASHED
ROAD MARKING

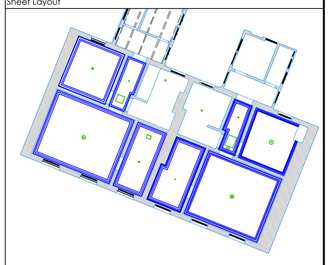
Railway Features

STORAGE BOX
SLEEPER CONCRETE
RAILWAY LINE TRACK
MILE POST
STRAIL PANEL
SWITCH ROD
CABLE
MARKER POST LABELLED
BUILDING OUTLINE
SLEEPER WOODEN
LUBRICATOR

Survey Features

BENCH MARK
SURVEY STATION CHECK
CONTROL STATION POINT

Sheet Layout



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CLIENT: Limerick 2030

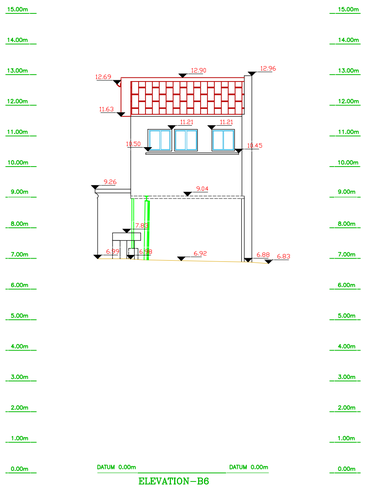
PROJECT: Topographic Survey

SITE: Cleeves Site, Limerick

GRID: GRIDSYSTEM:ITM
Height Datum: OSGM15/ Malinhead

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	22/9/25	NS	MK

PROJECT NO:	DRAWING NO:	SHEET:
5268	5268-FF Ceiling Plan	1



ELEVATION–B6

0 5 10 15 20

SCALE BAR 1:100

Legend

Street Furniture and Services

AIR VALVE REC COVER
BUS SHELTER
CABLE TELEVISION INSPECTION COVER
CONTROL PANEL
ESAT INSPECTION COVER
BORD GAS COVER OR PANEL
TRIANGLE SQUARE COVER
TELECOMMUNICATION INSPECTION COVER
VIRGIN MEDIA INSPECTION COVER
AIR VALVE COVER
BOLLARD
ELECTRICITY POLE
GAS STOP VALVE ROUND COVER
LAMP POST
PARKING METER
SIGN
TRAFFIC LIGHT
WATER STOP VALVE COVER
DUCT LINE
HAND RAIL
BASEMENT ACCESS COVER
BT INSPECTION COVER
CCTV INSPECTION COVER
ESB CONTROL BOX
ESB INSPECTION COVER
GULLY_COVER
GAS INSPECTION COVER
TRAFFIC INSPECTION COVER
WATER METER SQUARE COVER
BORE HOLE
BUS STOP
EARTH ROD COVER
INSPECTION COVER
MANHOLE ROUND COVER
POLE
STAY
TELEGRAPH POLE
GATE SYMBOL
FENCE BARBED WIRE
OVERHEAD CABLE
BIN SQUARE
CABINET
CATTLE GRID
EIRCOM INSPECTION COVER
FIRE HYDRANT COVER
INSPECTION COVER SQUARE
STOP_VALVE_REC_COVER
UPC INSPECTION COVER
PYLON
BIN ROUND
CCTV CAMERA POLE
FLAG POLE
LAMP
MARKER POST
ROAD SIGN
STOP VALVE COVER
WATER METER ROUND
CRASH BARRIER/FENCE 2D/FENCE WIRE
FENCE DTM

Natural Features

BOTTOM OF BANK
CANOPY VEGETATION LINE DTM
TOP OF BANK
BED LEVEL
CANOPY VEGETATION LINE
HEDGE CENTRELINE/HEDGE CANOPY/PLANTATION
BREAKLINE
WATER EDGE
ARCH CULVERT
BOX CULVERT
INVERT LEVEL
WATER LEVEL
SPOT HEIGHT
TREE CONIFEROUS
TREE DECIDUOS

Built Features, Roads and Road Markings

BENCH
BUILDING OUTLINE DTM
TANK
APEX
PARAPET LEVEL
TOP OF WALL
BIKE LANE/ROAD MARKING DTM
CHANNEL DRAIN LINE
OVERHANG/ ROOF CANOPY
WHITE LINE DASHED
BUILDING OUTLINE RECT
CONTAINER CABIN/ SHED
YELLOW BOX
EAVE LEVEL
SOFFIT LEVEL
TOP OF TREES LEVEL
BRIDGE DECK/ WALL 2D
SURFACE CHANGE
STEP_STAIR
YELLOW LINE SOLID
ROAD TARMAC EDGE/TRACK/ RETAINING WALL
BUILDING OUTLINE
PILLAR
YIELD SIGN
FLOOR LEVEL
TOP OF FENCE
BIKE
CONCRETE SURFACE
KERB BOTTOM/KERB TOP/ WALL DTM
WHITE LINE SOLID
YELLOW LINE DASHED
ROAD MARKING

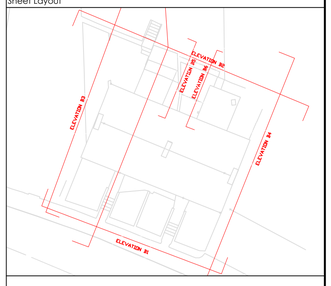
Railway Features

STORAGE BOX
SLEEPER CONCRETE
RAILWAY LINE TRACK
MILE POST
STRAIL PANEL
SWITCH ROD
CABLE
MARKER POST LABELLED
BUILDING OUTLINE
SLEEPER WOODEN
LUBRICATOR

Survey Features

BENCH MARK
SURVEY STATION CHECK
CONTROL STATION POINT

Sheet Layout



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CLIENT: Limerick 2030

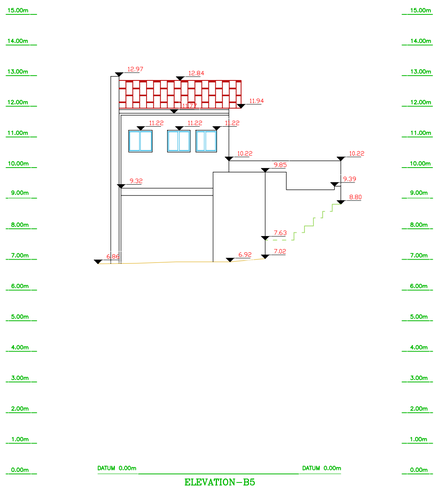
PROJECT: Topographic Survey

SITE: Cleeves Site, Limerick

GRID:
GRIDSYSTEM:ITM
Height Datum: OSGM15/ Malinhead

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	22/9/25	NS	MK

PROJECT NO:	DRAWING NO:	SHEET:
5268	5268-Elevation-B6	1



ELEVATION–B5

SCALE BAR 1:100

Legend

Street Furniture and Services

AIR VALVE REC COVER
BUS SHELTER
CABLE TELEVISION INSPECTION COVER
CONTROL PANEL
ESAT INSPECTION COVER
BORD GAS COVER OR PANEL
TRIANGLE SQUARE COVER
TELECOMMUNICATION INSPECTION COVER
VIRGIN MEDIA INSPECTION COVER
AIR VALVE COVER
BOLLARD
ELECTRICITY POLE
GAS STOP VALVE ROUND COVER
LAMP POST
PARKING METER
SIGN
TRAFFIC LIGHT
WATER STOP VALVE COVER
DUCT LINE
HAND RAIL
BASEMENT ACCESS COVER
BT INSPECTION COVER
CCTV INSPECTION COVER
ESB CONTROL BOX
ESB INSPECTION COVER
GULLY_COVER
GAS INSPECTION COVER
TRAFFIC INSPECTION COVER
WATER METER SQUARE COVER
BORE HOLE
BUS STOP
EARTH ROD COVER
INSPECTION COVER
MANHOLE ROUND COVER
POLE
STAY
TELEGRAPH POLE
GATE SYMBOL
FENCE BARBED WIRE
OVERHEAD CABLE
BIN SQUARE
CABINET
CATTLE GRID
EIRCOM INSPECTION COVER
FIRE HYDRANT COVER
INSPECTION COVER SQUARE
STOP_VALVE_REC_COVER
UPC INSPECTION COVER
PYLON
BIN ROUND
CCTV CAMERA POLE
FLAG POLE
LAMP
MARKER POST
ROAD SIGN
STOP VALVE COVER
WATER METER ROUND
CRASH BARRIER/FENCE 2D/FENCE WIRE
FENCE DTM

Natural Features

BOTTOM OF BANK
CANOPY VGETATION LINE DTM
TOP OF BANK
ARCH CULVERT
BED LEVEL
CANOPY VEGETATION LINE
HEDGE CENTRELINE/HEDGE CANOPY/PLANTATION
BOX CULVERT
INVERT LEVEL
BREAKLINE
WATER EDGE
WATER LEVEL
SPOT HEIGHT
TREE CONIFEROUS
TREE DECIDUOS

Built Features, Roads and Road Markings

BENCH
BUILDING OUTLINE DTM
TANK
APEX
PARAPET LEVEL
TOP OF WALL
BIKE LANE/ROAD MARKING DTM
CHANNEL DRAIN LINE
OVERHANG/ ROOF CANOPY
WHITE LINE DASHED
BUILDING OUTLINE RECT
CONTAINER CABIN/ SHED
YELLOW BOX
EAVE LEVEL
SOFFIT LEVEL
TOP OF TREES LEVEL
BRIDGE DECK/ WALL 2D
SURFACE CHANGE
STEP_STAIR
YELLOW LINE SOLID
ROAD TARMAC EDGE/TRACK/ RETAINING WALL
BUILDING OUTLINE
PILLAR
YIELD SIGN
FLOOR LEVEL
TOP OF FENCE
BIKE
CONCRETE SURFACE
KERB BOTTOM/KERB TOP/ WALL DTM
WHITE LINE SOLID
YELLOW LINE DASHED
ROAD MARKING

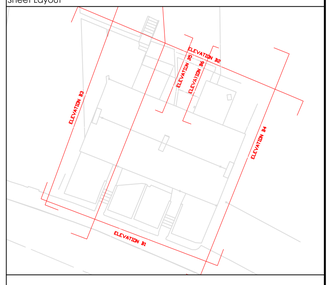
Railway Features

STORAGE BOX
SLEEPER CONCRETE
RAILWAY LINE TRACK
MILE POST
STRAIL PANEL
SWITCH ROD
CABLE
MARKER POST LABELLED
BUILDING OUTLINE
SLEEPER WOODEN
LUBRICATOR

Survey Features

BENCH MARK
SURVEY STATION CHECK
CONTROL STATION POINT

Sheet Layout



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CLIENT: Limerick 2030

PROJECT: Topographic Survey

SITE: Cleeves Site, Limerick

GRID: GRIDSYSTEM:ITM
Height Datum: OSGM15/ Malinhead

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	22/9/25	NS	MK

PROJECT NO:	DRAWING NO:	SHEET:
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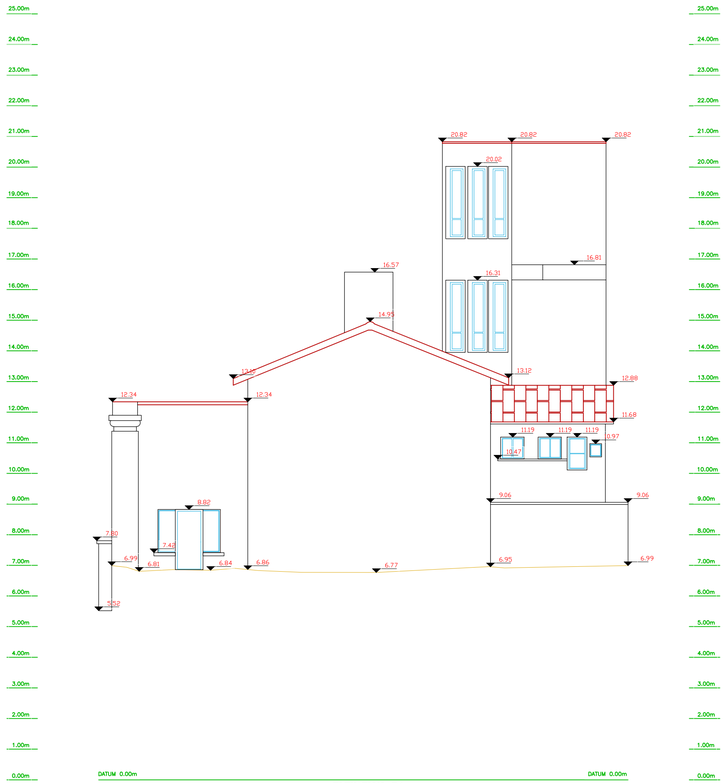

ELEVATION – B4

SCALE BAR 1:100

Legend

Street Furniture and Services

AIR VALVE REC COVER
BUS SHELTER
CABLE TELEVISION INSPECTION COVER
CONTROL PANEL
ESAT INSPECTION COVER
BORD GAS COVER OR PANEL
TRIANGLE SQUARE COVER
TELECOMMUNICATION INSPECTION COVER
VIRGIN MEDIA INSPECTION COVER
AIR VALVE COVER
BOLLARD
ELECTRICITY POLE
GAS STOP VALVE ROUND COVER
LAMP POST
PARKING METER
SIGN
TRAFFIC LIGHT
WATER STOP VALVE COVER
DUCT LINE
HAND RAIL
BASEMENT ACCESS COVER
BT INSPECTION COVER
CCTV INSPECTION COVER
ESB CONTROL BOX
ESB INSPECTION COVER
GULLY_COVER
GAS INSPECTION COVER
TRAFFIC INSPECTION COVER
WATER METER SQUARE COVER
BORE HOLE
BUS STOP
EARTH ROD COVER
INSPECTION COVER
MANHOLE ROUND COVER
POLE
STAY
TELEGRAPH POLE
GATE SYMBOL
FENCE BARBED WIRE
OVERHEAD CABLE
BIN SQUARE
CABINET
CATTLE GRID
EIRCOM INSPECTION COVER
FIRE HYDRANT COVER
INSPECTION COVER SQUARE
STOP_VALVE_REC_COVER
UPC INSPECTION COVER
PYLON
BIN ROUND
CCTV CAMERA POLE
FLAG POLE
LAMP
MARKER POST
ROAD SIGN
STOP VALVE COVER
WATER METER ROUND
CRASH BARRIER/FENCE 2D/FENCE WIRE
FENCE DTM

Natural Features

BOTTOM OF BANK
CANOPY VEGETATION LINE DTM
TOP OF BANK
BED LEVEL
CANOPY VEGETATION LINE
HEDGE CENTRELINE/HEDGE CANOPY/PLANTATION
BREAKLINE
WATER EDGE
ARCH CULVERT
BOX CULVERT
INVERT LEVEL
WATER LEVEL
SPOT HEIGHT
TREE CONIFEROUS
TREE DECIDUOUS

Built Features, Roads and Road Markings

BENCH
BUILDING OUTLINE DTM
TANK
APEX
PARAPET LEVEL
TOP OF WALL
BIKE LANE/ROAD MARKING DTM
CHANNEL DRAIN LINE
OVERHANG/ ROOF CANOPY
WHITE LINE DASHED
BUILDING OUTLINE REFCT
CONTAINER CABIN/ SHED
YELLOW BOX
EAVE LEVEL
SOFFIT LEVEL
TOP OF TREES LEVEL
BRIDGE DECK/ WALL 2D
SURFACE CHANGE
STEP_STAIR
YELLOW LINE SOLID
ROAD TARMAC EDGE/TRACK/ RETAINING WALL
BUILDING OUTLINE
PILLAR
YIELD SIGN
FLOOR LEVEL
TOP OF FENCE
BIKE
CONCRETE SURFACE
KERB BOTTOM/KERB TOP/ WALL DTM
WHITE LINE SOLID
YELLOW LINE DASHED
ROAD MARKING

Railway Features

STORAGE BOX
SLEEPER CONCRETE
RAILWAY LINE TRACK
MILE POST
STRAIL PANEL
SWITCH RODD
CABLE
MARKER POST LABELLED
BUILDING OUTLINE
SLEEPER WOODEN
LUBRICATOR

Survey Features

BENCH MARK
SURVEY STATION CHECK
CONTROL STATION POINT

Sheet Layout

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PROJECT: Topographic Survey

SITE: Cleeves Site, Limerick

GRID: GRIDSYSTEM:ITM
Height Datum: OSGM15/ Malinhead

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	22/9/25	NS	MK

PROJECT NO:	DRAWING NO:	SHEET:
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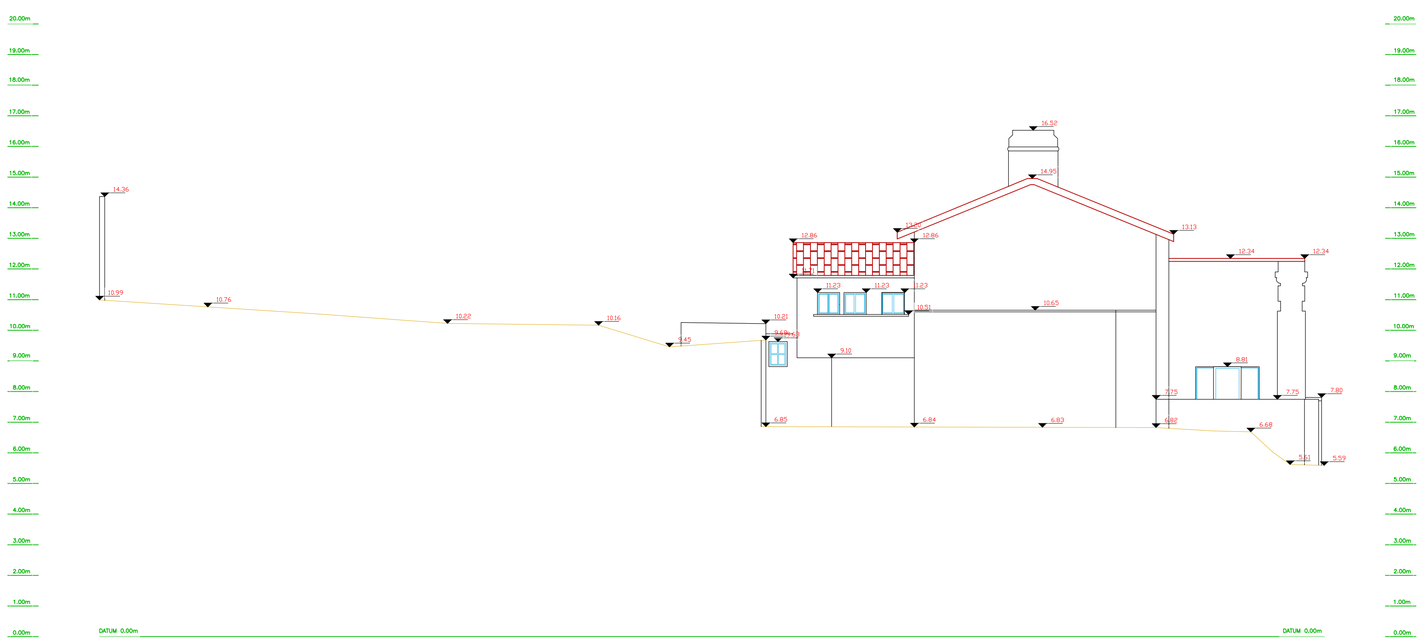

ELEVATION–B3

0 5 10 15 20

SCALE BAR 1:100

Legend

Street Furniture and Services

AIR VALVE REC COVER
BUS SHELTER
CABLE TELEVISION INSPECTION COVER
CONTROL PANEL
ESAT INSPECTION COVER
BORD GAS COVER OR PANEL
TRIANGLE SQUARE COVER
TELECOMMUNICATION INSPECTION COVER
VIRGIN MEDIA INSPECTION COVER
AIR VALVE COVER
BOLLARD
ELECTRICITY POLE
GAS STOP VALVE ROUND COVER
LAMP POST
PARKING METER
SIGN
TRAFFIC LIGHT
WATER STOP VALVE COVER
DUCT LINE
HAND RAIL
BASEMENT ACCESS COVER
BT INSPECTION COVER
CCTV INSPECTION COVER
ESB CONTROL BOX
ESB INSPECTION COVER
GULLY_COVER
GAS INSPECTION COVER
TRAFFIC INSPECTION COVER
WATER METER SQUARE COVER
BORE HOLE
BUS STOP
EARTH ROD COVER
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MANHOLE ROUND COVER
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STAY
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OVERHEAD CABLE
BIN SQUARE
CABINET
CATTLE GRID
EIRCOM INSPECTION COVER
FIRE HYDRANT COVER
INSPECTION COVER SQUARE
STOP_VALVE_REC_COVER
UPC INSPECTION COVER
PYLON
BIN ROUND
CCTV CAMERA POLE
FLAG POLE
LAMP
MARKER POST
ROAD SIGN
STOP VALVE COVER
WATER METER ROUND
CRASH BARRIER/FENCE 2D/FENCE WIRE
FENCE DTM

Natural Features

BOTTOM OF BANK
CANOPY VEGETATION LINE DTM
TOP OF BANK
ARCH CULVERT
BED LEVEL
CANOPY VEGETATION LINE
HEDGE CENTRELINE/HEDGE CANOPY/PLANTATION
BOX CULVERT
INVERT LEVEL
BREAKLINE
WATER EDGE
WATER LEVEL
SPOT HEIGHT
TREE CONIFEROUS
TREE DECIDUOS

Built Features, Roads and Road Markings

BENCH
BUILDING OUTLINE DTM
TANK
APEX
PARAPET LEVEL
TOP OF WALL
BIKE LANE/ROAD MARKING DTM
CHANNEL DRAIN LINE
OVERHANG/ ROOF CANOPY
WHITE LINE DASHED
BUILDING OUTLINE RECT
CONTAINER CABIN/ SHED
YELLOW BOX
EAVE LEVEL
SOFFIT LEVEL
TOP OF TREES LEVEL
BRIDGE DECK/ WALL 2D
SURFACE CHANGE
STEP_STAIR
YELLOW LINE SOLID
ROAD TARMAC EDGE/TRACK/ RETAINING WALL
BUILDING OUTLINE
PILLAR
YIELD SIGN
FLOOR LEVEL
TOP OF FENCE
BIKE
CONCRETE SURFACE
KERB BOTTOM/KERB TOP/ WALL DTM
WHITE LINE SOLID
YELLOW LINE DASHED
ROAD MARKING

Railway Features

STORAGE BOX
SLEEPER CONCRETE
RAILWAY LINE TRACK
MILE POST
STRAIL PANEL
SWITCH ROD
CABLE
MARKER POST LABELLED
BUILDING OUTLINE
SLEEPER WOODEN
LUBRICATOR

Survey Features

BENCH MARK
SURVEY STATION CHECK
CONTROL STATION POINT

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PROJECT: Topographic Survey

SITE: Cleeves Site, Limerick

GRID:
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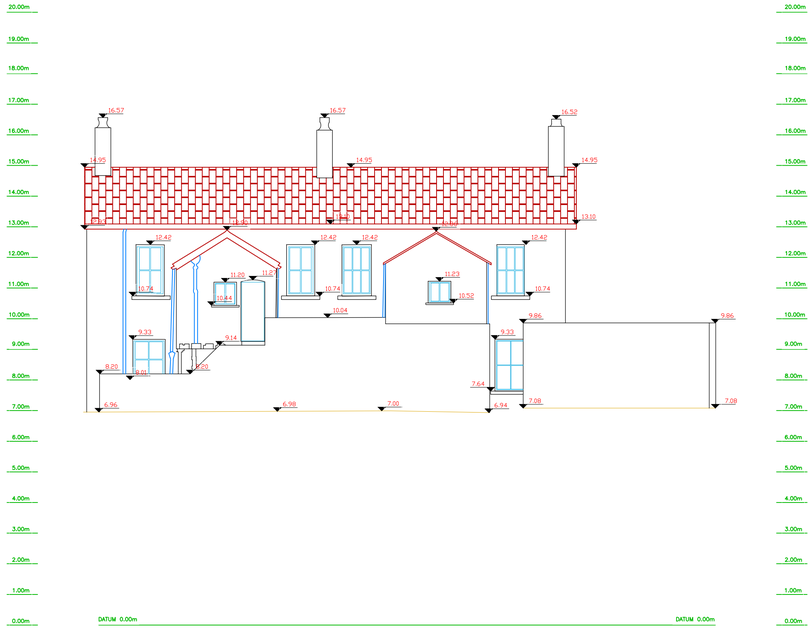

ELEVATION – B2

0 5 10 15 20

SCALE BAR 1:100

Legend

Street Furniture and Services

AIR VALVE REC COVER
BUS SHELTER
CABLE TELEVISION INSPECTION COVER
CONTROL PANEL
ESAT INSPECTION COVER
BORD GAS COVER OR PANEL
TRIANGLE SQUARE COVER
TELECOMMUNICATION INSPECTION COVER
VIRGIN MEDIA INSPECTION COVER
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BOLLARD
ELECTRICITY POLE
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DUCT LINE
HAND RAIL
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CCTV INSPECTION COVER
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ESB INSPECTION COVER
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GAS INSPECTION COVER
TRAFFIC INSPECTION COVER
WATER METER SQUARE COVER
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EARTH ROD COVER
INSPECTION COVER
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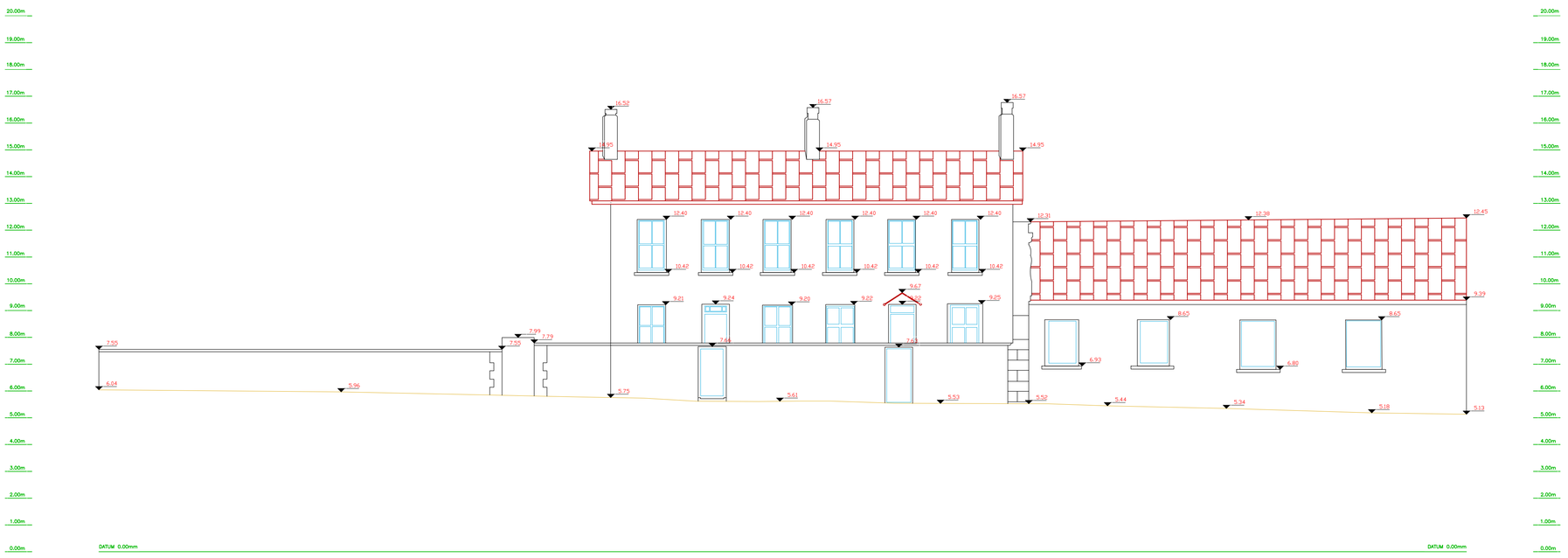

ELEVATION–B1

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Legend

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Building Record Report

For

Building 16 Fernbank House
Former Salesians Secondary School

Client: Limerick 2030

Date: 15th of October 2025

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email**: info@acpgroup.ie
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Acknowledgements: Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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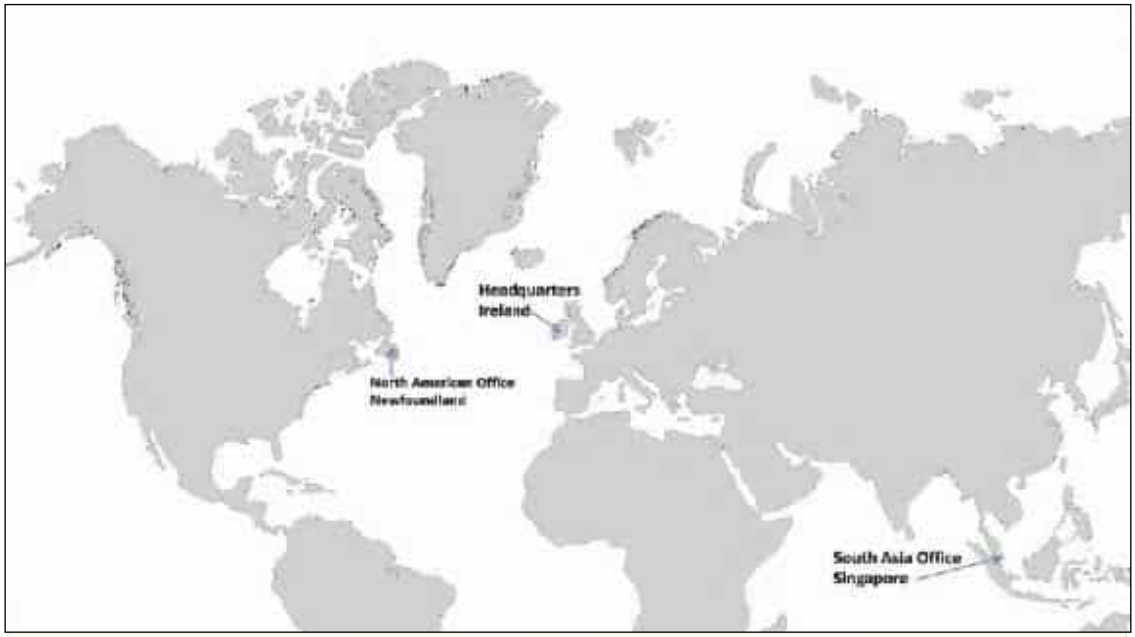

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Table of Contents

LIST OF FIGURES, PHOTOGRAPHS AND TABLES 6

PHOTOGRAPHS 6

TABLES 7

GLOSSARY OF TERMS 8

1.0 SCOPE OF STUDY 11

2.0 METHOD OF STUDY 11

3.0 EXISTING ENVIRONMENT 13

3.1 Proposed Development 14

3.2 Site Inspection 14

3.3 Building Survey 14

4.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY 15

4.1 Historical background- Brief History of Building 16 Fernbank House Former Salesians Secondary School 15

4.2 Protection Status 16
4.2.1 Protected Structures 16
4.2.2 NIAH 17
4.2.3 Archaeology 17
4.2.4 Historic Maps 18

5.0 DESCRIPTION OF FABRIC 20

5.1 External Fabric 20
5.1.1 Roofs 20
5.1.2 External walls 21
5.1.3 Fenestration & Doors (General) 23

5.2 Ground Floor Internal 26
5.2.1 Ceilings 26
5.2.2 Internal Walls 29
5.2.3 Internal Door Assemblies 31
5.2.4 Internal decoration, units and joinery features 34
5.2.5 Internal Floors 37
5.2.6 Sanitary Installations 38
5.2.7 Electrical and services installations (General Comments) 39

5.3 First Floor Internal 40
5.3.1 Ceilings 40

5.3.2 Internal Walls 41
5.3.3 Internal Door Assemblies 42
5.3.4 Internal decoration, units and joinery features. 43
5.3.5 Internal Floors 46
5.3.6 Sanitary Installations 47

5.4 Second Floor Internal 47
5.4.1 Ceilings 47
5.4.3 Internal Door Assemblies 47
5.4.4 Internal decoration, units and joinery features 48
5.4.6 Sanitary Installations 49
5.4.7 Electrical and services installations (General Comments) 51

5.5 Roof 51

6.0 SUGGESTED MEASURES TO COMPLETE THE BUILDING RECORD 53

7.0 SUGGESTED SALVAGE SCHEDULE OF HISTORIC FABRIC 54

8.0 SIGNING OFF STATEMENT 55

9.0 PROJECT REFERENCES 56

10.0 APPENDICES 57

LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

Figure 1 - Ordnance Survey of Ireland Current Map....13
Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios....13
Figure 3 - Salesian Convent and School, Morgan Aerial Photographic Collection, National Library of Ireland, 1956....15
Figure 4 - Phasing Diagram for Fernbank House & Salesian School, FCBS Studios....16
Figure 5 Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure....17
Figure 6 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844....18
Figure 7 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844....18
Figure 8 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919....19

PHOTOGRAPHS

Photograph 1 - Fernbank House Front Entrance....14
Photograph 2 - Original Cleeves Family Home (left) subsumed into school premises....20
Photograph 3 - A series of modern flat roofs....21
Photograph 4 - 'A' pitch with cementitious slates....21
Photograph 5 - Earlier render remains on the original building at rear elevation....22
Photograph 6 - Brick cornice and string eaves course preserved along this section of building. 22
Photograph 7 - Porch with timber frame and panelling over a masonry dwarf wall. 23
Photograph 8 - Original Wyatt timber window at kitchen....23
Photograph 9 - Modern stained glass in Chapel. 24
Photograph 10 - Internal aspect of chapel modern stained-glass windows – west wall. 24
Photograph 11 - Internal aspect of chapel sanctuary windows – west wall....25
Photograph 12 - Internal aspect of stained-glass windows and vent lights to chapel - east wall. 25
Photograph 13 - Modern timber sliding sash with obscured glazing....26
Photograph 14 - Modern ceiling tile to Entrance Hall. 27
Photograph 15 - Modern decorative ceiling tiles 1st roof RHS. 27
Photograph 16 - Modern decorative ceiling tiles room off 1st Room RHS....28
Photograph 17 - Porch plywood ceiling is taken up under the roof line....28
Photograph 18 - modern plasterboard ceiling to later extension. 29
Photograph 19 - Original gable wall broken through to provide for modern extension. 29
Photograph 20 - Decorative pilasters to partition 1st room RHS. 30
Photograph 21 - Wainscotting to Hall and pilasters with ionic heads. 30
Photograph 22 - Porch walls are oak timber panelling. 31
Photograph 23 - the door is set under a fanlight. 32
Photograph 24 - with stylised oak corbels and scrolls, timber header and cornice with brass ironmongery....32
Photograph 25 - a 2-panel solid timber door opposes a 4-panel solid timber door in the main hall....33
Photograph 26 - Structural opening to door between the two function rooms to the RHS of Hall appears to have been infilled to accommodate the door. 33
Photograph 27 - Modern hollow 4 panel door with brass-effect lever handle....34

Photograph 28 - Panelled timber archway, decorative newel post and timber wainscotting to main staircase off Hall. 34
Photograph 29 - Decorative newel post open string main staircase (access to ground and first). 35
Photograph 30 - Modern rounded newel post to open string back stairs (access to all floors). 35
Photograph 31 - Shutter boxes extant in the Kitchen. Also, units with sink remain. 36
Photograph 32 - Shutter boxes remain in front room, 1st RHS. 36
Photograph 33 - Hidden shutter in the bay window in room off 1st room RHS. 37
Photograph 34 - Porch floor tiles. 38
Photograph 35 - Terrazzo floor to later section of building. 38
Photograph 36 - Small basement rooms house the oil tanks and burner. Electrical distribution boards may also be located here. 39
Photograph 37 - Surviving fuse boxes, meters, alarm systems etc. 39
Photograph 38 - Wallpapered ceiling to front room, southeast. 40
Photograph 39 - Modern decorative ceiling tiles affixed directly (not suspended). 41
Photograph 40 - Modern ceiling with acoustic liners in Chaple (Return). 41
Photograph 41 - Fireplace to front room (southeast). 42
Photograph 42 - 4 panel solid timber door with timber knob in earlier building. 42
Photograph 43 - Modern timber and glazing doors with vestibule screen to chapel. 43
Photograph 44 - Decorative newels and timber wainscotting to Return level or main staircase. 43
Photograph 45 - Decorative newels and timber wainscotting to first floor landing of original building. 44
Photograph 46 - Modern timber open string back staircase continues form ground to second floor. 44
Photograph 47 - modern Terrazzo staircase from chapel to lower level. 45
Photograph 48 - Ablution cupboard in eastern wall of southeast (front) room). 45
Photograph 49 - Shutter boxes are present in the original/earlier building. Decorative application. 46
Photograph 50 - modern chapel floor with mosaic and linoleum floor covering. Alter removed. 46
Photograph 51 - Corridor ceiling with rooflight at corridor junctions and support beams. 47
Photograph 52 - Concrete stairs with linoleum cover and timber handrails. 48
Photograph 53 - Modern inbuilt presses in selected rooms. 48
Photograph 54 - Built-in and free-standing furniture. 49
Photograph 55 - Sinks in central ablution block. 49
Photograph 56 - Modern shower facilities. 50
Photograph 57 - Typical cell with handbasin facilities. 50
Photograph 58 - Fuse box on 2nd floor. 51
Photograph 59 - One of two walk-in Hot Presses on this level with cementitious layer to water cylinder. May have ACMs. 51
Photograph 60 - Access to the external roof was limited and not permitted due to overlook and privacy. Modern rooflight cover. 52

TABLES

Table 1 - Protection Status 16

GLOSSARY OF TERMS

1. ACA	**An Architectural Conservation Area** is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.
2. Area of Special Planning Control	**Areas of Special Planning Control** provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act
3. NIAH	The **National Inventory of Architectural Heritage**. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)
4. Protected Structure	**A "protected structure"** is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term "structure" is defined by Section 2 of the 2000 Act to mean 'any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate'. – Section 2 (1) of the 2000 Act
5. Section 57 Declaration	**Section 57 Declaration** Owners or occupiers of a protected structure may request a 'declaration' under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.
6. RMP	**Archaeological sites** are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.
7. RPS	Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the

Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wikinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.

Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

> (1) A person who is guilty of an offence under *sections 58(4)*, *63*, *151*, *154*, *205*, *230(3)*, *239* and *247* shall be liable—
> (*a*) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or
> (*b*) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

> "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

> *"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"*

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Siochana may without warrant seize and detain:

> *"a detection device found in, at the site of, or in the vicinity or a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987.*

1.0 Scope of Study

This report has been prepared following a request by the client, Limerick 2030 to undertake a Building Record Report in conjunction with the proposed Planning Application for the redevelopment of the Former Cleeves Condensed Factory site (RPS No's 3264, 3265) and associated structures at North Circular Road, Limerick City.

This Building Record Report aims to provide the following:

- A brief historical overview of Building 16 Fernbank House Former Salesians Secondary School.
- A description of the existing fabric of the building.
- A record of the building to the equivalent of either Historic England Level 2 or Level 3 of Historic Building Recording.
- Recommended mitigations in order to complete the building record.

2.0 Method of Study

The following methods and resources were used in establishing the Building Record.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- Existing archival records and resources were consulted.
    - Limerick Archives
    - Limerick Local Studies
    - Irish Architectural Archive
    - National Library of Ireland
    - Griffiths Valuation
    - Census of Ireland
    - Feilden Clegg Bradley Studios and Bucholz McEvoy, Cleeves Riverside Statement of Significance - May 2025
- Colin Rynne's assessment undertaken to inform the initial protection.
- ACP's Assessment 2015
    - J446 - Conservation Assessment Report for Lansdowne Flax Mill – 14th April 2015
- ACP's Assessment 2023 and 2024
    - J884 Cleeves Flax Mill_Limerick 2030_Assessment of Roof_Jan 30th 2023
    - J1000 Cleeves _ 01 Flax Mill_LTT_Building Fabric Assessment_March 2024
    - J1000 Cleeves _ 02 Engine House_LTT_Building Fabric Assessment_April 2024
    - J1000 Cleeves _ 04 _ 05 _ Water Tank and IG_LTT_Building Fabric Assessment _April 2024
    - J1000 Cleeves _ 07 _ 11 _ Dairy Building and CSHF_LTT_BFA_Final and Issued_April 2024
- Geodata Measured Survey 2020.
    - Refer to Appended Drawings Registers

This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

3.0 Existing Environment

Cleeves Former Condensed Milk Factory is located on the North side of the River Shannon in Limerick City, on North Circular Road. The subject site includes the former factory site, the Shipyard site to the South of the factory, two semi-detached houses to the West of the factory and the Former Salesians Secondary School / Fernbank House. Fernbank House is located to the west of the factory site.

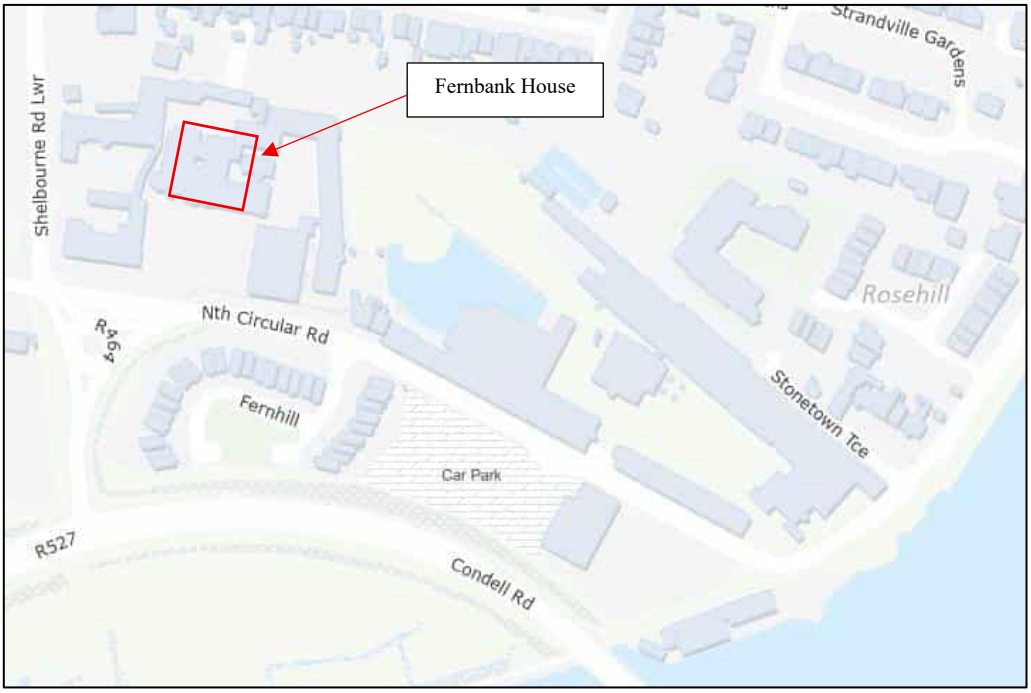


Figure 1 - Ordnance Survey of Ireland Current Map

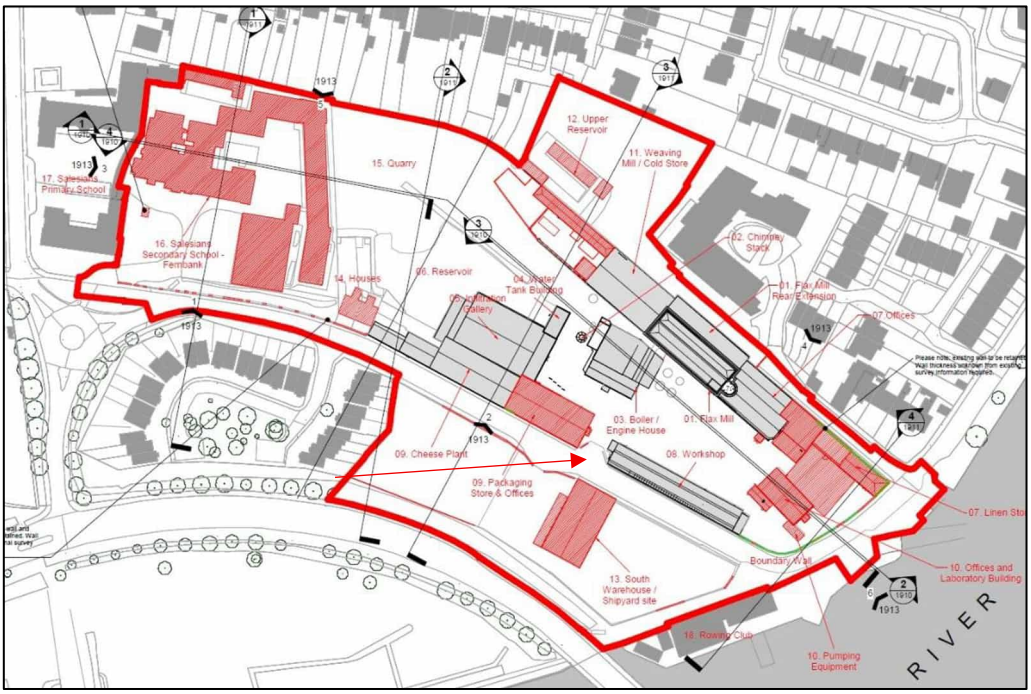


Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

3.1 Proposed Development

This report has been prepared in support of the planning application to be submitted by Limerick 2030 for the redevelopment of the Former Cleeves Condensed Milk Factory identified by Limerick 2030 as the 'Cleeves Riverside Quarter'.

3.2 Site Inspection

The site was inspected on the 11th, 15th and 25th of August 2025 by Martin English, Brigid Browne and Sheena Ryan of ACP. The photographic Record was also undertaken on these dates.

Photograph 1 - Fernbank House Front Entrance

3.3 Building Survey

The following surveys were undertaken as part of the data gathering process:-

- Measured Building Survey – supplied by Geodata 2020.
- Conservation Inspection and Fabric Assessment.
- Photographic Record – refer to J1000_16_D001 to J1000_16_D003 Fernbank House Photographic Record Location Drawing & Photographs in Appendix 1 of this report.
- Annotated drawings no's J1000_16_D004 to J1000_16_D006 in Appendix 2 of this report.

This information was used to inform the design team during the design development stage.

4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Building 16 Fernbank House Former Salesians Secondary School[1]

Fernbank House was built c.1880 as a private dwelling, likely for the Wilkinson family and later sold to the Cleeves family. The census of 1901 records Frederick C. Cleeve, aged 49, as the head of the house and Jane Cleeve, aged 41 as his wife. There were eight people living at Fernbank House, Mr. & Mrs. Cleeve, their two sons Frederick C.A. and Charles, a governess and three domestic servants. Frederick became the managing director of the Condensed Milk Manufacturing plant in 1908 following the death of his brother Sir Thomas Cleeve.

Shortly after 1900 the original building was extended, doubling in size. The Salesian School moved to Fernbank in 1924 following its sale by Frederick Cleeve to the Salesian Sisters. From the 1960's onward the house and grounds were subject to major change and development up until it's sale to the city in 2020.

Figure 3 - Salesian Convent and School, Morgan Aerial Photographic Collection, National Library of Ireland, 1956

The evolution of the building is detailed in the phasing diagram Figure 4 below.

[1] Historical Background Information supplied by client, Limerick 2030.

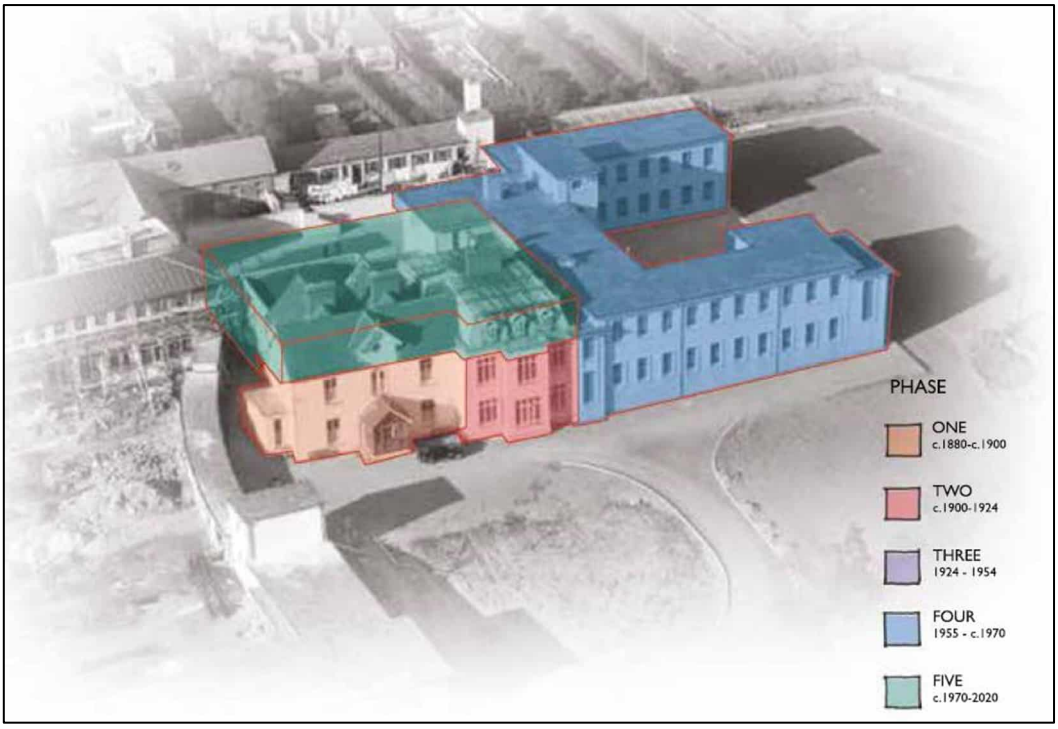


Figure 4 - Phasing Diagram for Fernbank House & Salesian School, FCBS Studios

4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	N	
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership		
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 - Protection Status

4.2.1 Protected Structures

Building 16 Fernbank House is not a protected structure, and it is not within an Architectural Conservation Area of Limerick City.

The curtilage of the protected structures is defined by the extent of the 'early industrial complex' as referred to in the NIAH description. Structures within the complex boundary are considered to be curtilage structures. This is summarised in the Statement of Significance and reflects the historic boundary of ownership and operation. The historic curtilage of the flax mill does not extend as far as the 'Cleeves Riverside Quarter' Phase II application boundary and does not include the Shipyard Site or the Former Salesians Secondary School, inclusive of Fernbank House.

4.2.2 NIAH

Building 16 Fernbank House is not included in the National Inventory of Architectural Heritage surveys. Figure 5 below shows the various NIAH structures within the vicinity of the subject structures.

Figure 5 Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

4.2.3 Archaeology

Fernbank House and site is outside the Zone of Archaeological Potential for Limerick city and thus is not impacted by the National Monuments Acts.

4.2.4 Historic Maps

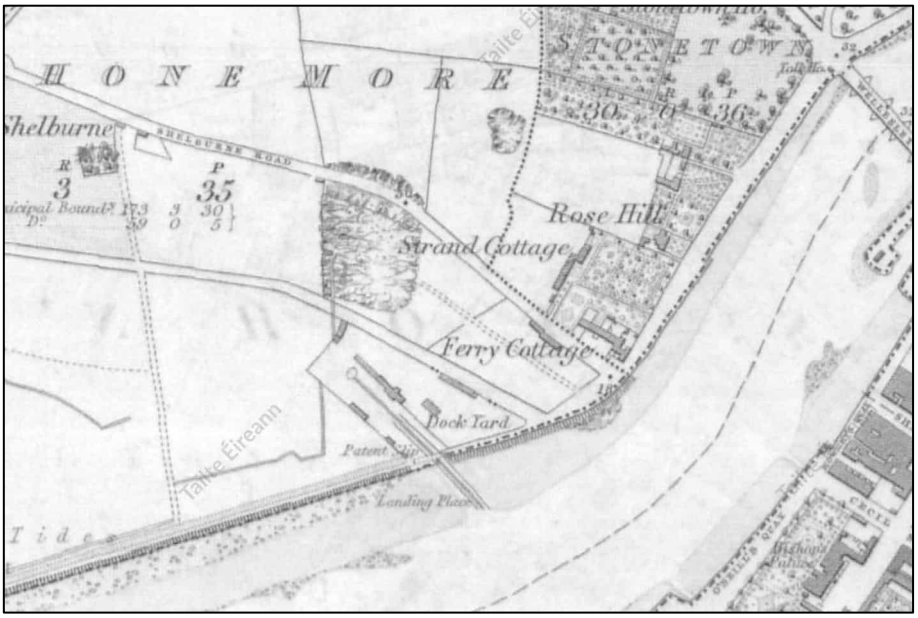


Figure 6 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844

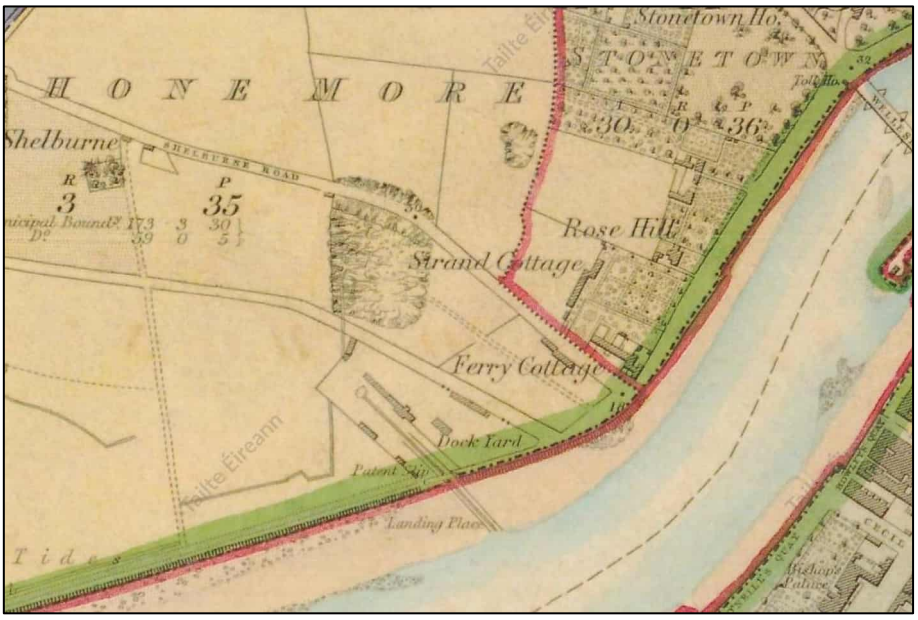


Figure 7 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844

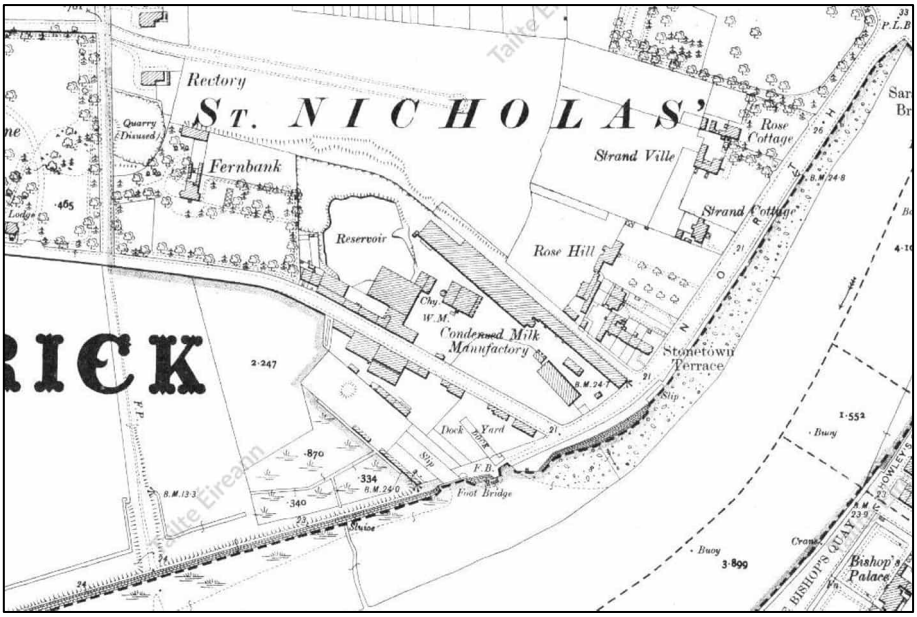


Figure 8 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919

5.0 Description of Fabric

Fernbank House, the Former Salesians Secondary School, was originally home to the Cleeves Family and was later subsumed into a secondary school building. It was extended both vertically and horizontally with the inclusion of an additional storey to the once two-storey building. It is currently unoccupied.

Photograph 2 - Original Cleeves Family Home (left) subsumed into school premises.

5.1 External Fabric

5.1.1 Roofs

With the addition of the second floor to the original building, the main roof was lost. The current iteration is covered with a modern flat roof with the exception of the entrance porch roof. This is an 'A' pitched roof with cementitious tiles (possible Asbestos Containing Materials). Rainwater goods are mixture of cast iron, aluminium and PVC.

Photograph 3 - A series of modern flat roofs.

Photograph 4 - 'A' pitch with cementitious slates.

5.1.2 External walls

We are of the opinion that original walls are stone masonry and that modern walls are concrete blockwork or mass concrete. The external walls to the building are finished with a painted cementitious render throughout. The render band between the first and second floor denotes the change in building height.

Photograph 5 - Earlier render remains on the original building at rear elevation.

Earlier cementitious render, and original brick cornice and string eaves course remain at the rear façade the latter indicating the original wall height. This may remain to the front façade under the render band. Original cills are limestone.

Photograph 6 - Brick cornice and string eaves course preserved along this section of building.

Porch walls are timber frame with fenestration and boarded out sections, with incorporation of a queen post truss in the gable. The entrance is located on the west side and there is a blind door opposite, seen from outside but hidden inside. The dwarf/kneeler wall is masonry and rendered.

Photograph 7 - Porch with timber frame and panelling over a masonry dwarf wall.

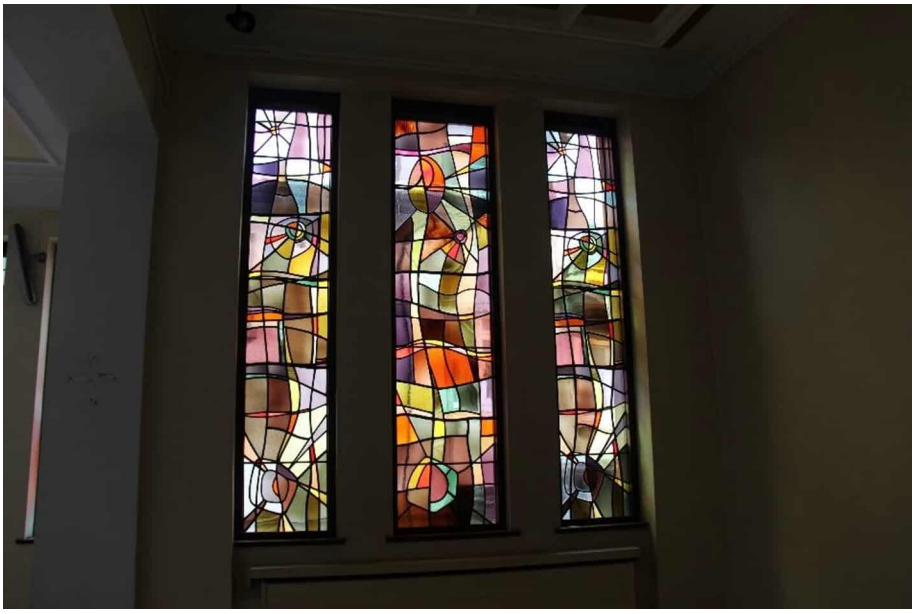
5.1.3 Fenestration & Doors (General)

With the exception of the kitchen windows, all windows are modern. These are a mixture of white uPVC and timber top and side hung casements and sliding sash. Modern timber and stained glass are present in the Church and remain intact. There are also glass bricks to the staircase/staircore to the front façade (south) of the eastern extension. The Porch has modern single glazed windows.

Photograph 8 - Original Wyatt timber window at kitchen.

Photograph 9 - Modern stained glass in Chapel.

Photograph 10 - Internal aspect of chapel modern stained-glass windows – west wall.



Photograph 11 - Internal aspect of chapel sanctuary windows – west wall.

Photograph 12 - Internal aspect of stained-glass windows and vent lights to chapel - east wall.

Photograph 13 - Modern timber sliding sash with obscured glazing.

5.2 Ground Floor Internal

We were confined to certain areas of the building, and this was concentrated around the original section and immediate additions thereto.

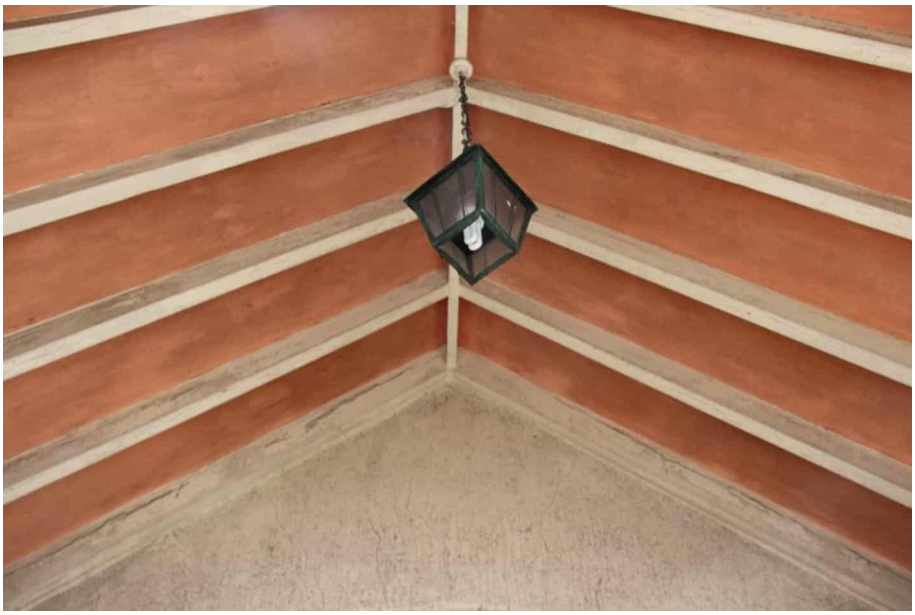
5.2.1 Ceilings

There is a mixture of ceiling finishes throughout the complex. These included what may be lath-and-plaster smooth finish with heavy coving, modern decorative painted ceiling tiles with original coving, plywood, and also skimmed and painted plasterboard.

Photograph 14 - Modern ceiling tile to Entrance Hall.

Photograph 15 - Modern decorative ceiling tiles 1st roof RHS.

Photograph 16 - Modern decorative ceiling tiles room off 1st Room RHS.

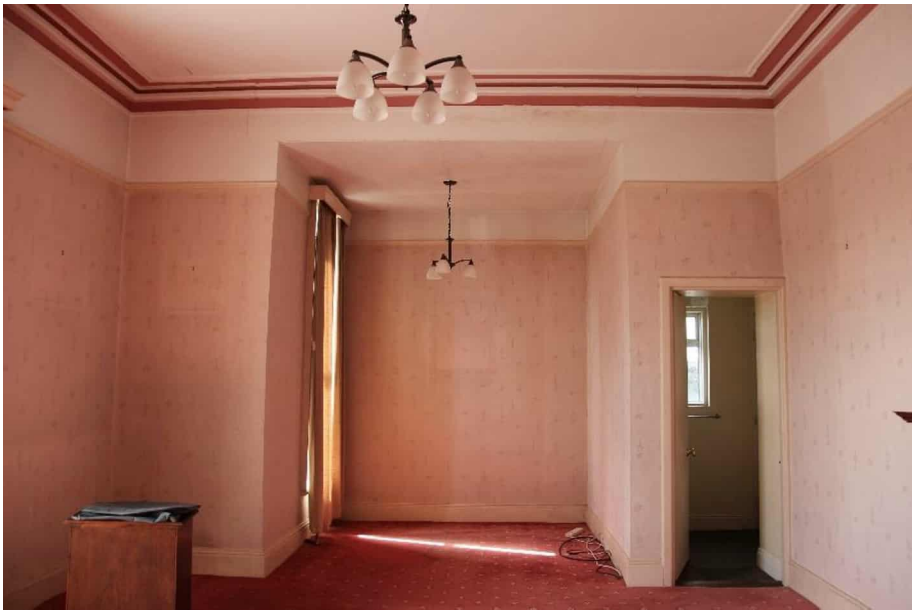


Photograph 17 - Porch plywood ceiling is taken up under the roof line.

Photograph 18 - modern plasterboard ceiling to later extension.

5.2.2 Internal Walls

In the earlier section of the building, the internal face of the external walls are drylined in some rooms and not in others. Partition walls tap solid with the exception of the right-hand side of the hall wall. This is a stud partition and has decorative pilasters (they may also be structural) built-in and these may be seen in the hall and in the 1st room RHS. Walls are finished in wallpaper or painted and have features such as affixed timber panelling with a wallpaper feature therein.

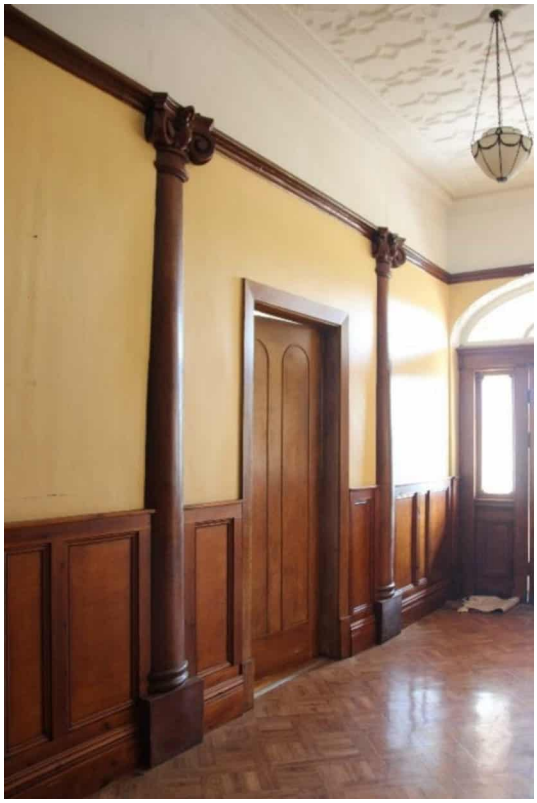


Photograph 19 - Original gable wall broken through to provide for modern extension.

Photograph 20 - Decorative pilasters to partition 1st room RHS.

Timber wainscotting panelling is present in the hall and up along the original staircase. A second staircase, located to the rear and used to access the upper storey, also has timber decoration to the wall areas but this is vertical timber boards.

What appear to be original ceramic bricks are present in the Kitchen at the original external access. This must be confirmed by peeling back paint and examining further.



Photograph 21 - Wainscotting to Hall and pilasters with ionic heads.

Photograph 22 - Porch walls are oak timber panelling.

Extension walls are concrete block walls (as evidenced in the basement), plastered and painted with some use of tiles in bathroom and at sink splashbacks. Stud partitions are finished in plasterboard skimmed and painted. There are tiles at sink splashbacks and toilets.

Fireplaces are present in the front rooms with a back-to-back flue servicing the front room, LHS and the roof to the back of this. Their surrounds and some of the inserts have been altered and modernised. These do not appear functional, and we believe that the flue made have been discontinued due to the addition of the uppermost floor.

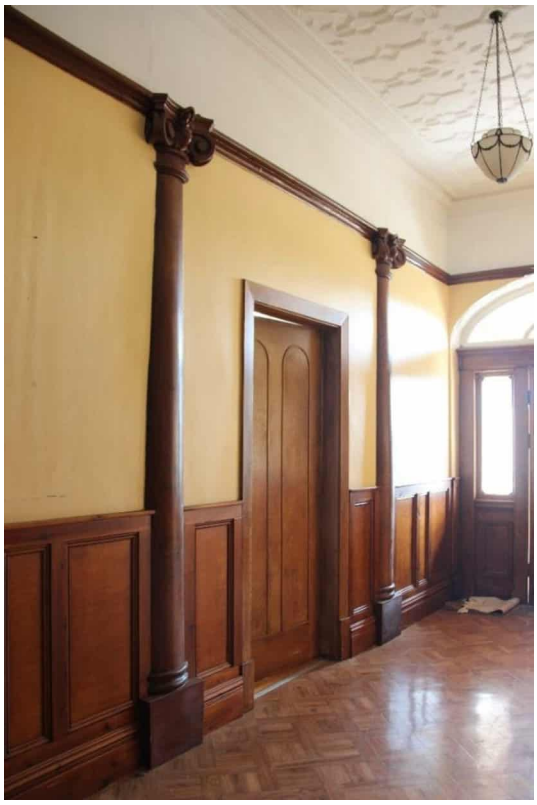
5.2.3 Internal Door Assemblies

The entrance door, now made internal due to the porch, is a solid timber 4 panel door with fanlight and sidelights.

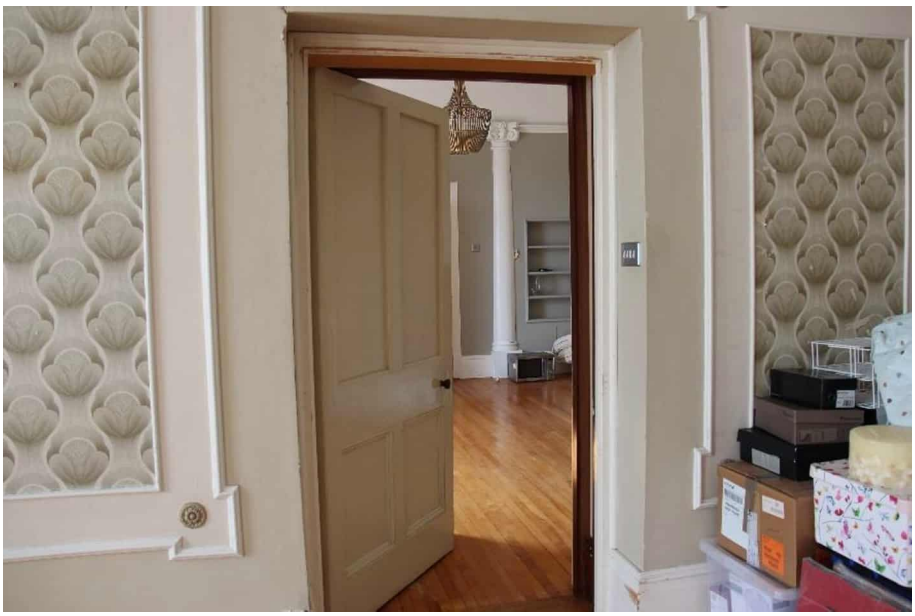
Photograph 23 - the door is set under a fanlight.

Photograph 24 - with stylised oak corbels and scrolls, timber header and cornice with brass ironmongery

Doors off the hall in the earlier building are a mixture of 2 and 4 panels solid timber doors with a stained glass upper section to the door under the stairs. We are of the opinion that these may be replacement doors as they are not uniform in style.



Photograph 25 - a 2-panel solid timber door opposes a 4-panel solid timber door in the main hall.

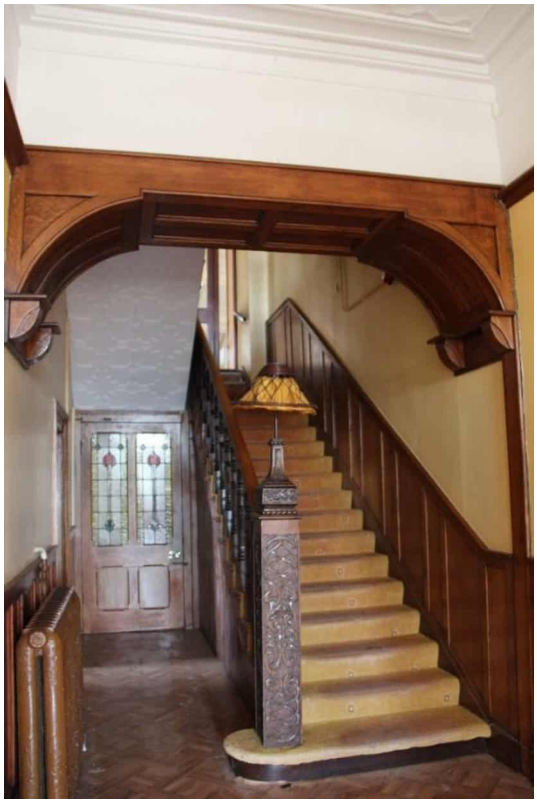


Photograph 26 - Structural opening to door between the two function rooms to the RHS of Hall appears to have been infilled to accommodate the door.

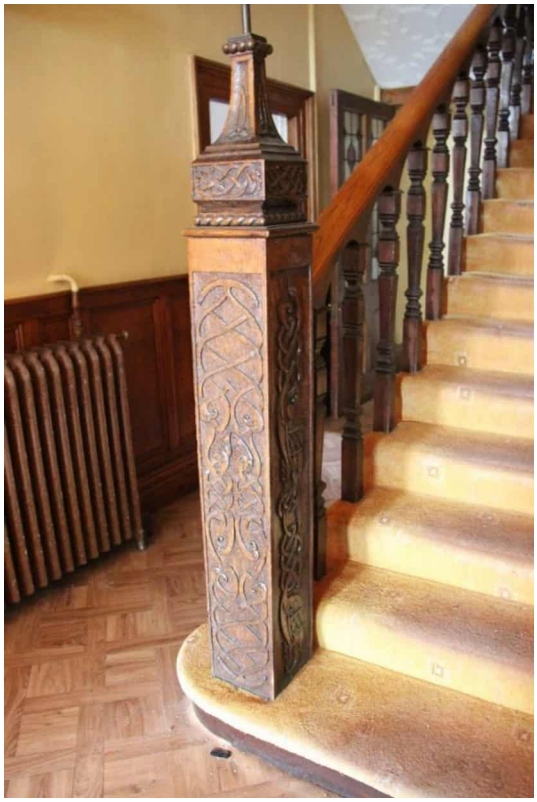
Photograph 27 - Modern hollow 4 panel door with brass-effect lever handle.

5.2.4 Internal decoration, units and joinery features

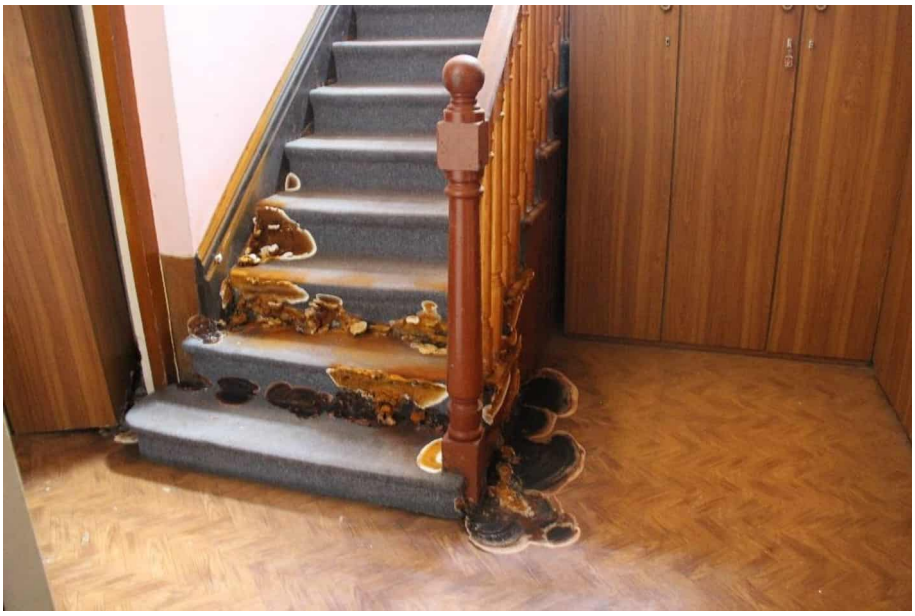
There are no noted significant internal decoration or joinery features within each building, which is not surprising, given the use of the buildings.



Photograph 28 - Panelled timber archway, decorative newel post and timber wainscotting to main staircase off Hall.

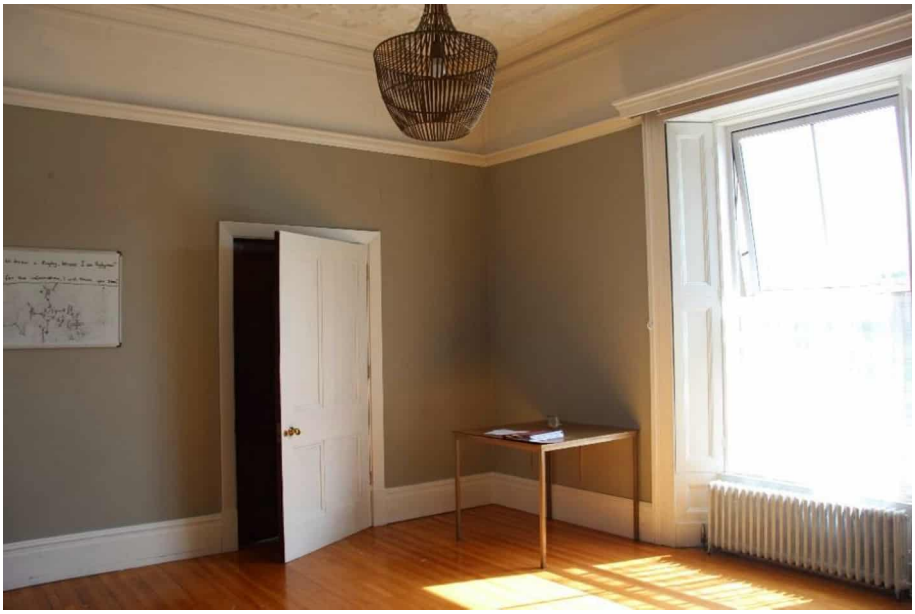


Photograph 29 - Decorative newel post open string main staircase (access to ground and first).



Photograph 30 - Modern rounded newel post to open string back stairs (access to all floors).

Photograph 31 - Shutter boxes extant in the Kitchen. Also, units with sink remain.



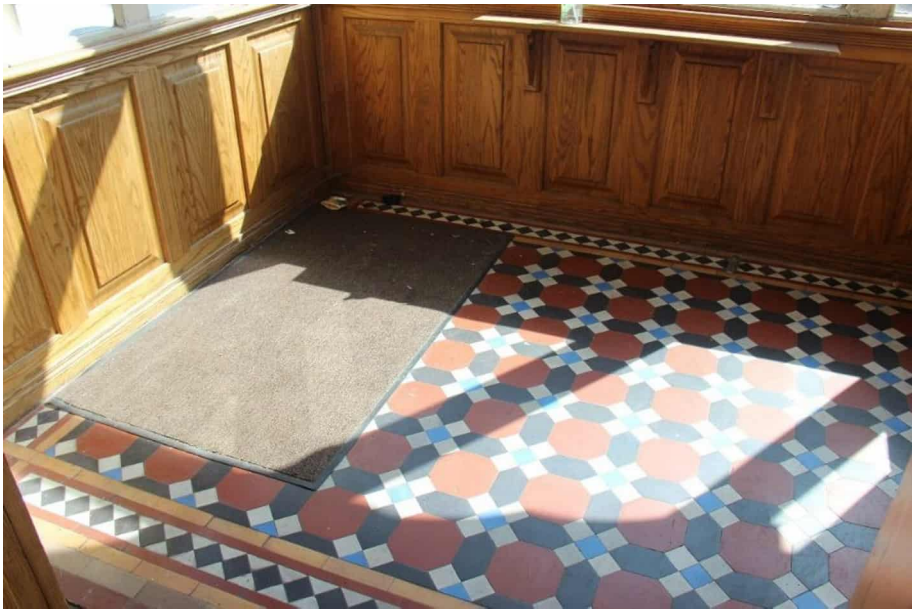
Photograph 32 - Shutter boxes remain in front room, 1st RHS.

Photograph 33 - Hidden shutter in the bay window in room off 1st room RHS.

Modern shelving units and cupboards and sinks in some rooms but limited inbuilt furniture. Loose furniture dotted in rooms throughout the floor.

5.2.5 Internal Floors

The internal floors are largely timber in the original sections of the building with solid floors elsewhere. These are covered in linoleum, tile and carpet. Due to dry rot floors off the back staircase have disintegrated and pose a danger. The porch floor is exposed and is decorated with tile from the early 20th century. Terrazzo was also noted in the later part of the building.



Photograph 34 - Porch floor tiles.

Photograph 35 - Terrazzo floor to later section of building.

5.2.6 Sanitary Installations

There are toilets in two locations on this floor, and all installations are modern. These were not functioning as this section of the building has not been in use.

5.2.7 Electrical and services installations (General Comments)

The services installations are noted to be mostly modern, with fluorescent tubed fittings throughout the building, modern electrical sockets and light switches mounted to the walls etc. As these have been dormant a fully electrical audit and assessment is advised. Radiators are used throughout.

Photograph 36 - Small basement rooms house the oil tanks and burner. Electrical distribution boards may also be located here.

Photograph 37 - Surviving fuse boxes, meters, alarm systems etc.

Before the removal of any plant, it is recommended that a full asbestos survey be conducted.

5.3 First Floor Internal

We were confined to certain areas of the building, and this was concentrated around the original section and immediate additions thereto.

5.3.1 Ceilings

Ceilings in the original building at first floor level appear to be original and are painted and/or wallpapered with textured and non-textured wallpaper. These are smooth plaster with heavy coving. Modern decorative tile was added to the original rear bedroom (northwest) on this floor.

Photograph 38 - Wallpapered ceiling to front room, southeast.

The only new building at this level is the addition of the toilet facilities in the later extension and these have modern ceilings. Toilets were also retrofitted into original building, and these were finished in a modern decorative ceiling tile similar to the ground floor rooms.

Photograph 39 - Modern decorative ceiling tiles affixed directly (not suspended).

Photograph 40 - Modern ceiling with acoustic liners in Chaple (Return).

The rooms in the first-floor return are modern, and ceilings are plasterboard, skimmed and painted. The chapel has acoustic liners thereon.

5.3.2 Internal Walls

Partition walls were used to subdivide this floor, and we assume these are timber stud but have no construction details. The external faces tap solid, and it is assumed that these are not drylined. These are finished in textured or non-textured wallpaper or painted, with some use of tile in bathrooms.

There is one remaining fireplace in the southeast room of the earlier building. This appears to have its original surround. It must be assumed that there may be other fireplaces that have become hidden.

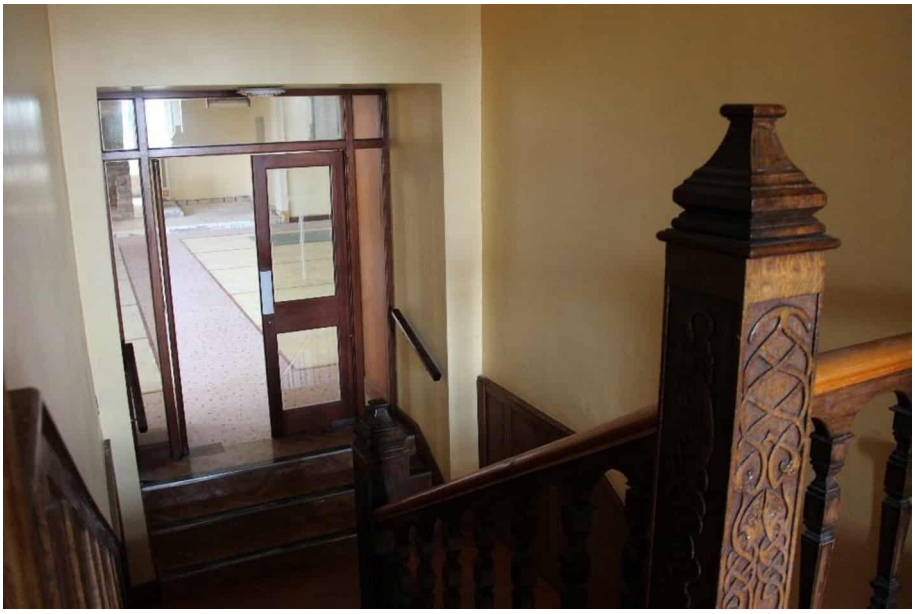
Photograph 41 - Fireplace to front room (southeast).

In the first-floor return, rooms are modern construction with both solid and stud wall partitions, plastered, skimmed and painted with some use of tiles in rooms with sanitary facility. Some wall surfaces in the chapel have acoustic liners thereon.

5.3.3 Internal Door Assemblies

Door assemblies in the original/earlier part of the building are a mixture. Some are 4 panel solid timber doors with a mixture of ironmongery, and some are modern sheeted (hollow) doors. All door assemblies in the first-floor return are modern units.

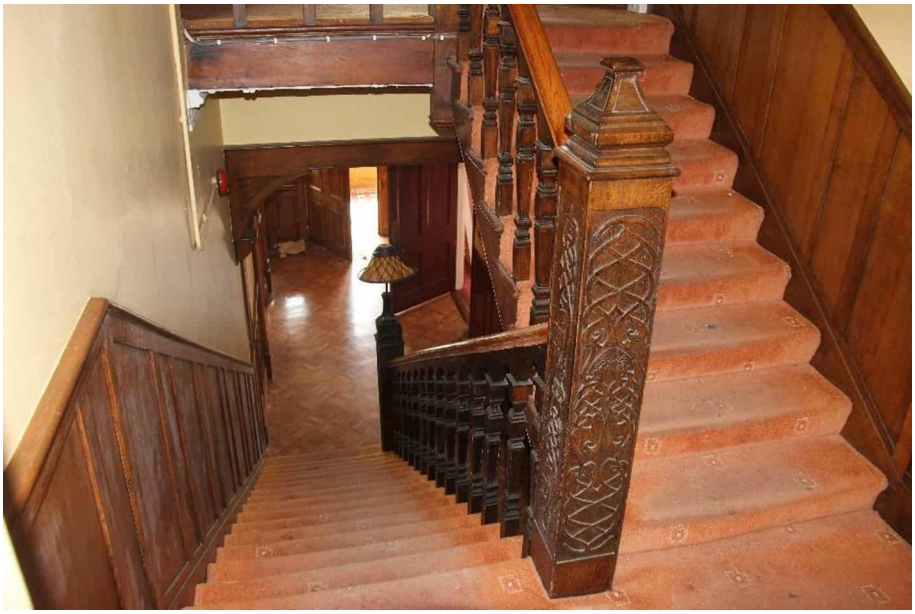
Photograph 42 - 4 panel solid timber door with timber knob in earlier building.



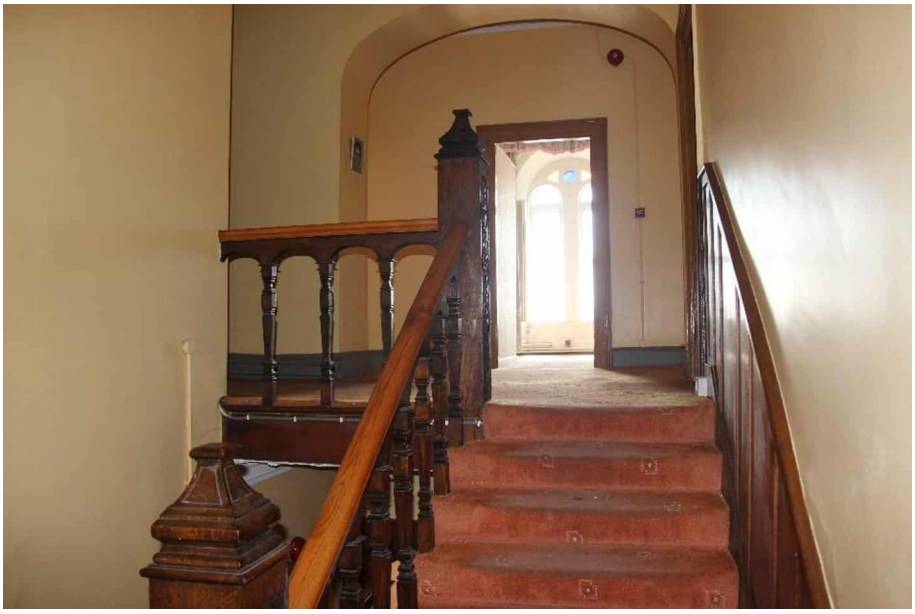
Photograph 43 - Modern timber and glazing doors with vestibule screen to chapel.

5.3.4 Internal decoration, units and joinery features.

The main staircase terminates at the first-floor level in the original building. Decorative square newels continue to this floor.

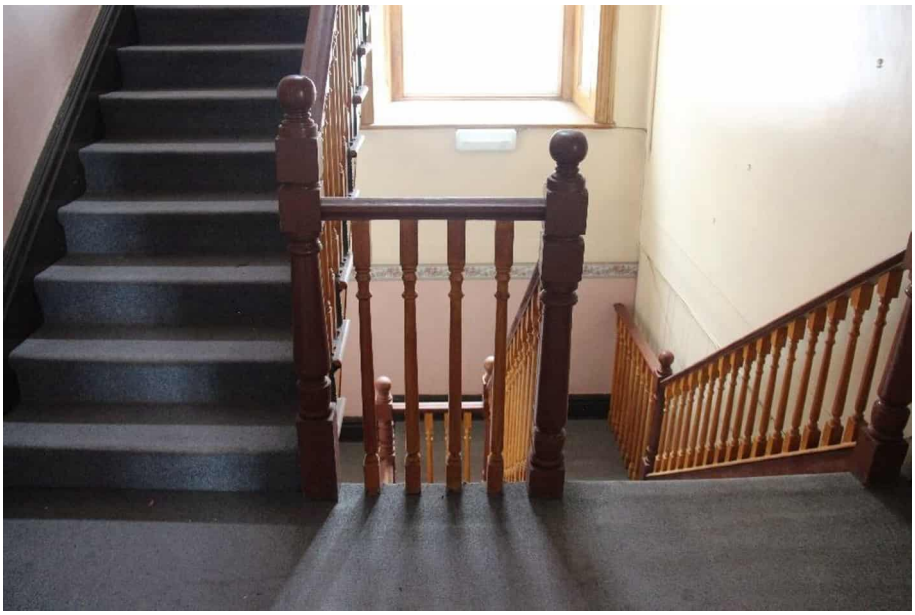


Photograph 44 - Decorative newels and timber wainscotting to Return level or main staircase.



Photograph 45 - Decorative newels and timber wainscotting to first floor landing of original building.

The modern timber back staircase reaches all floors. This is finished in carpet on all levels. A modern truncated staircase of concrete and Terrazzo creates access to the chapel and allows access to the external.



Photograph 46 - Modern timber open string back staircase continues form ground to second floor.

Photograph 47 - modern Terrazzo staircase from chapel to lower level.

Presses are built into the original and earlier west and east walls. The east wall press has two sinks. Shutter boxes remain at windows to the original window openings. These have had a modern decorative insert added.

Photograph 48 - Ablution cupboard in eastern wall of southeast (front) room).

Photograph 49 - Shutter boxes are present in the original/earlier building. Decorative application.

5.3.5 Internal Floors

Floors to the original/earlier buildings are predominantly linoleum with carpet, with tiles to rooms with sanitary facilities. Floors to the modern return section of the building range from Terrazzo and mosaic tile to carpet and linoleum and floor tiles. Floors to modern extensions cannot be confirmed due to covering.

Photograph 50 - modern chapel floor with mosaic and linoleum floor covering. Alter removed.

5.3.6 Sanitary Installations

There are multiple sanitary installation locations throughout first floor and return. These have modern appliances, and none were tested.

5.4 Second Floor Internal

We were confined to certain areas of the building, and this was concentrated around the original section and immediate additions thereto. The second floor is entirely modern.

5.4.1 Ceilings

Ceilings are modern construction of plasterboard, skimmed and painted with beam support system throughout. Rooflights are present in internal rooms/cells and at right angle junctions in corridors.

Photograph 51 - Corridor ceiling with rooflight at corridor junctions and support beams.

5.4.2 Internal Walls

Internal wall partitions are timber, with plasterboard, skimmed and painted. There are also solid partitions. The internal face of the external walls do not appear to be drylined. Sanitary rooms are partially tiled.

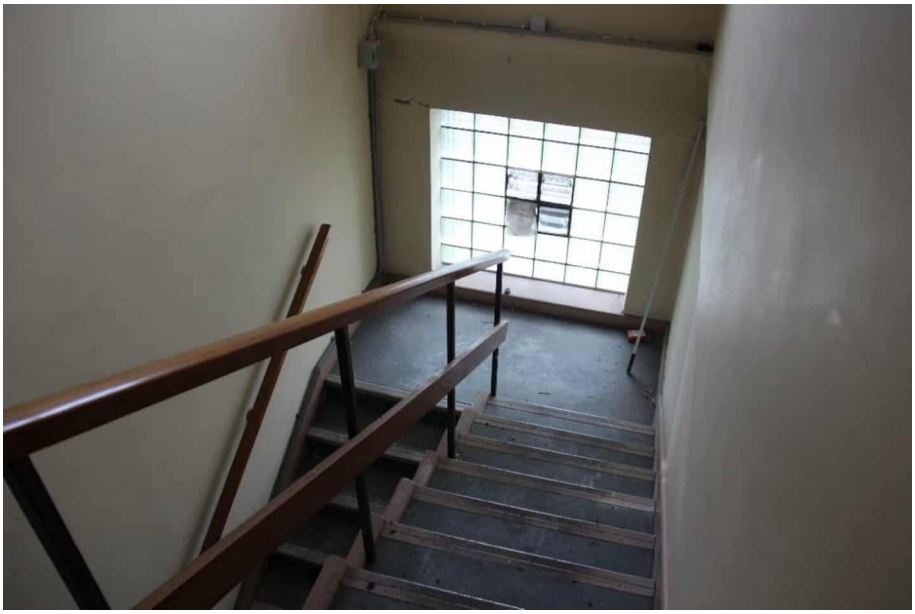
5.4.3 Internal Door Assemblies

Doors are all modern composite sheeted doors with silver-effect handles and ironmongery. A timber and glazed door with vestibule screen is located off the middle stairs landing and interface with second floor.

5.4.4 Internal decoration, units and joinery features

All internal decoration and joinery is modern. The concrete stairs (eastern extension and south) has a timber handrail supported on rectangular steel spindles and a timber wall mounted handrail on the lower flight.

There are modern built-in wardrobes and presses and free-standing storage units in selected rooms.



Photograph 52 - Concrete stairs with linoleum cover and timber handrails.

Photograph 53 - Modern inbuilt presses in selected rooms.

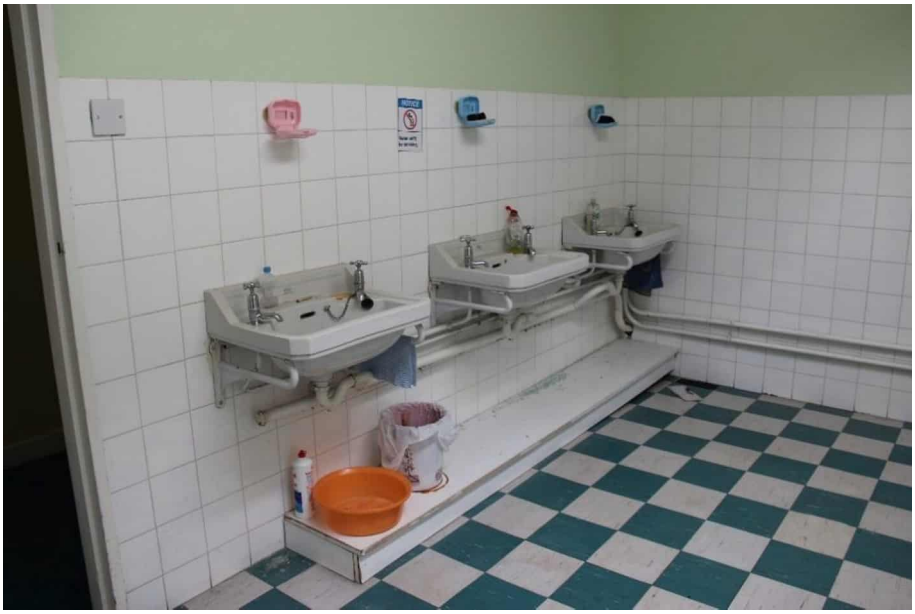
Photograph 54 - Built-in and free-standing furniture.

5.4.5 Internal Floors

We are of the opinion that with the exception of the concrete staircase and associated landing to the rear of the building, the floors are modern timber joists with boards or sheeting and carpeted or finished in linoleum or tiles.

5.4.6 Sanitary Installations

There is an ablution block to the external wall in a central location, and some rooms have a handbasin therein. These have modern appliances, and none were tested.



Photograph 55 - Sinks in central ablution block.

Photograph 56 - Modern shower facilities.

Photograph 57 - Typical cell with handbasin facilities.

5.4.7 Electrical and services installations (General Comments)

The services installations are noted to be mostly modern, with fluorescent tubed fittings throughout the buildings, modern electrical sockets and light switches mounted to the walls etc. It is recommended that prior to moving any plant, that an asbestos survey be conducted.

Photograph 58 - Fuse box on 2nd floor.

Photograph 59 - One of two walk-in Hot Presses on this level with cementitious layer to water cylinder. May have ACMs.

5.5 Roof

Ceiling hatch visible, but not accessible. The new roof structure is a flat roof, and any void was likely a space above dropped ceilings. As mentioned above the original roof over the main structure was removed to allow construction of an additional storey.

Photograph 60 - Access to the external roof was limited and not permitted due to overlook and privacy. Modern rooflight cover.

6.0 Suggested Measures to complete the Building Record

The following measures are proposed in addition to the research and recording completed to date. This will allow for salvaged materials to be appropriately recorded and catalogued prior to storage for future reuse.

The following mitigation measures are proposed:

1. Further Recording by Accredited Surveyor.
2. Black and White Archival Photographic Record - to be carried out before, during and after the works.
3. High resolution digital photographs to be taken on a regular basis for the duration of the works.
4. A detailed record description of the works compiled capturing relevant discoveries.
5. For protected structures, a scheduled of fabric for removal shall be 'Retained by Record ' to ICOMOS standard.
6. Survey of component and assemblies to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors prior to the works commencing.
7. Written record describing the dismantling of the historic fabric and recording in detail.
8. All works to historic structures must be informed through the engagement of a building conservation consultants (Architects and Surveyors Accredited in Building Conservation).
9. A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
10. Specialist conservation works / works to historic fabric identified for retention, reuse and salvage are to be undertaken by appropriately qualified and experienced tradesmen.
11. Works not suitable for reuse on site are to be catalogued, labelled and appropriately stored in preparation for reuse elsewhere. Materials to be made available to conservation specialist contractors.

7.0 Suggested Salvage Schedule of Historic Fabric

Building No. 16 - Fernbank House

NOTE: The reuse of opening assemblies, for the whole building, has not been considered for the below schedule.

Schedule of Salvaged Material				
Structure	***Fabric***	***Description***	***Condition***	***Potential for reuse***
Fernbank House	Timber joinery	Entrance porch,	In good repair	Timber may be repurposed for repairs in other areas of the site. Resue of the porch in full unlikely.
	Timber Joinery	Main Staircase,	In good repair	Timber may be repurposed for repairs in other areas of the site. Resue of the staircase in full unlikely. There may be a possibility of the reuse of the staircase offsite, should the staircase be incorporated into a design.
	Timber Joinery	Wainscotting to ground floor and staircase,	In good repair.	Timber may be repurposed for repairs in other areas of the site. The reuse of the wainscotting for the proposed project is otherwise unlikely, unless repurposed offsite on another project.
	Fireplace surrounds and inserts	Timber surrounds	In good repair.	Can be repurposed offsite on another project, used as replacements for missing or damaged fabric, with the provenance confirmed, so reuse in historic building possible.
	Masonry	Historic Brick and Stone	Unknown, in good repair where possible to view.	For the use of repair / replacement of defective masonry throughout the rest of the development site. Surplus material can be stored for possible reuse in future projects locally.

	Iron Security bars.	Wrought Iron	Appears in good repair.	Can be reused, as a material only, for the repair of historic wrought iron within the development site or on projects outside of the development. Should be supplied to a Heritage Blacksmith, either engaged in the project, or if not reused in the project, provided to a Heritage Blacksmith for repurposing.

8.0 Signing Off Statement

Conservation Company:
ACP Archcon Professionals Limited. (Registration No: 591604). Trading as ACP (Registration No. 588345).

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Client: Limerick 2030

Signed: _____
For ACP Archcon Professionals Limited.

Date: 15th October 2025

9.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
http://australia.icomos.org/

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Irish Architectural Archive

https://iarc.ie/

National Monuments Service Ireland

https://www.archaeology.ie/

County Council Web Site

www.limerick.ie

Ordnance Survey Ireland

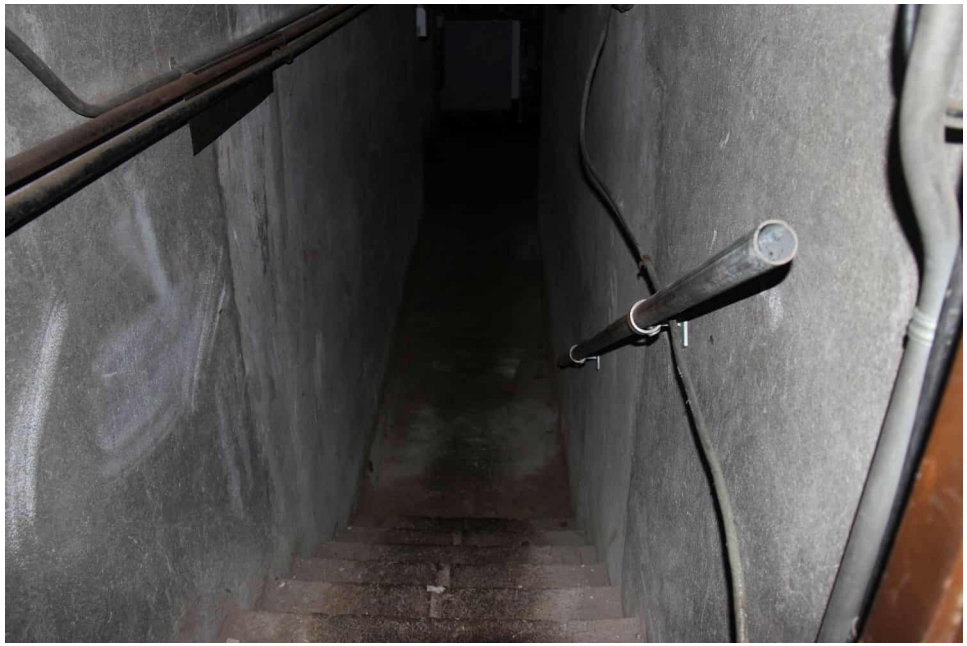
www.osi.ie

Trinity College Dublin – Glucksman Map Library

https://www.tcd.ie/library/map-library/

10.0 Appendices

1. Photographic Record & Photographic Record Location Drawings J1000_16_D001 Ground Floor, J1000_16_D002 First Floor & J1000_16_D003 Second Floor.
2. Annotated drawings J1000_16_D004 – Ground Floor Plan, J1000_16_D005 – First Floor Plan & J1000_16_D006 – Second Floor Plan.
3. Geodata Measured Survey 2020, Registers & Drawings



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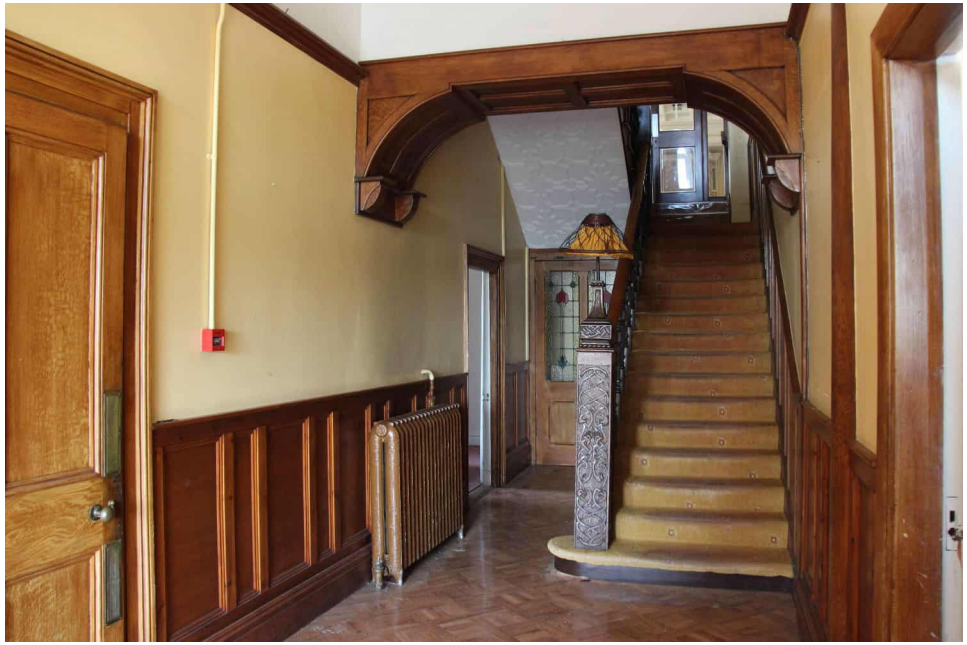

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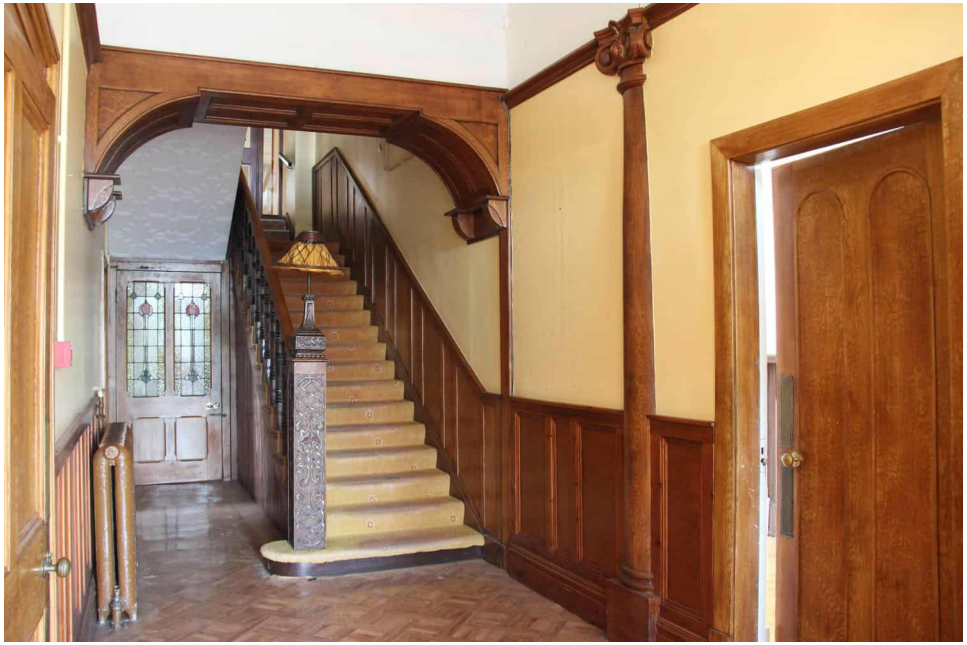

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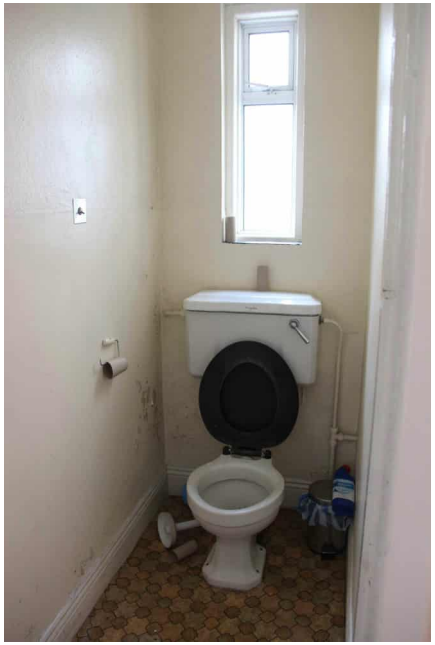

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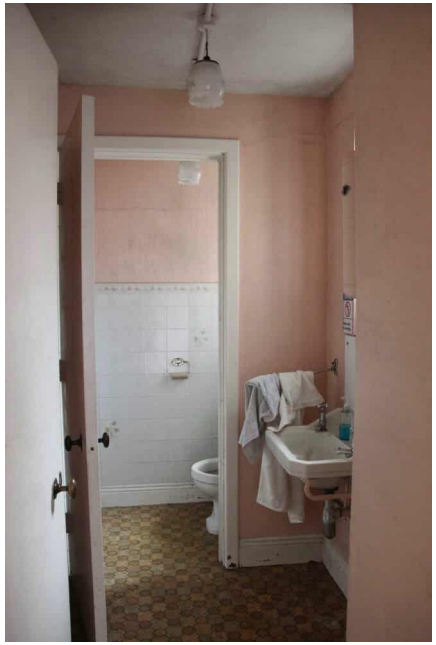

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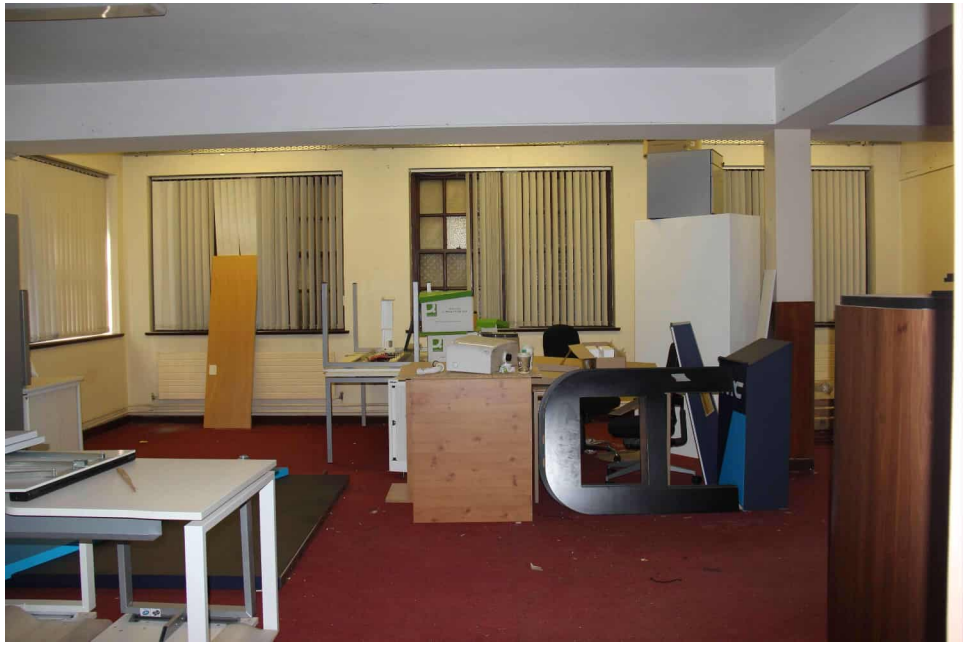

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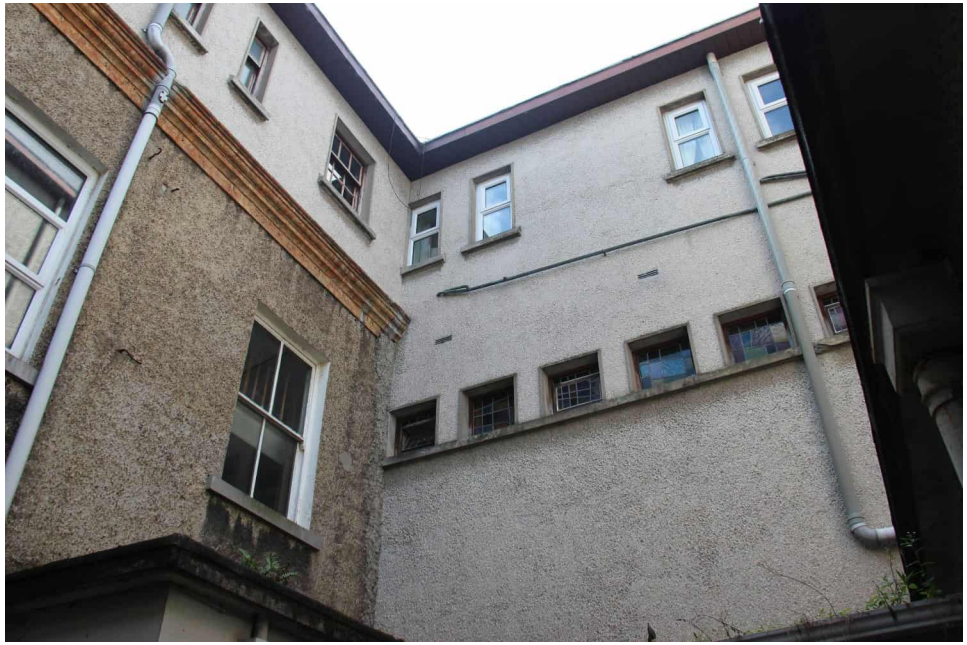

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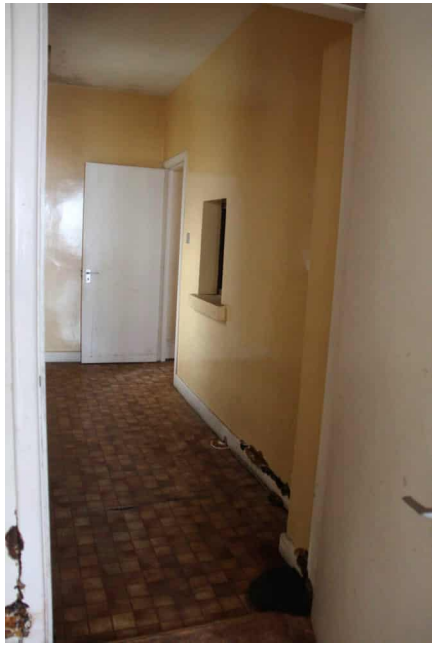

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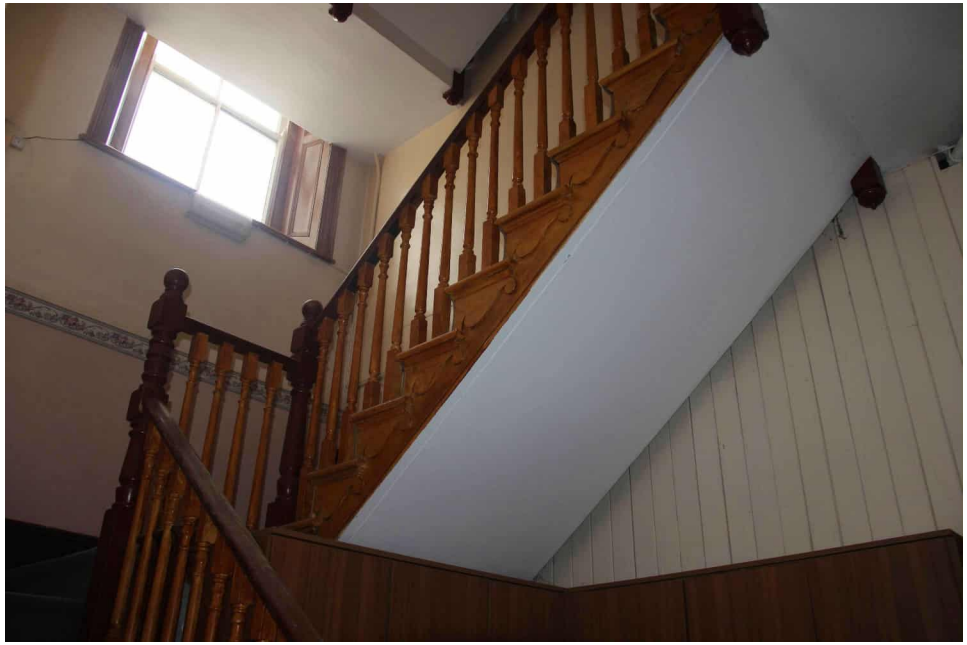

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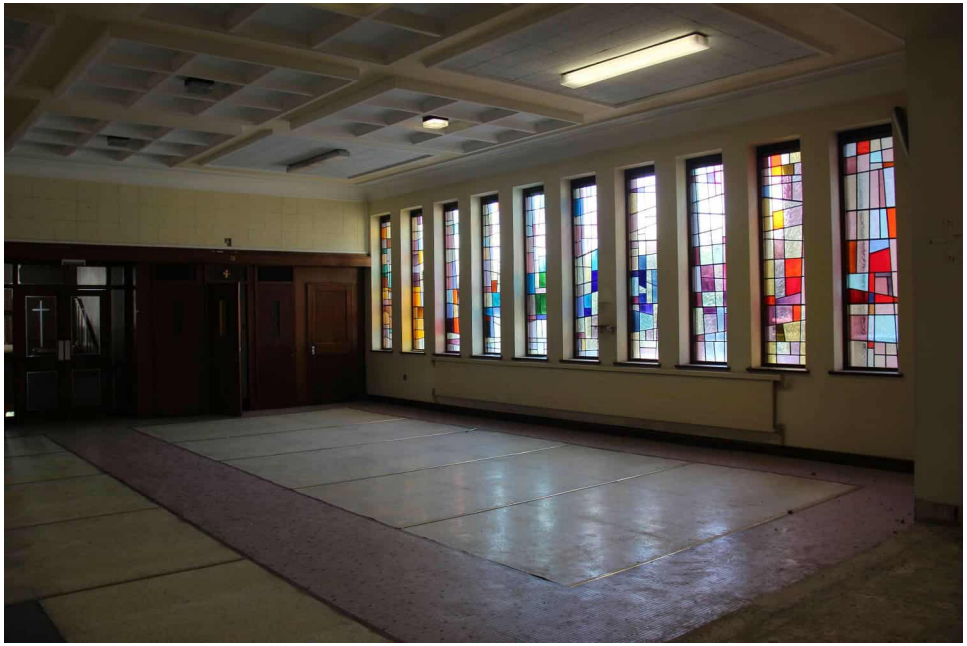

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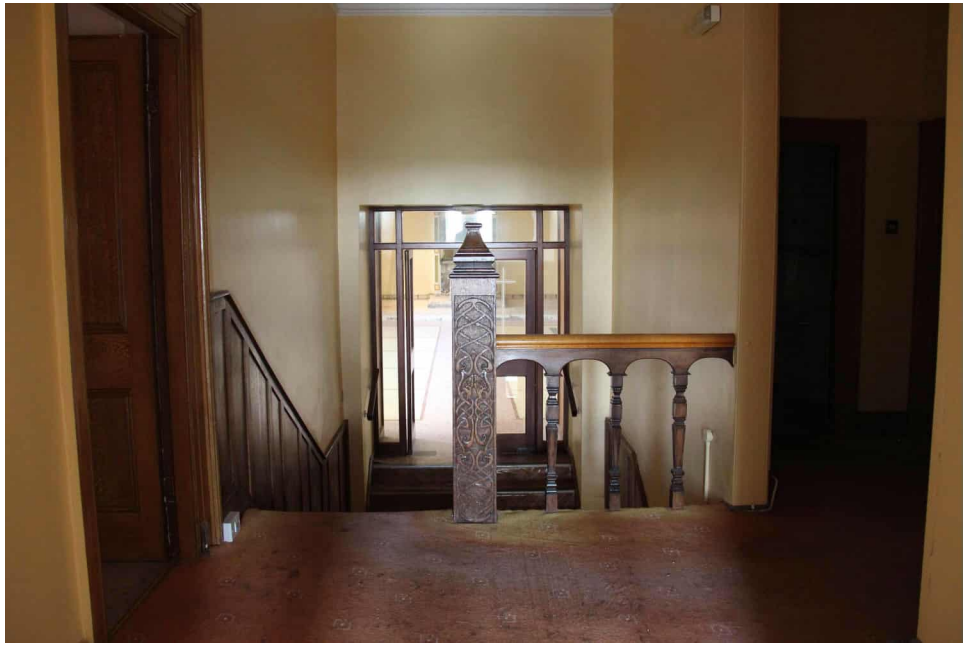

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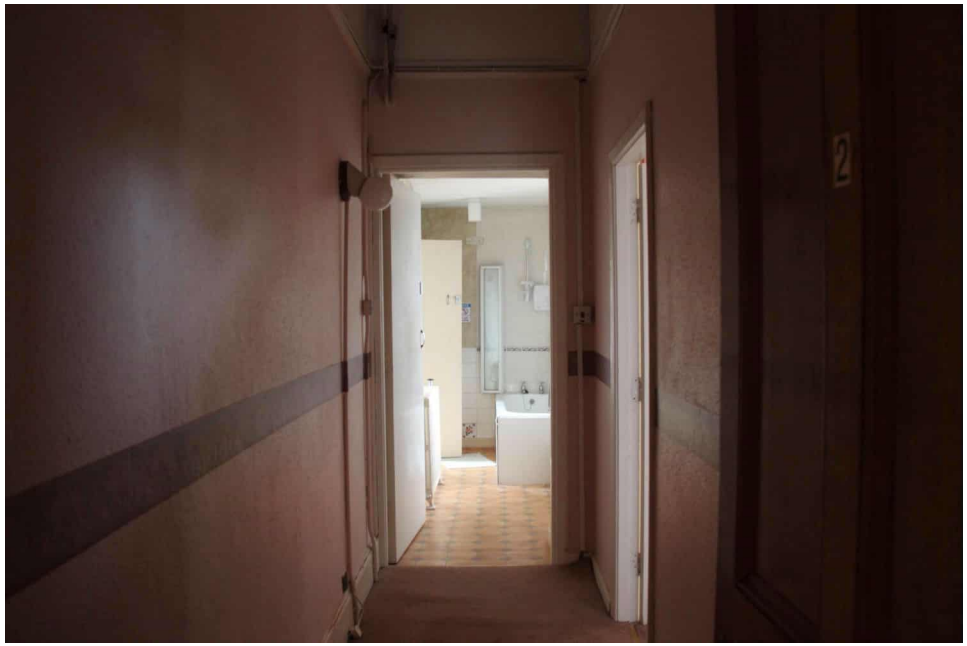

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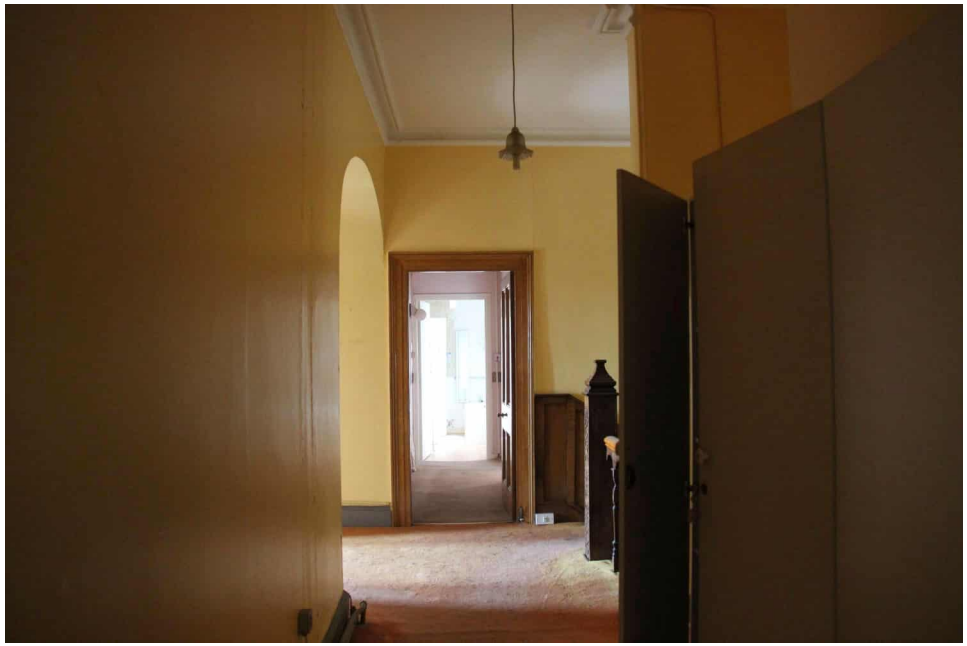

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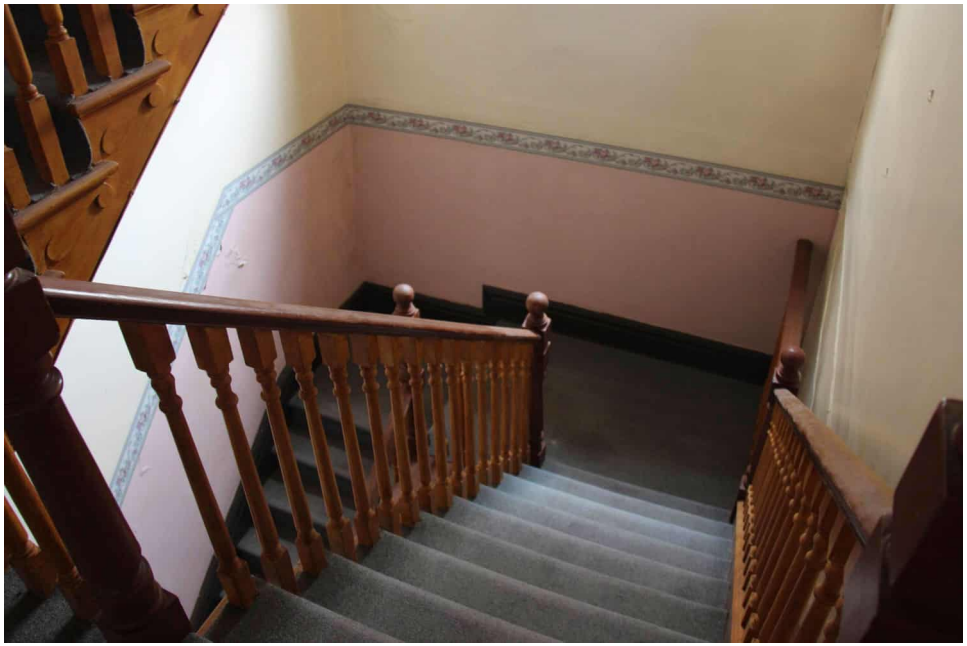

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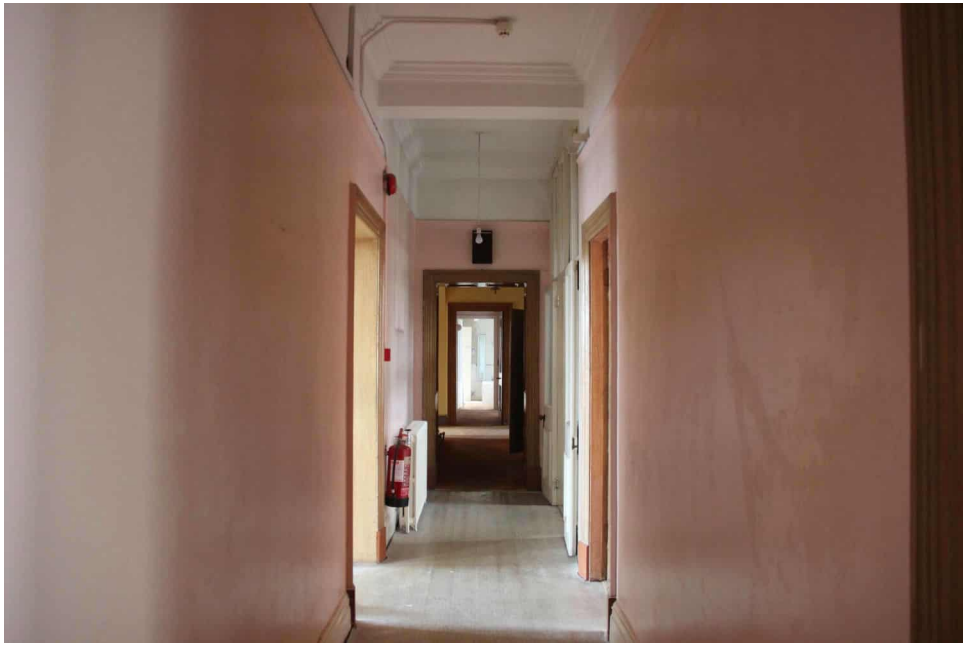

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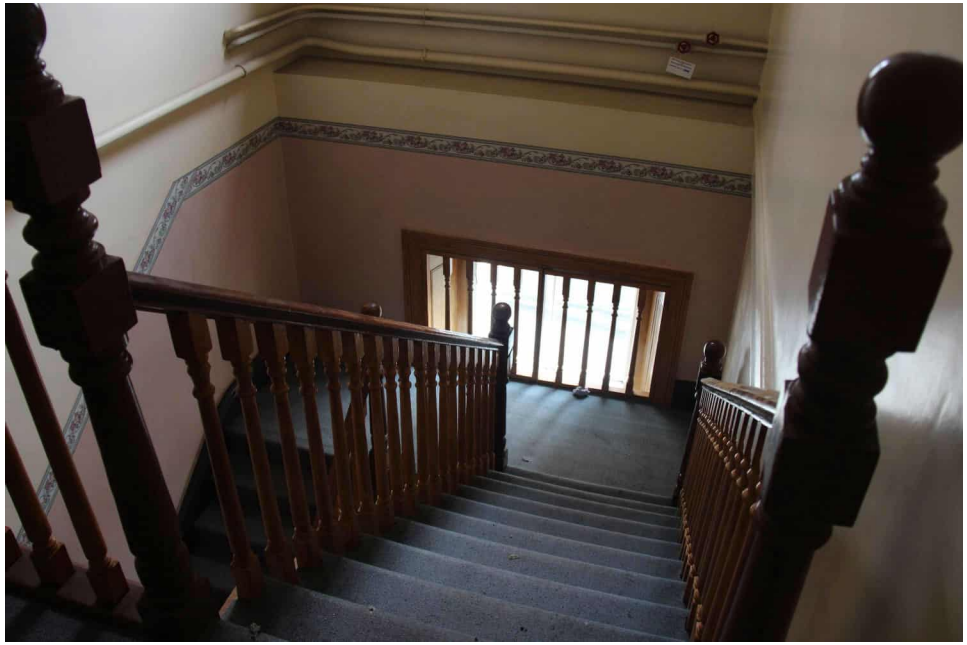

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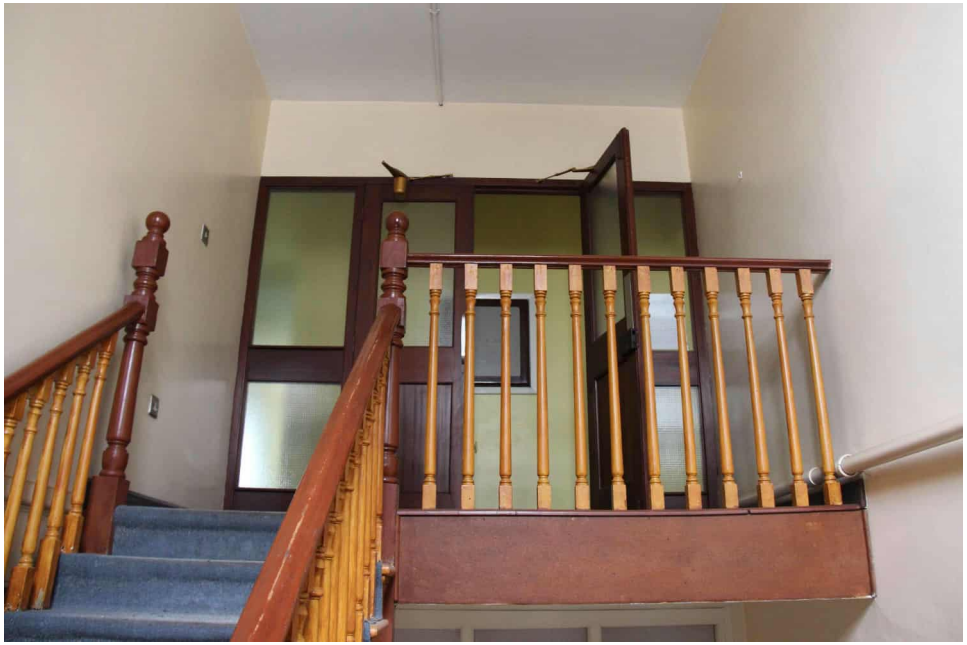

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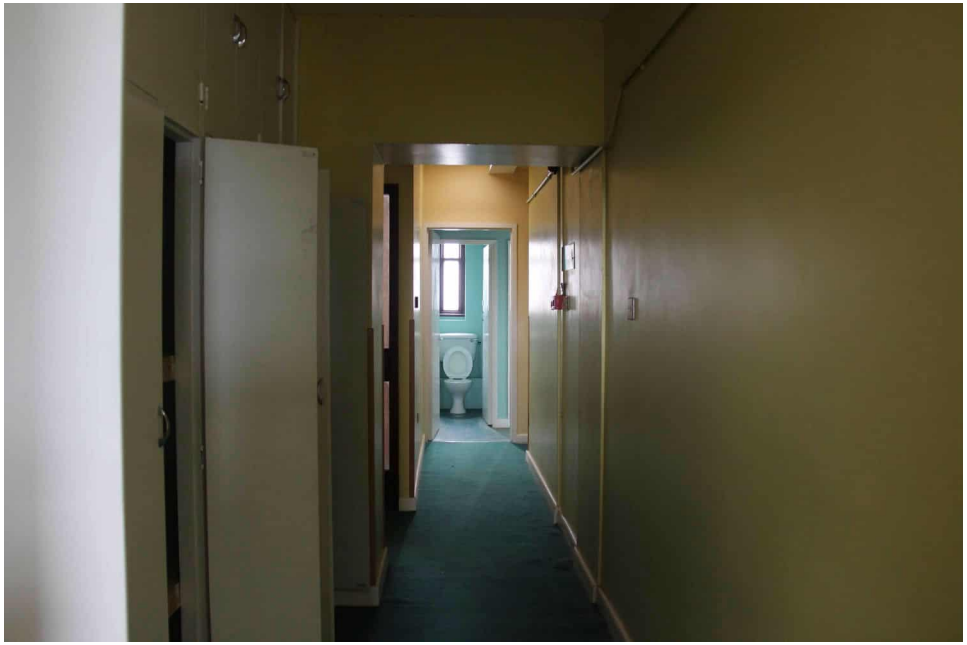

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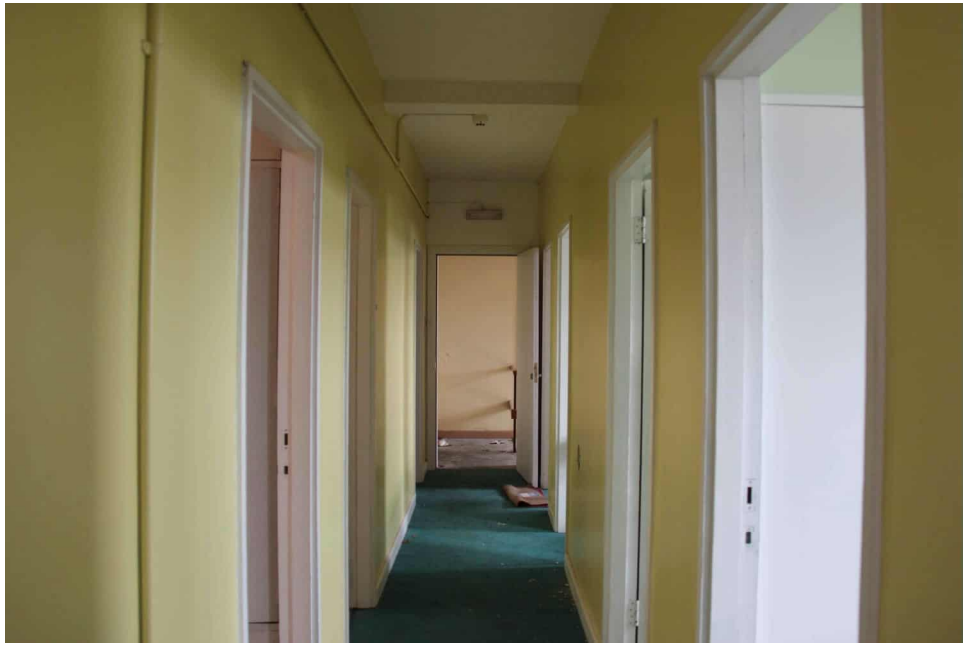

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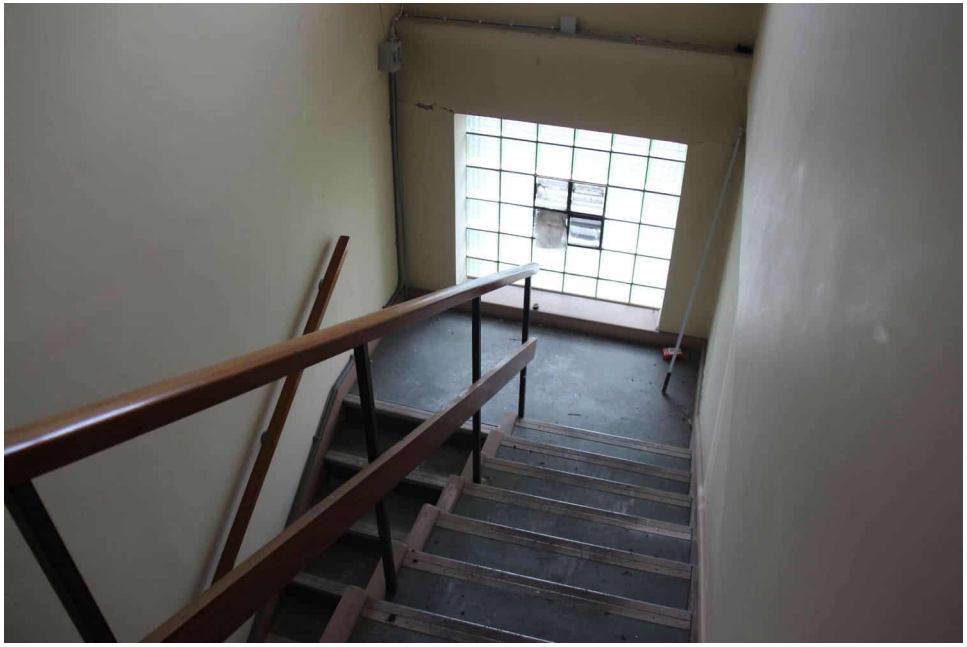

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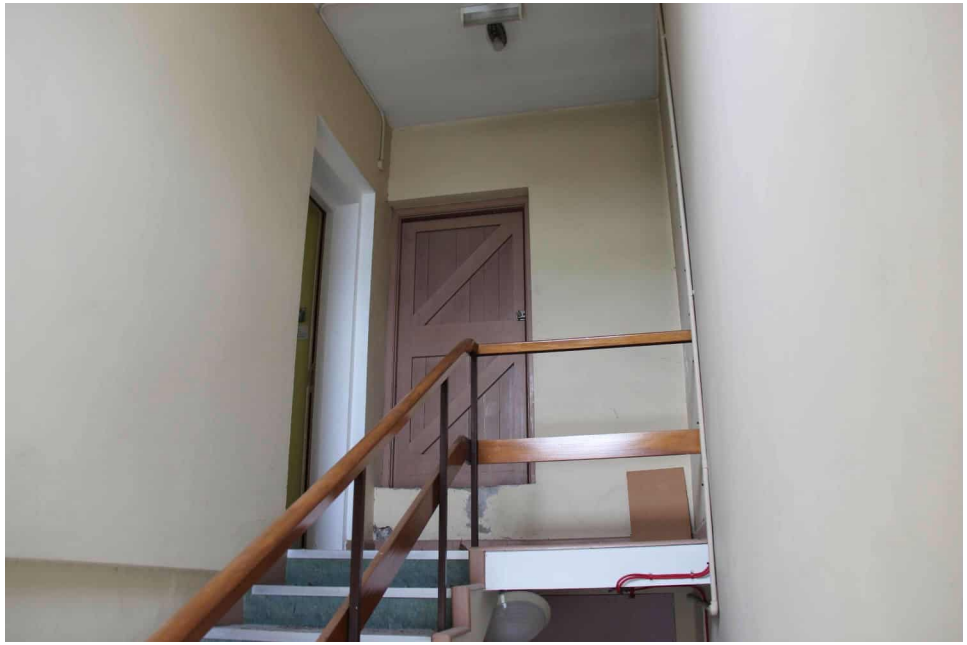

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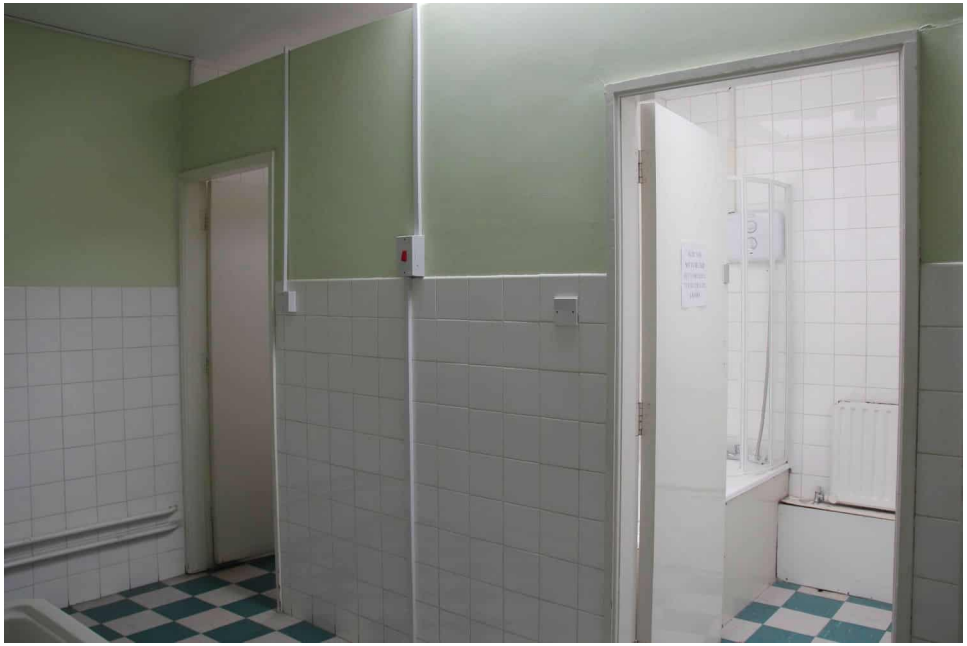

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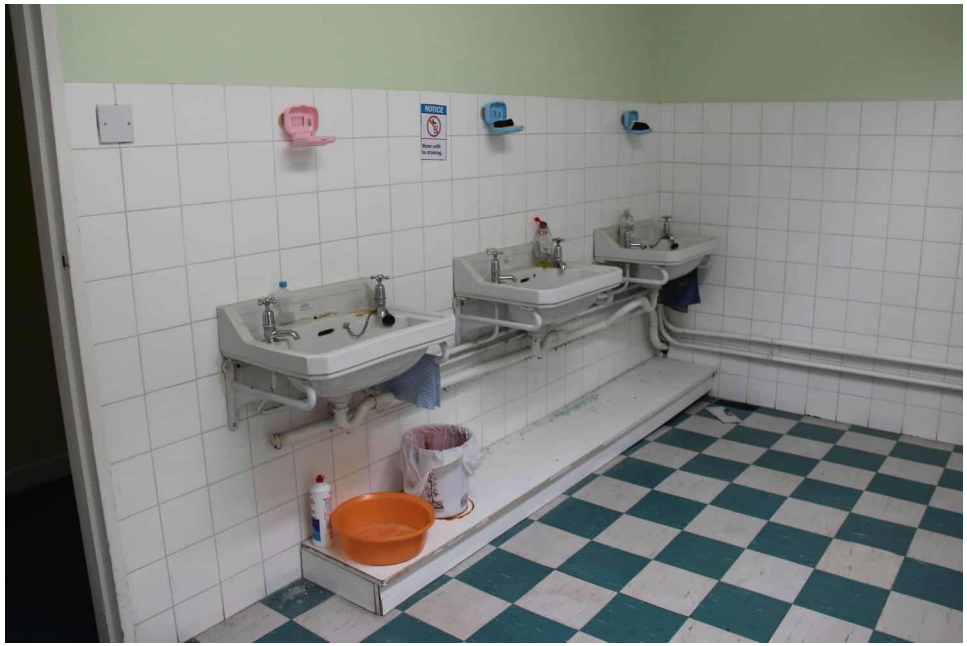

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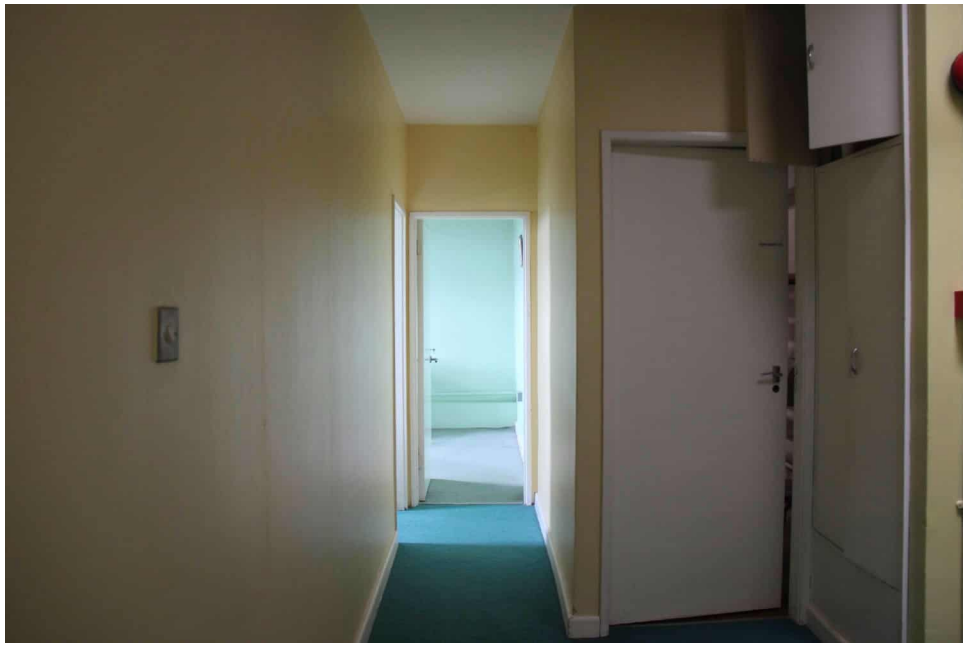

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J1000_16_P184

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J1000_16_P186

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J1000_16_P187

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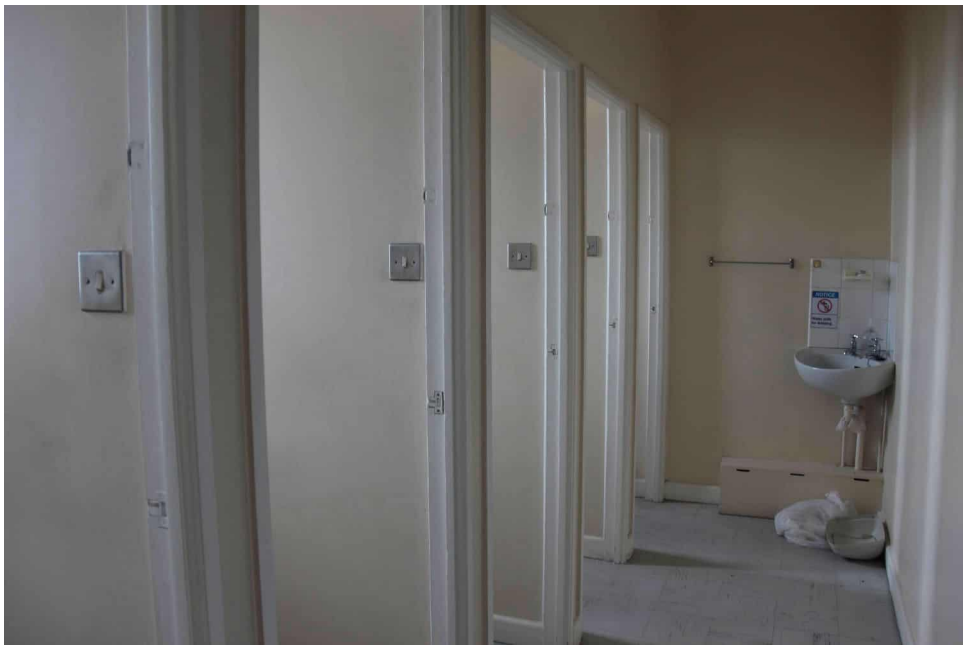

J1000_16_P190

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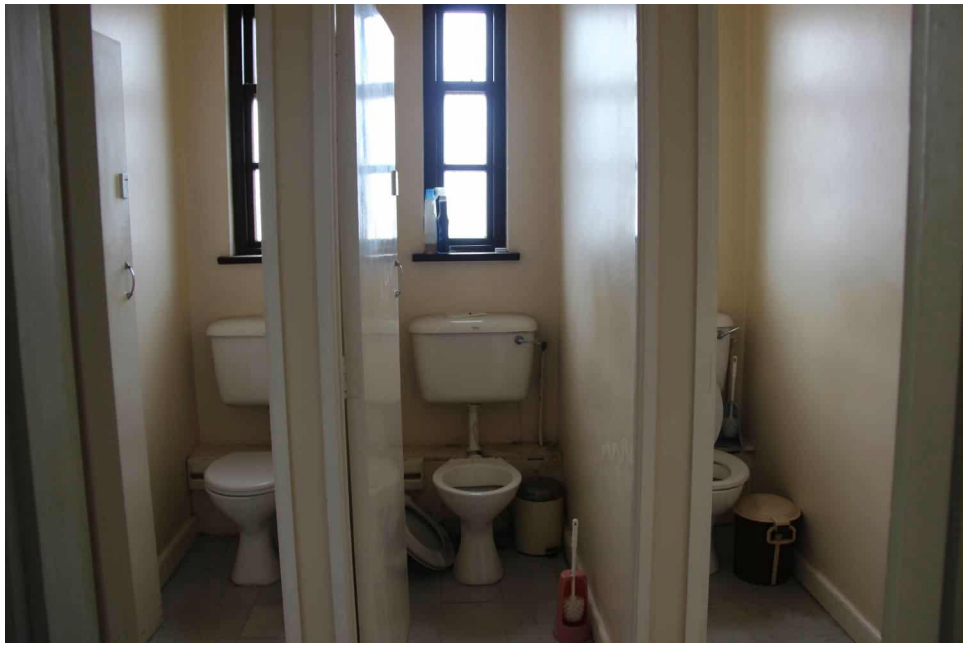

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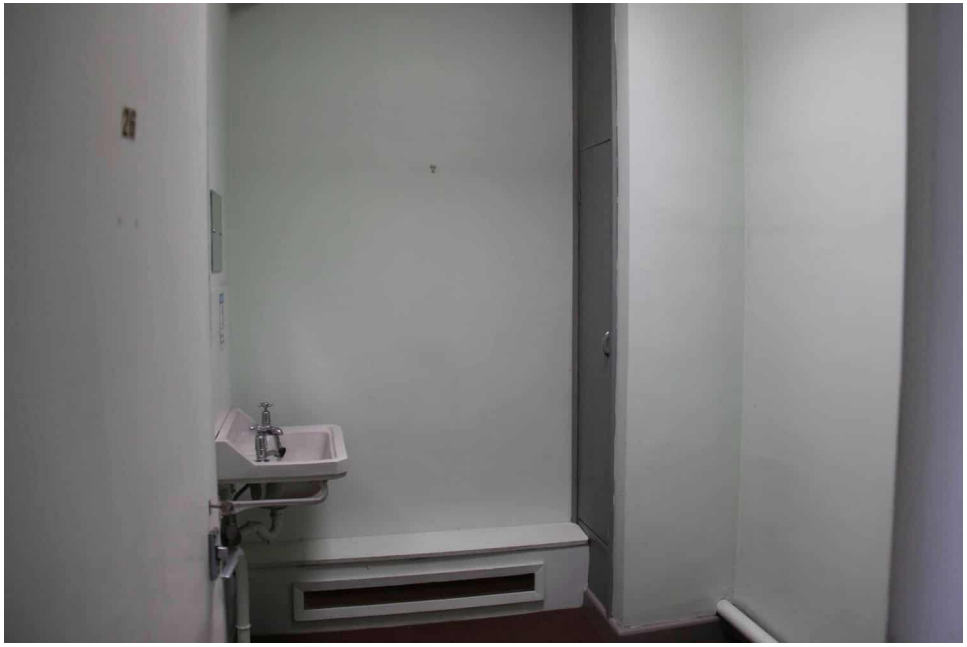

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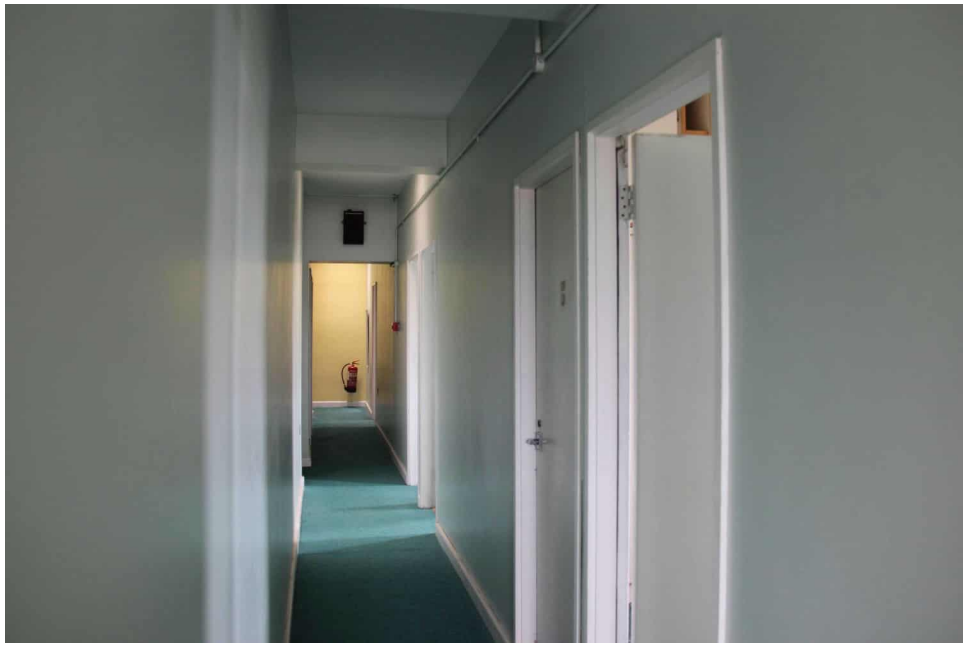

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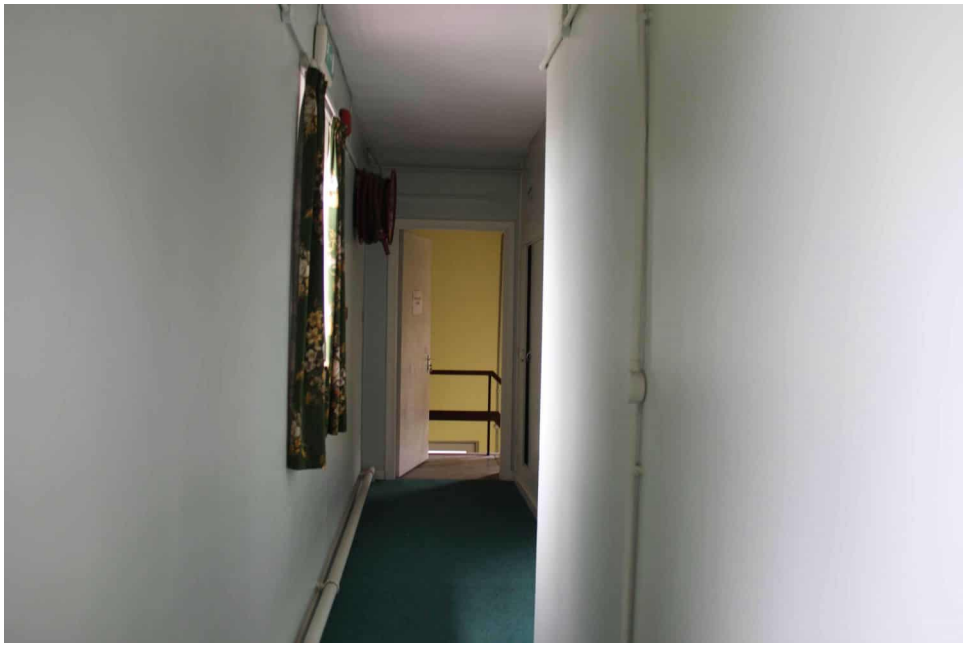

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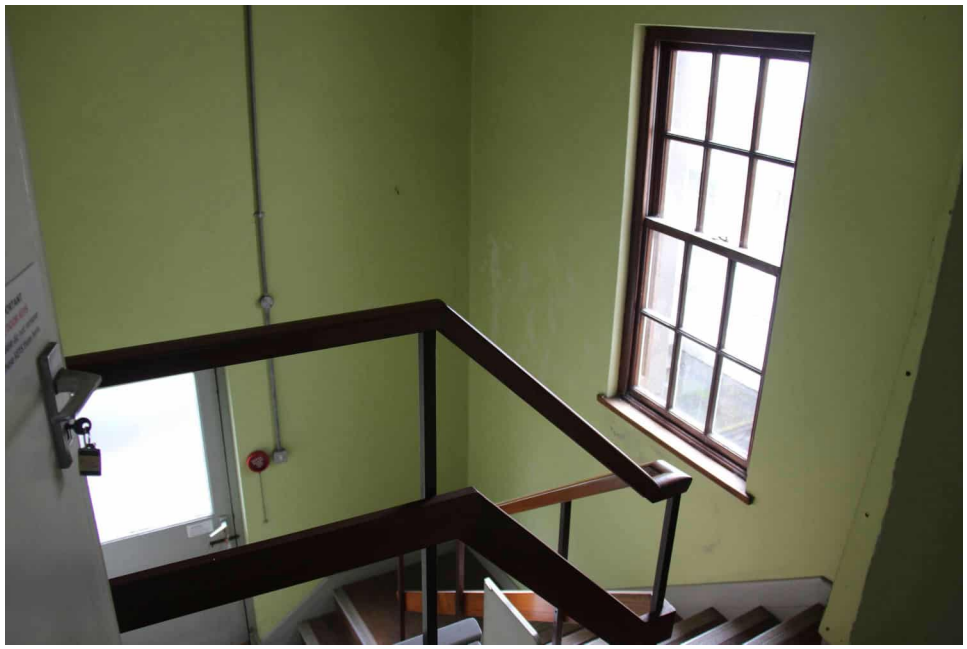

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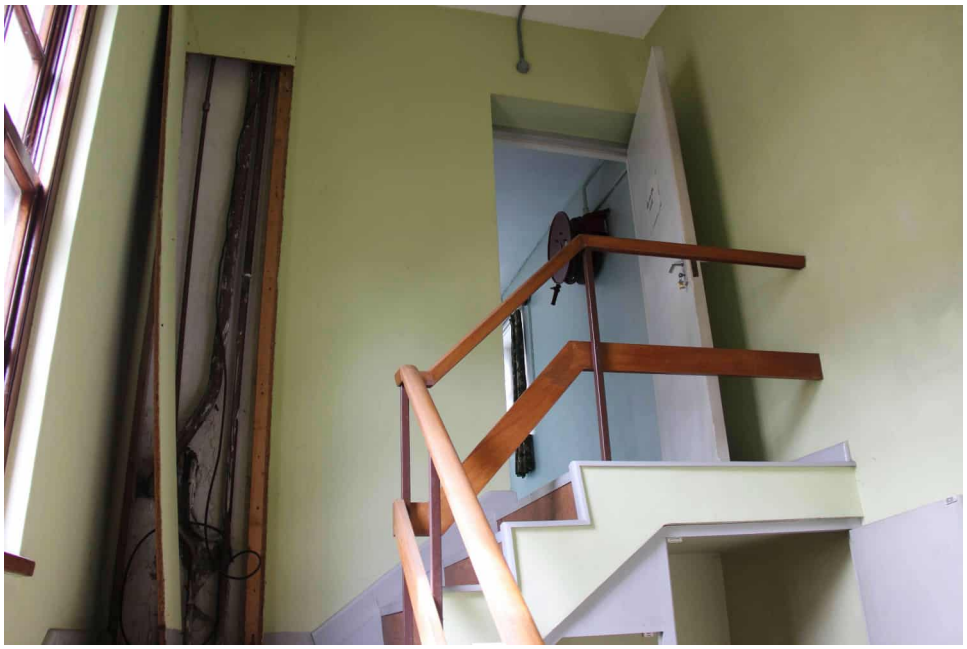

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J1000_16_P212

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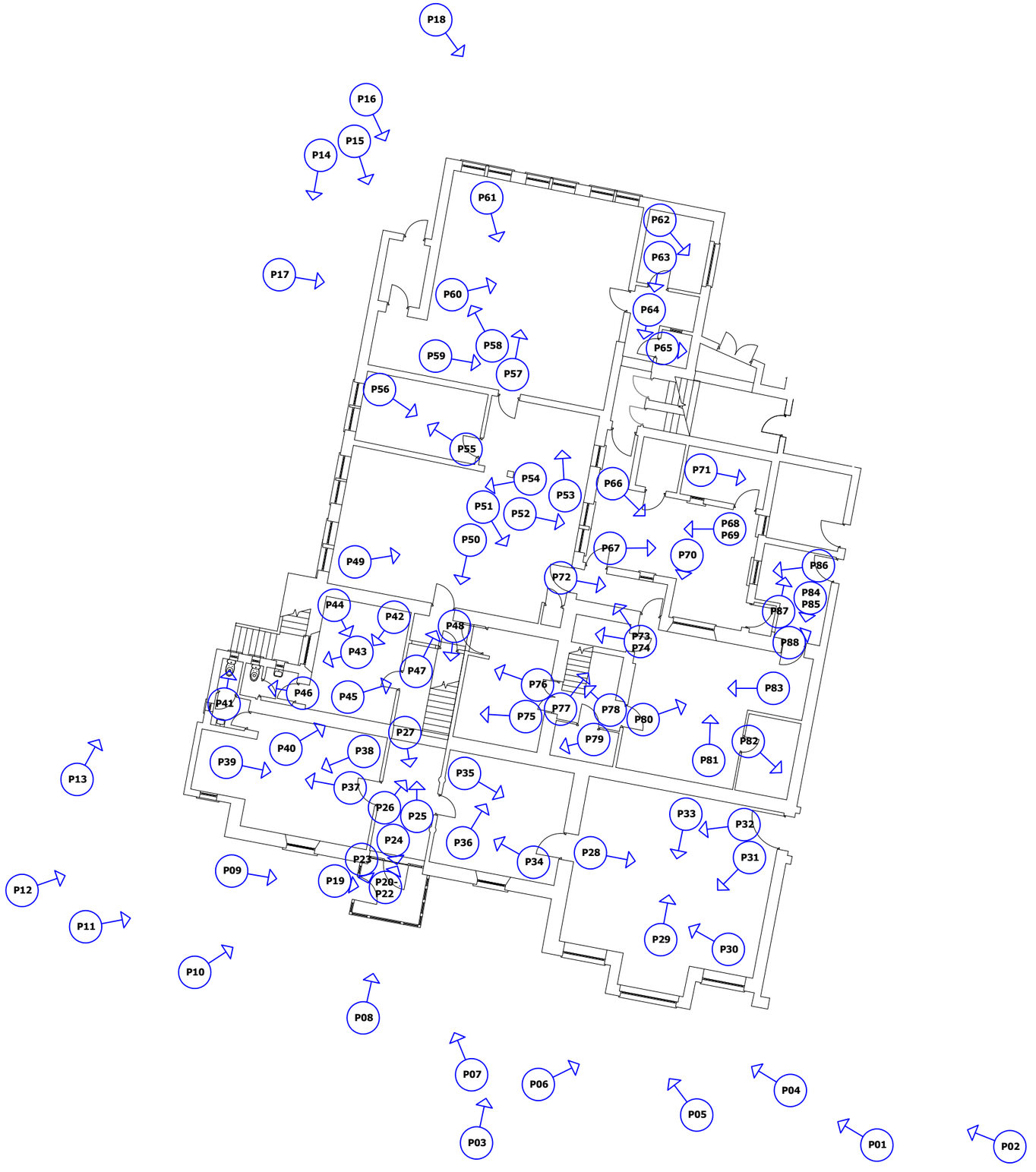

Legend:

Photograph Number, Location and Orientation

P01

Project Status:
Revision:

1 | -
2 | -
3 | -

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SURVEY ONLY

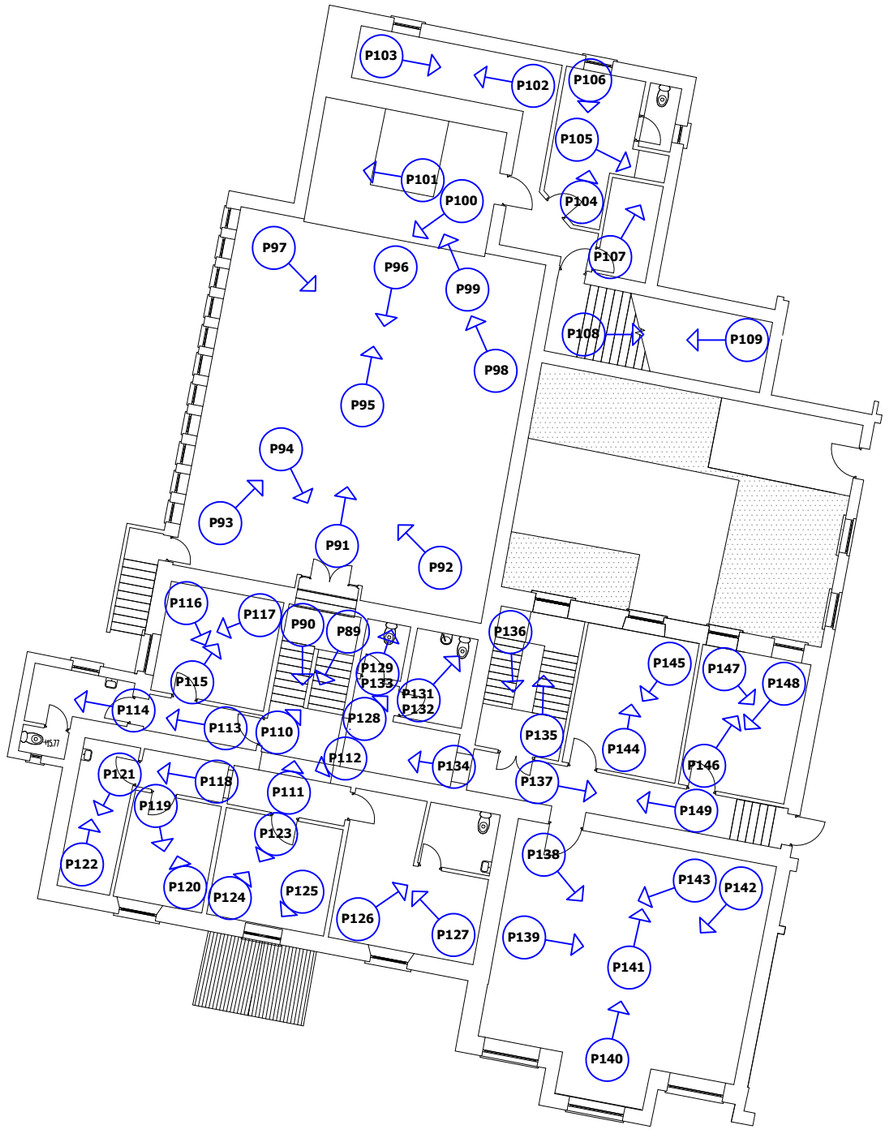
Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 16 FERNBANK HOUSE - PHOTOGRAPHIC RECORD LOCATION DRAWING - GROUND FLOOR PLAN

Client:
LIMERICK 2030

Scale	Date:
NTS	25/09/2025
Drawing By:	Checked By:
SR	ME
Drawing No:	Revision:
J1000_16_D001	-

Architectural Conservation Professionals
Grageen House, Cappanuke, Cappamore, Co. Limerick, IRELAND
Phone: 061 574894
Mobile: 086 8195009
Email: info@acpgroup.ie



Legend:

Photograph Number, Location and Orientation

P01

Project Status:
Revision:

1	-
2	-
3	-

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SURVEY ONLY

Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 16 FERNBANK HOUSE - PHOTOGRAPHIC RECORD LOCATION DRAWING - FIRST FLOOR PLAN

Client:
LIMERICK 2030

Scale: NTS	Date: 25/09/2025
Drawing By: SR	Checked By: ME
Drawing No: J1000_16_D002	Revision: -

Architectural Conservation Professionals
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Phone: 061 574894
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Legend:

Photograph Number, Location and Orientation

P01

Project Status:
Revision:
1 | -
2 | -
3 | -

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SURVEY ONLY

Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Title:
BUILDING 16 FERNBANK HOUSE - PHOTOGRAPHIC RECORD LOCATION DRAWING - SECOND FLOOR PLAN

Client:
LIMERICK 2030

Scale: NTS
Date: 25/09/2025
Drawing By: SR
Checked By: ME
Drawing No: J1000_16_D001
Revision: -

Architectural Conservation Professionals
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Ground Floor

Description of Fabric

The former Fernbank House was home to the Cleeves Family and was later subsumed into a second school building. It was extended both vertically and horizontally with the inclusion of an additional storey to the once two-storey building. It is currently unoccupied.

External Fabric

Roofs

With the addition of the second floor to the original building, the main roof was lost. The current iteration is covered with a modern flat roof with the exception of the entrance porch roof. This is an 'A' pitched roof with cementitious tiles (possible ACMs). Rainwater goods are mixture of cast iron, aluminium and PVC.

External walls

We are of the opinion that original walls are stone masonry and that modern walls are concrete blockwork or mass concrete. The external walls to the welfare building are finished with a painted cementitious render throughout. The render band between the first and second floor denotes the change in building height. Earlier cementitious render, and original brick cornice and string eaves course, remain at the rear façade the latter indicating the original wall height. This may remain to the front façade under the render band. Original cills are limestone. Porch walls are timber frame with fenestration and boarded out sections, with incorporation of a queen post truss in the gable. The entrance is located on one side and there is a blind door opposite, seen from outside but hidden inside. The dwarf/kneeler wall is masonry and rendered.

Fenestration & Doors (General)

With the exception of the Kitchen windows, all windows are modern. These are a mixture of white uPVC and timber top and side hung casements and sliding sash. Modern timber and stained glass are present in the Church and remain intact. There are also glass bricks to the staircase/staircore to the front façade (south) of the eastern extension. The Porch has modern single glazed windows.

Ground Floor Internal

We were confined to certain areas of the building and this was concentrated around the original section and immediate additions thereto.

Ceilings

There is a mixture of ceiling finishes throughout the complex. These included what may be lath-and-plaster smooth finish with heavy coving, modern decorative painted ceiling tiles with original coving, plywood and also skimmed and painted plasterboard.

Internal Walls

In the earlier building, the internal face of the external walls are drylined in some rooms and not in others. Partition walls tap solid with the exception of the Hall wall RHS. This is a stud partition and has decorative pilasters (they may also be structural) built-in and these may be seen in the Hall and in the 1st room RHS. Walls are finished in wallpaper or painted and have features such as affixed timber panelling with a wallpaper feature therein.

Timber wainscotting panelling is present in the Hall and up along the original staircase. A second staircase, located to the rear and used to access the upper storey, also has timber decoration to the wall areas but this is vertical timber boards.

What appear to be original ceramic bricks are present in the Kitchen at the original external access. This must be confirmed by peeling back paint and examining further. Extension walls are concrete block walls (as evidenced in the basement), plastered and painted with some use of tiles in bathroom and at sink splashbacks. Stud partitions are finished in plasterboard skimmed and painted. There are tiles at sink splashbacks and

Fireplaces are present in the front rooms with a back-to-back flue servicing the front room, LHS and the roof to the back of this. Their surrounds and some of the inserts have been altered and modernised. These do not appear functional and we believe that the flue made been discontinued due to the addition of the uppermost floor.

Internal Door Assemblies

The entrance door, now made internal due to the porch, is a solid timber 4 panel door with fanlight and sidelights.

Doors off the Hall in the earlier building are a mixture of 2 and 4 panels solid timber doors with a stained glass upper section to the door under the stairs. We are of the opinion that these may be replacement doors as they are not uniform in style.

Internal decoration, units and joinery features

There are no noted significant internal decoration or joinery features within each building, which is not surprising, given the use of the buildings. Modern shelving units and cupboards and sinks in some rooms but limited inbuilt furniture. Loose furniture dotted in rooms throughout the floor.

Internal Floors

The internal floors are largely timber in the original sections of the building with solid floors elsewhere. These are covered in linoleum, tile and carpet. Due to dry rot floors off the back staircase have disintegrated and pose a danger. The Porch floor is exposed and is decorated with time from the early 20th century. Terrazzo was also noted in the later part of the building.

Sanitary Installations

There are toilets in two locations on this floor and all installations are modern. These were not functioning as this section of the building has not been in use.

Electrical and services installations (General Comments)

The services installations are noted to be mostly modern, with fluorescent tubed fittings throughout the buildings, modern electrical sockets and light switches mounted to the walls etc. As these have been dormant a fully electrical audit and assessment is advised. Radiators are used throughout.

Legend:

Project Status:
Revision:

1	-
2	-
3	-

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SURVEY ONLY

Project: J1000 Cleeves

Title: Building Recording_Building 16_Fernbank House_Ground Floor

Client: Limerick Twenty Thirty

Scale 1:100 @A1	Date: 24/09/2025
Drawing By: ME	Checked By: ME
Drawing No: J1000_16_D004	Revision: 00

Architectural Conservation Professionals
Grageen House, Cappanuke, Cappamore, Co. Limerick, IRELAND
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First Floor

Description of Fabric

The former Fernbank House was home to the Cleeves Family and was later subsumed into a second school building. It was extended both vertically and horizontally with the inclusion of an additional storey to the once two-storey building. It is currently unoccupied.

External Fabric

Roofs

With the addition of the second floor to the original building, the main roof was lost. The current iteration is covered with a modern flat roof with the exception of the entrance porch roof. This is an 'A' pitched roof with cementitious tiles (possible ACMs). Rainwater goods are mixture of cast iron, aluminium and PVC.

External walls

We are of the opinion that original walls are stone masonry and that modern walls are concrete blockwork or mass concrete. The external walls to the welfare building are finished with a painted cementitious render throughout. The render band between the first and second floor denotes the change in building height. Earlier cementitious render, and original brick cornice and string eaves course, remain at the rear façade the latter indicating the original wall height. This may remain to the front façade under the render band. Original cills are limestone. Porch walls are timber frame with fenestration and boarded out sections, with incorporation of a queen post truss in the gable. The entrance is located on one side and there is a blind door opposite, seen from outside but hidden inside. The dwarf/kneeler wall is masonry and rendered.

Fenestration & Doors (General)

With the exception of the Kitchen windows, all windows are modern. These are a mixture of white uPVC and timber top and side hung casements and sliding sash. Modern timber and stained glass are present in the Church and remain intact. There are also glass bricks to the staircase/staircore to the front façade (south) of the eastern extension. The Porch has modern single glazed windows.

First Floor Internal

We were confined to certain areas of the building and this was concentrated around the original section and immediate additions thereto.

Ceilings

Ceilings in the original building at first floor level appear to be original and are painted and/or wallpapered with textured and non-textured wallpaper. These are smooth plaster with heavy coving. Modern decorative tile was added to the original rear bedroom (northwest) on this floor. The only new building at this level is the addition of the toilet facilities in the later extension and these have modern ceilings. Toilets were also retrofitted into original building and these were finished in a modern decorative ceiling tile similar to the ground floor rooms.

The rooms in the first floor Return are modern, and ceilings are plasterboard, skimmed and painted. The chapel have acoustic liners thereon.

Internal Walls

Partition walls were used to subdivide this floor and we assume these are timber stud but have no construction details. The external faces tap solid and its is assumed that these are not drylined. These are finished in textured or non-textured wallpaper or painted, with some use of tile in bathrooms.

There is one remaining fireplace in the southeast room of the earlier building. This appears to have its original surround. It must be assumed that there may be other fireplaces that have become hidden.

In the first floor Return, rooms are modern construction with both solid and stud wall partitions, plastered, skimmed and painted with some use of tiles in rooms with sanitary facility. Some wall surfaces in the chapel have acoustic liners thereon.

Internal Door Assemblies

Door assemblies in original/earlier part of the building are a mixture. Some are 4 panel solid timber doors with a mixture of ironmongery and some are modern sheeted (hollow) doors. All door assemblies in the first floor Return are modern units.

Internal decoration, units and joinery features.

The main staircase terminates at the first floor level in the original building. Decorative square newels continue to this floor. The modern timber back staircase reaches all floors. This is finished in carpet on all levels. A modern truncated staircase or concrete and Terrazzo creates access to the chapel and allows access to the external. Presses are built into the original and earlier west and east walls. The east wall press has two sinks there in. Shutter boxes remain at windows to the original window openings. These have had a modern decorative insert added.

Internal Floors

Floors to the original/earlier buildings are predominantly linoleum with carpet, with tiles to rooms with sanitary facilities. Floors to the modern Return section of the building range from Terrazzo and mosaic tile, to carpet and linoleum and floor tiles. Floors to modern extensions cannot be confirmed due to covering.

Sanitary Installations

There are multiple sanitary installation locations throughout first floor proper and Return. These have modern appliances and none were not tested.

Legend:

Project Status:
Revision:

1	-
2	-
3	-

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SURVEY ONLY

Project: J1000 Cleeves

Title: Building Recording_Building 16_Fernbank House_First Floor

Client: Limerick Twenty Thirty

Scale	Date:
1:100 @A1	24/09/2025
Drawing By:	Checked By:
ME	ME
Drawing No:	Revision:
J1000_16_D005	00

Architectural Conservation Professionals
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+19.37
+19.37
+19.37

Form 019 - Drawing Register

Project Title: Topographical Survey Former Cleeves Condensed Milk Factory-

Job No: 18855-300	Page No: 1	Issued by: Kieran O'Brien

Drawing. no	Drawing Title.	Size	Issue and Revision (√= No Revision)									
18855-300	Topographical Survey 2D & 3D	A1	01									
18855-301	Topographical Survey 2D & 3D	A1	01									
18855-302	Topographical Survey 2D & 3D	A1	01									
18855-303	Topographical Survey 2D & 3D	A1	01									
18855-304	Topographical Survey 2D & 3D	A1	01									
18855-305	Topographical Survey 2D & 3D	A1	01									

T= TENDER C= COMMENT=	**PURPOSE OF ISSUE:** PG= PROGRESS I= INFORMATION P= PRELIMINARY PN= PLANNING	C									
P= PAPER	**MEDIUM:** D= COMPUTER DISK E= E-MAIL	E									

	DISTRIBUTION: DATE DAY	**26**									
	OF MONTH	**11**									
	ISSUE YEAR	**20**									

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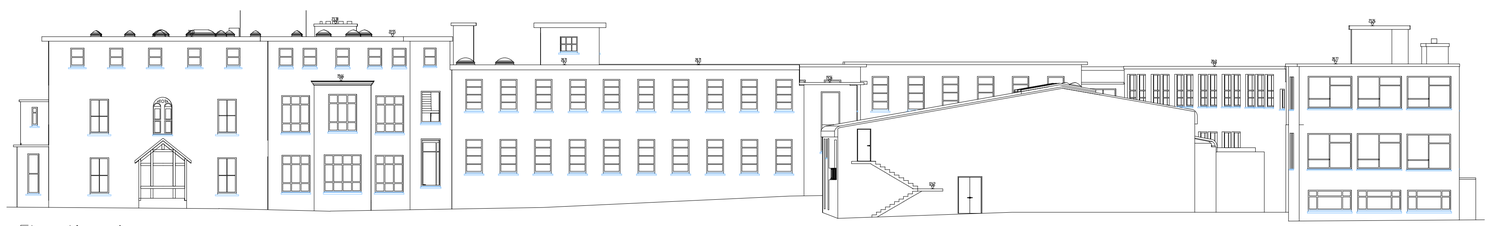
Registered Office: 47 Oliver Plunkett Street, Bandon, Co Cork.
Company Registration No: 419100. Vat No: IE 6439100E.
Company Directors: K. O'Brien, M O'Brien.

Topographical Survey
Scale 1:500



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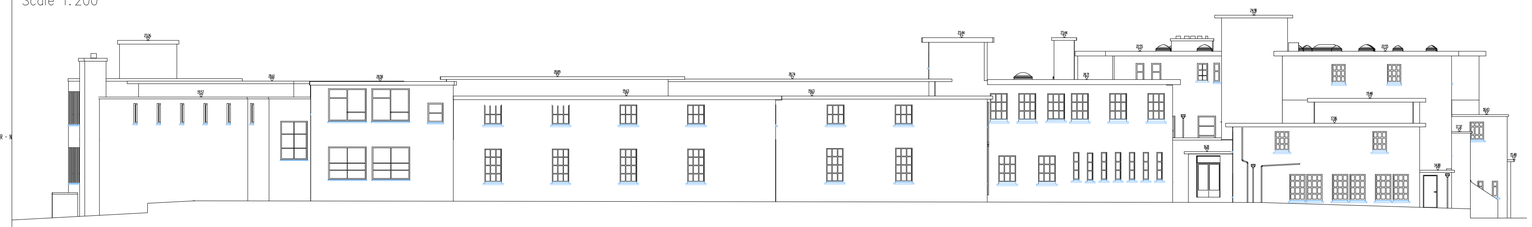
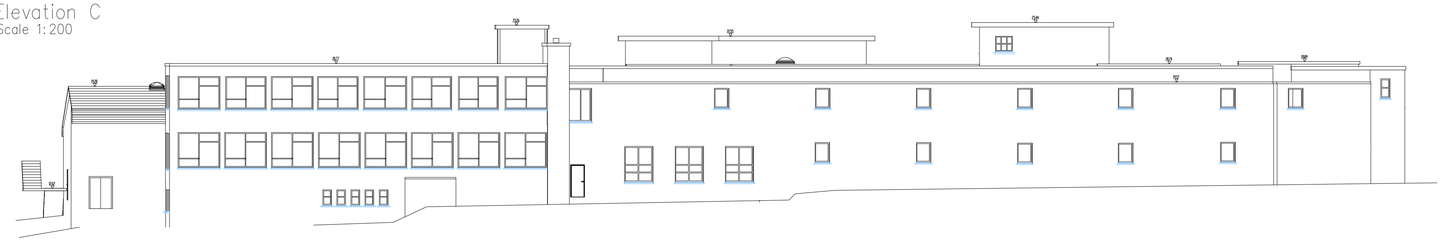
Scale 1:200

Elevation B
Scale 1:200



Elevation C
Scale 1:200



Elevation D
Scale 1:200

Section 1–1
Scale 1:200

Section 2–2
Scale 1:200

ITM NORTH

SURVEY NOTES
1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15).
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 10m 20m 30m
1:500

SYMBOLS

+0.00	SPOT LEVEL	G	GULLY	AV	AIR VALVE	AJ	ARMSTRONG JUNCTION		GATE	O/H ESB	OVERHEAD ESB LINE	SIGN	SIGN	UB	SOFFIT BEAM	+RIDGE	RIDGE LEVEL		FOUL SEWER		UNIDENTIFIED E/M SIGNAL		TRAFFIC
	CONTROL SURVEY STATION	WM	WATER METER		FIRE HYDRANT	LP	LAMP POST	RE SVL.00	SURFACE WATER LEVEL	O/H TEL	OVERHEAD TEL LINE	DIA = 60m	TREE ACTUAL SPREAD	SC CL	SOFFIT CEILING	+EAVES	SOFFIT LEVEL		STORM SEWER		ELECTRICAL CABLE		TRENCH
MH CL	MANHOLE COVER	SV	SLUICE VALVE	TEL	TEL INSP CHAMBER	TP	TELECOM POLE	+BL.00	BED LEVEL - WATERCOURSE	TL	TELECOM POLE	000	TREE TAG NO.	HEAD	HEAD TO FFL	FFL.00	FINISH FLOOR LEVEL		COMBINED SEWER		PUBLIC LIGHTING		COMBINED SEWER
UL	UTILITY INSP CHAMBER	SC	STOP COCK	MP	MINI PILLAR	EP	ESB POLE	+IL	INVERT LEVEL	+TOP	TOP TAG	BL	BOLLARD	WB	WINDOW BOARD TO FFL	+200	PEG REF NUMBER	ESB	ESB BOX		UNIDENTIFIED GPR	ESB	ESB BOX

COORDINATE SYSTEM
ITM–Irish Transverse Mercator

KEY PLAN

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	26-11-20	TOPOGRAPHICAL SURVEY	ML	KOB

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Geodata
Chartered Land Surveyors
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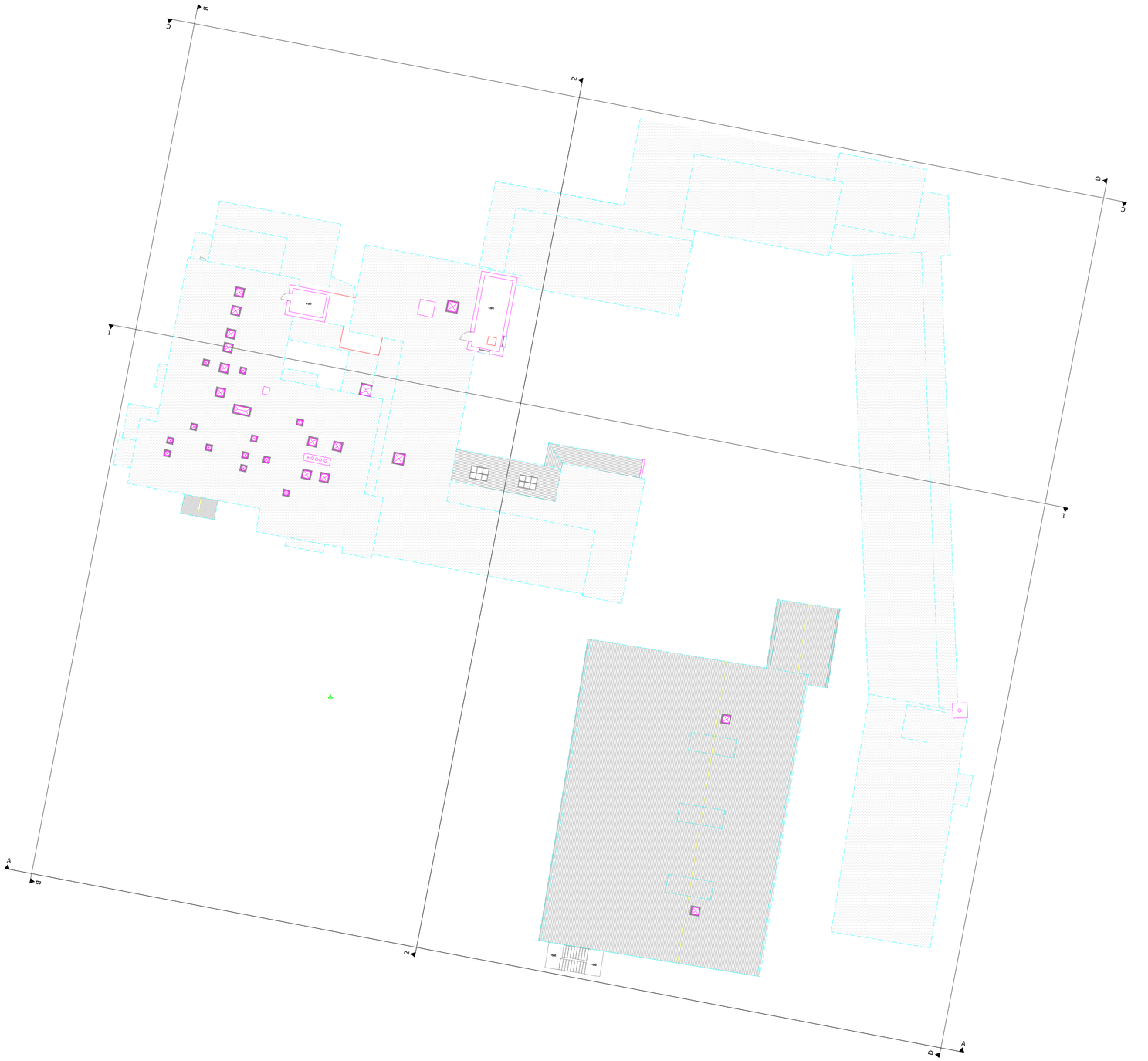
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Fernbank House & Secondary School
Title: Elevations & Sections
Scale: 1–200
Dwg. No: 18885–305
Date: 26–11–20
Sheet: A1

Topographical Survey
Scale 1:500



ITM NORTH

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15).
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DESCRIPENCIES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

0 10m 20m 30m
1:500

SYMBOLS

+0.00	SPOT LEVEL	G	GULLY	AV	AIR VALVE	AJ	ARMSTRONG JUNCTION		GATE	O/H ESB	OVERHEAD ESB LINE	SIGN		UB	SOFFIT BEAM	RIDGE LEVEL		FOUL SEWER		UNIDENTIFIED EM SIGNAL		TRAFFIC	
	CONTROL SURVEY STATION	WM	WATER METER		FIRE HYDRANT	LP	LAMP POST	SW	SURFACE WATER LEVEL	O/H TEL	OVERHEAD TEL LINE		TREE ACTUAL SPREAD	SL	SOFFIT CEILING	EAVES	SOFFIT LEVEL	STORM SEWER		ELECTRICAL CABLE		TRENCH	
MH CL	MANHOLE COVER	SV	SLUICE VALVE	TI	TEL INSP CHAMBER	TP	TELECOM POLE	+BL0.00	BCD LEVEL WATERCOURSE	TL	TELECOM POLE		TREE TAG NO.	HEAD	HEAD TO FFL	FFL0.00	FINISH FLOOR LEVEL	COMBINED SEWER		PUBLIC LIGHTING		COMBINED SEWER	
UI	UTILITY INSP CHAMBER	SC	STOP COCK	MP	MINI PILLAR	EP	ESB POLE	+IL	INVERT LEVEL	+TIP	TOP TAG	BL	BOLLARD	WB	WINDOW BOARD TO FFL	+200	PEG REF NUMBER	ESB	ESB BOX		UNIDENTIFIED GPR	ESB	ESB BOX	

COORDINATE SYSTEM
ITM-Irish Transverse Mercator

KEY PLAN

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	26-11-20	TOPOGRAPHICAL SURVEY	ML	KSB

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Geodata
Chartered Land Surveyors
47 Oliver Plunkett Street Bandon, Co Cork. P72 A443
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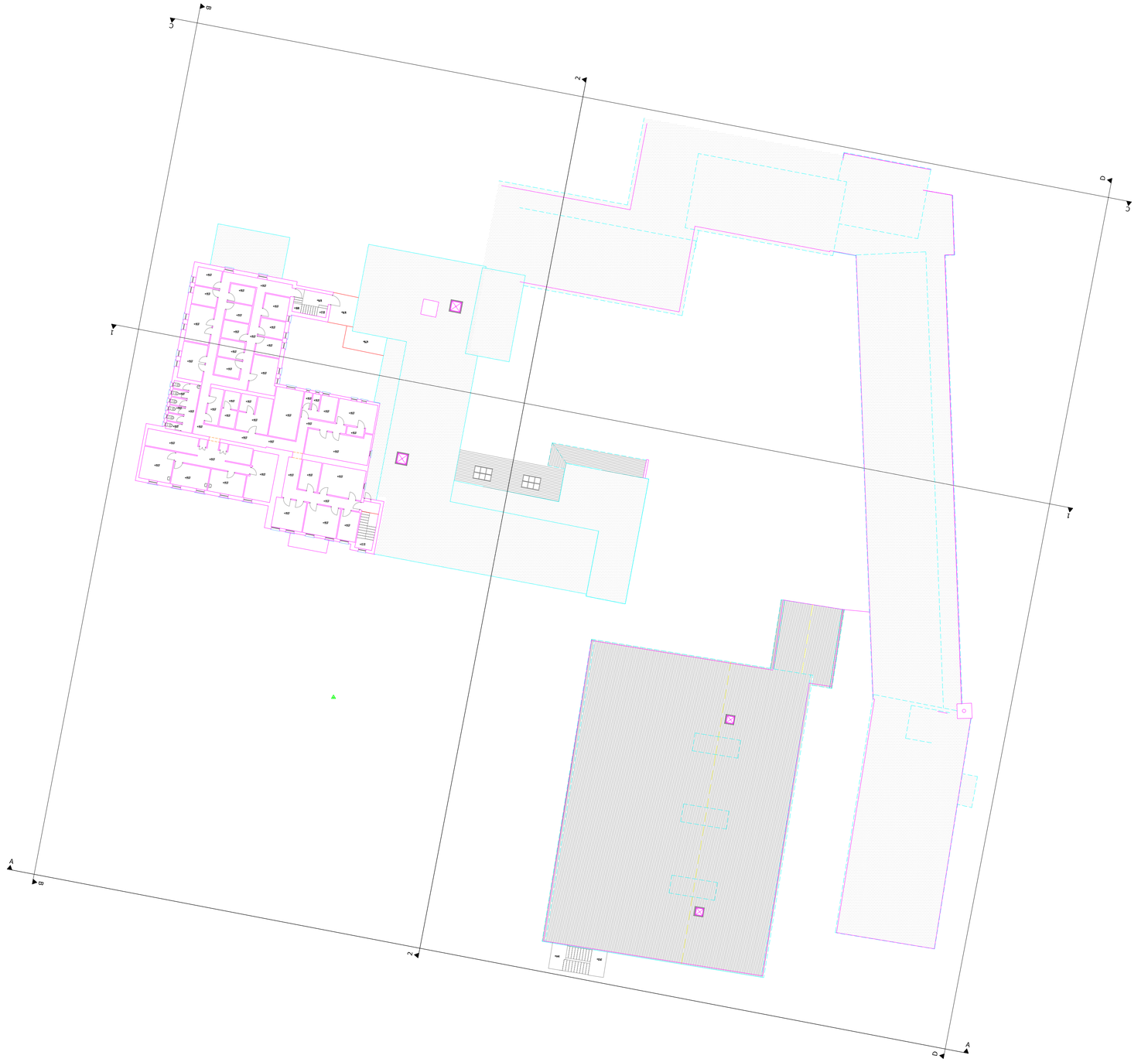
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Fernbank House & Secondary School
Title: Third Floor Plan
Scale: 1-250
Dwg. No: 18885-301
Date: 26-11-20
Sheet: A1

Topographical Survey
Scale 1:500



ITM NORTH

SURVEY NOTES
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0 10m 20m 30m
1:500

SYMBOLS

+0.00	SPOT LEVEL	G	GULLY	AV	AIR VALVE	AJ	ARMSTRONG JUNCTION		GATE	O/H ESB	OVERHEAD ESB LINE	SIGN	SIGN	UB	SOFFIT BEAM	+RIDGE	RIDGE LEVEL	FOUL SEWER	UNIDENTIFIED EM SIGNAL		TRAFFIC
	CONTROL SURVEY STATION	WM	WATER METER		FIRE HYDRANT	LP	LAMP POST	SW 0.00	SURFACE WATER LEVEL	O/H TEL	OVERHEAD TEL LINE	DIA = 0.0m	TREE ACTUAL SPREAD	SC	SOFFIT CEILING	+EAVES	SOFFIT LEVEL	STORM SEWER	ELECTRICAL CABLE		TRENCH
MH CL	MANHOLE COVER	SV	SLUICE VALVE	TI	TEL INSP CHAMBER	TP	TELECOM POLE	+BL0.00	BED LEVEL WATERCOURSE	TL	TELECOM POLE	000	TREE TAG NO.	HEAD	HEAD TO FFL	FFL0.00	FINISH FLOOR LEVEL	COMBINED SEWER	PUBLIC LIGHTING		COMBINED SEWER
UI	UTILITY INSP CHAMBER	SC	STOP COCK	MP	MINI PILLAR	EP	ESB POLE	+IL	INVERT LEVEL	+TOP	TOP TAG	BL	BOLLARD	WB	WINDOW BOARD TO FFL	+200	PEG REF NUMBER	ESB	ESB BOX		UNIDENTIFIED GPR	ESB	ESB BOX

COORDINATE SYSTEM
ITM-Irish Transverse Mercator

KEY PLAN

REVISION	DATE	DESCRIPTION	DRN. BY	CKD BY
01	26-11-20	TOPOGRAPHICAL SURVEY	ML	KOB

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47 Oliver Plunkett Street Bandon, Co Cork. P72 A443
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email:info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Fernbank House & Secondary School
Title: Second Floor Plan
Scale: 1-250
Dwg. No: 18885-301
Date: 26-11-20
Sheet: A1

Topographical Survey
Scale 1:500

ITM NORTH

SURVEY NOTES
1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSCM15).
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0 10m 20m 30m
1:500

SYMBOLS

+0.00	SPOT LEVEL	GULLY	AV	AIR VALVE	AJ	ARMSTRONG JUNCTION		GATE	O/H ESB	OVERHEAD ESB LINE	SIGN	UB	SOFFIT BEAM	RIDGE LEVEL		FOUL SEWER		UNIDENTIFIED EM SIGNAL		TRAFFIC
	CONTROL SURVEY STATION	WM	WATER METER		FIRE HYDRANT	LP	LAMP POST	SW 5.00	SURFACE WATER LEVEL	O/H TEL	OVERHEAD TEL LINE	DIA = 10m	TREE ACTUAL SPREAD	SC	SOFFIT CEILING	EAVES	SOFFIT LEVEL	STORM SEWER		ELECTRICAL CABLE		TRENCH
MH CL	MANHOLE COVER	SV	SLUICE VALVE	TCI	TEL INSP CHAMBER	TP	TELECOM POLE	+BL0.00	BCD LEVEL WATERCOURSE	TL	TELECOM POLE	000	TREE TAG NO.	HEAD	HEAD TO FFL	FFL0.00	FINISH FLOOR LEVEL	COMBINED SEWER		PUBLIC LIGHTING		COMBINED SEWER
UI	UTILITY INSP CHAMBER	SC	STOP COCK	MP	MINI PILLAR	EP	ESB POLE	+IL	INVERT LEVEL	+TIP	TOP TAG	BL	BOLLARD	WB	WINDOW BOARD TO FFL	+200	PEG REF NUMBER	ESB	ESB BOX	UNIDENTIFIED GPR	ESB	ESB BOX

COORDINATE SYSTEM
ITM-Irish Transverse Mercator

KEY PLAN

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	26-11-20	TOPOGRAPHICAL SURVEY	ML	KBR

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Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Fernbank House & Secondary School
Title: First Floor Plan
Scale: 1-250
Dwg. No: 18885-301
Date: 26-11-20
Sheet: A1

Topographical Survey
Scale 1:500

ITM NORTH

SURVEY NOTES
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0 10m 20m 30m
1:500

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	CONTROL SURVEY STATION	WM	WATER METER		FIRE HYDRANT	LP	LAMP POST	SW 0.00	SURFACE WATER LEVEL	O/H TEL	OVERHEAD TEL LINE	DIA = 0.0m	TREE ACTUAL SPREAD	SF CL	SOFFIT CEILING	+EAVES	SOFFIT LEVEL		STORM SEWER		ELECTRICAL CABLE		TRENCH
MH CL	MANHOLE COVER	SV	SLUICE VALVE	TEL	TEL INSP CHAMBER	TP	TELECOM POLE	+BL0.00	BED LEVEL WATERCOURSE	TL	TELECOM POLE	000	TREE TAG NO.	HEAD	HEAD TO FFL	FFL0.00	FINISH FLOOR LEVEL		COMBINED SEWER		PUBLIC LIGHTING		COMBINED SEWER
UI	UTILITY INSP CHAMBER	SC	STOP COCK	MP	MINI PILLAR	EP	ESB POLE	+IL	INVERT LEVEL	+TOP	TOP TAG	BL	BOLLARD	WB	WINDOW BOARD TO FFL	+200	PEG REF NUMBER	ESB	ESB BOX		UNIDENTIFIED GPR	ESB	ESB BOX

COORDINATE SYSTEM
ITM-Irish Transverse Mercator

KEY PLAN

REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
01	26-11-20	TOPOGRAPHICAL SURVEY	ML	KOB

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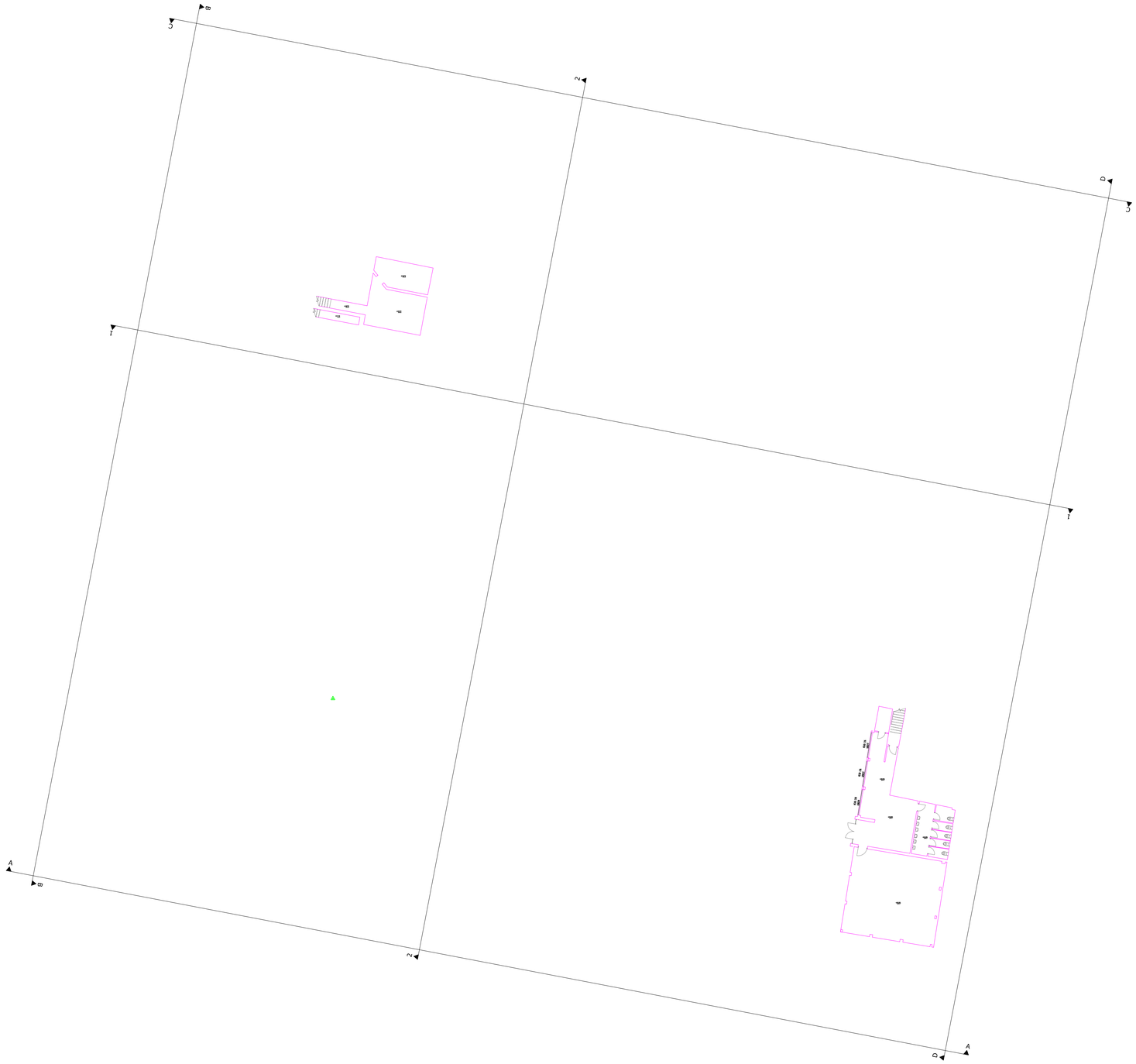
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Fernbank House & Secondary School
Title: Ground Floor Plan
Scale: 1-250
Date: 26-11-20
Sheet: A1
Dwg. No: 18885-301

Topographical Survey
Scale 1:500



ITM NORTH

SURVEY NOTES
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0 10m 20m 30m
1:500

SYMBOLS

+0.00	SPOT LEVEL	G	GULLY	AV	AIR VALVE	AJ	ARMSTRONG JUNCTION		GATE	O/H ESB	OVERHEAD ESB LINE	SIGN	SIGN	UB	SOFFIT BEAM	+RIDGE	RIDGE LEVEL		FOUL SEWER		UNIDENTIFIED EM SIGNAL		TRAFFIC
	CONTROL SURVEY STATION	WM	WATER METER		FIRE HYDRANT	LP	LAMP POST	SW 0.00	SURFACE WATER LEVEL	O/H TEL	OVERHEAD TEL LINE	DIA = 0.0m	TREE ACTUAL SPREAD	UC	SOFFIT CEILING	+EAVES	SOFFIT LEVEL		STORM SEWER		ELECTRICAL CABLE		TRENCH
MH CL	MANHOLE COVER	SV	SLUICE VALVE	TEL	TEL INSP CHAMBER	TP	TELECOM POLE	+BL0.00	BED LEVEL WATERCOURSE	TL	TELECOM POLE	000	TREE TAG NO.	HEAD	HEAD TO FFL	FFL000	FINISH FLOOR LEVEL		COMBINED SEWER		PUBLIC LIGHTING		COMBINED SEWER
UI	UTILITY INSP CHAMBER	SC	STOP COCK	MP	MINI PILLAR	EP	ESB POLE	+IL	INVERT LEVEL	+TOP	TOP TAG	BL	BOLLARD	WB	WINDOW BOARD TO FFL	+200	PEG REF NUMBER	ESB	ESB BOX		UNIDENTIFIED GPR	ESB	ESB BOX

COORDINATE SYSTEM
ITM-Irish Transverse Mercator

KEY PLAN

01	26-11-20	TOPOGRAPHICAL SURVEY		ML	KOB
REVISION	DATE	DESCRIPTION		DRN BY	CKD BY

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Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030
Project: Fernbank House & Secondary School
Title: Basement Plan
Scale: 1-250
Dwg. No: 18885-300
Date: 26-11-20
Sheet: A1

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Local Authorities	
Educational Institutes	
Community Groups	

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Building Conservation Accredited Surveyors (SCSI/RICS)

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Project Managers, Quantity Surveyors and Building Economists

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UAV Aerial Surveys (Licensed By IAA)

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Web: www.acpgroup.sg