

**APPENDIX 3: GKCE EXISTING BUILDING STRUCTURAL CONDITION SURVEY**

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**ENCLOSURE 1: APPENDIX 3 RESPONSE TO SECTION 137 REQUEST FROM AN  
BORD PLEANALA PREPARED BY JOHN SPAIN ASSOCIATES WITH INPUT FROM  
MAHONEY ARCHITECTURE**





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## 1-6 City Quay, Dublin Existing Building Structural Condition Survey

DCC PLAN NO 4065/21  
RECEIVED: 10/12/2021

Address : 1-6 City Quay Dublin

Generated on 08/10/2021

Survey type Condition survey

**Building Description** The existing building is an amalgamation of a red bricked 3 storey building with pitched roof & an open plan studio type building with flat roof. The buildings are loadbearing brick masonry construction with timber joist floors. Referring to OS historical mapping, we understand that the property was constructed in the 1850's. Access to the existing building was limited to a visual inspection.

**Drawings attached -**

- 1 - basement floor plan
- 2 - ground floor plan
- 3 - first floor plan
- 4 - second floor plan
- 5 - section drawing
- 6 - elevation drawing



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No.	Description	Date
A	ISSUED	26/09/2021

MEASURED SURVEY  
DRAWINGS

IT SHOULD BE NOTED THAT THIS IS A MEASURED SURVEY DRAWING FOR INFORMATION PURPOSES ONLY AND THEREFORE IS LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION

Client: **Turner & Townsend**

Property Address:

City Quay, Dublin 2

Drawing Name	Basement Floor Plan	
Project Number	2021067	
Date	25/09/2021	
Drawn by	T V.	
Checked by	M F	
Drawing No	021.047.SD.104	
Scale	A1 @ 1:100	

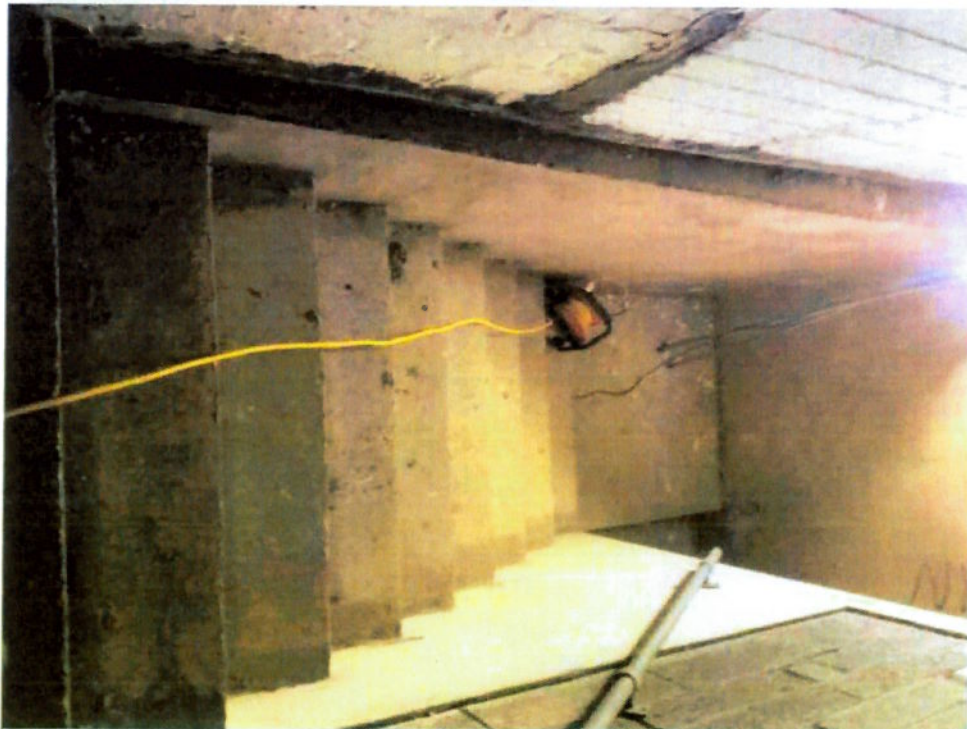
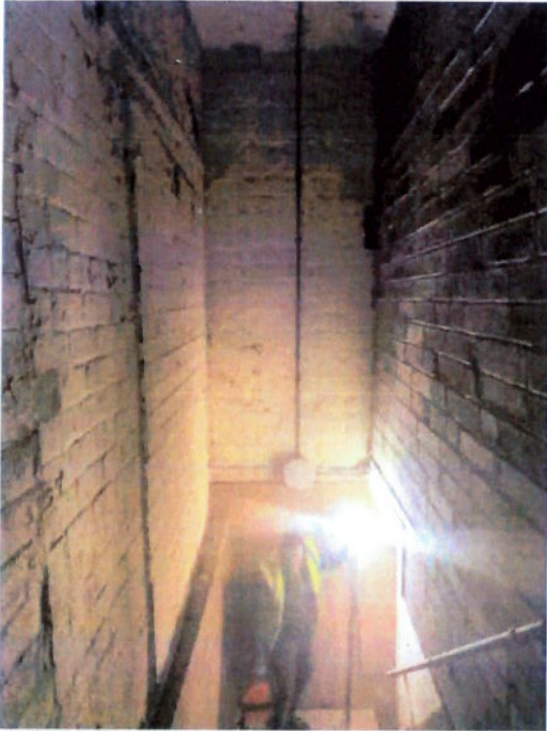
## BASEMENT

11 Comments

Date taken 06/10/2021

The basement access is limited. Areas of the ground floor have collapsed into the basement & doors are sealed shut on some rooms

The photos below illustrate the various rooms where access was available













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MEASURED SURVEY  
DRAW 5

IT SHOULD BE NOTED THAT THIS IS A MEASURED SURVEY DRAWING FOR INFORMATION PURPOSES ONLY AND THEREFORE IS LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION.

Turner &amp; Townsend

Property Address

City Quay, Dublin 2

Drawing Name

### Ground Floor Plan

Project Number 2021/097

Date 29/09/2021

Drawn by TWA

Checked by

(Drawing No. 021 097 SD 10)



Ground Floor Plan  
Scale: 1" = 6'-0"

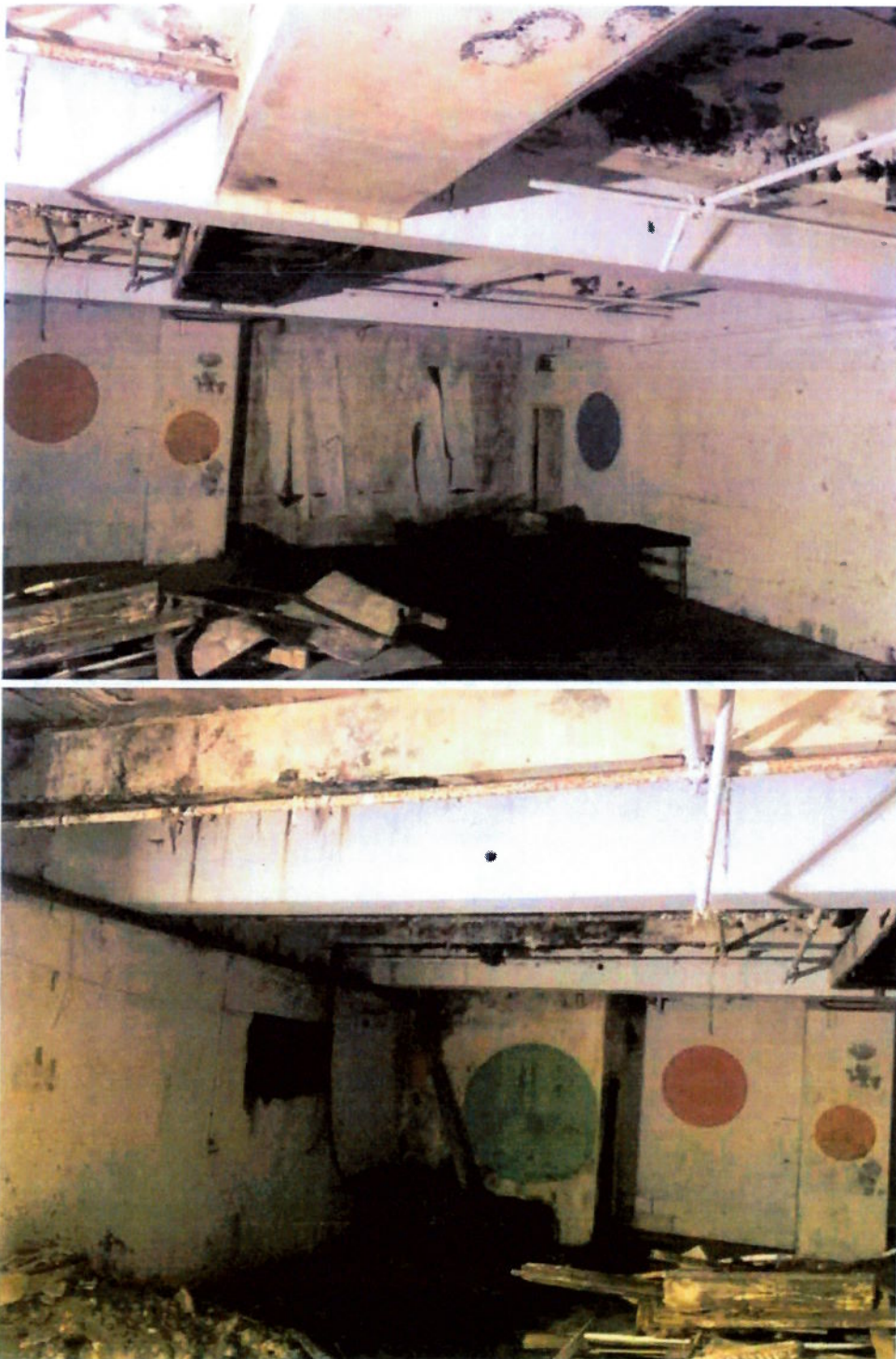
A1

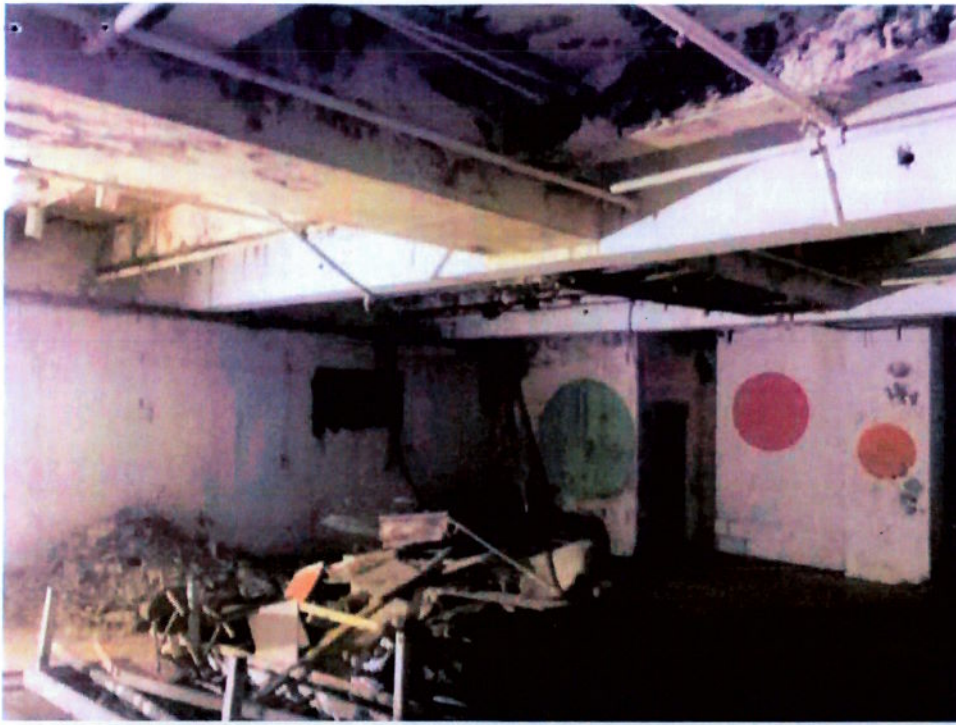
## GROUND FLOOR LEVEL

1 Comments

Date taken 06/10/2021

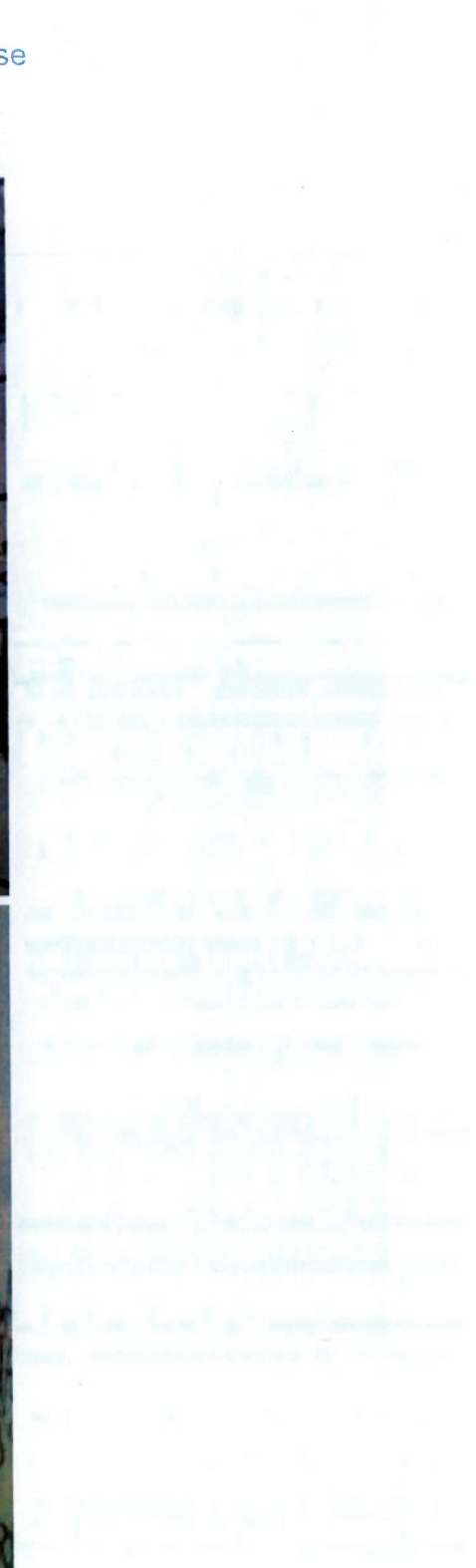
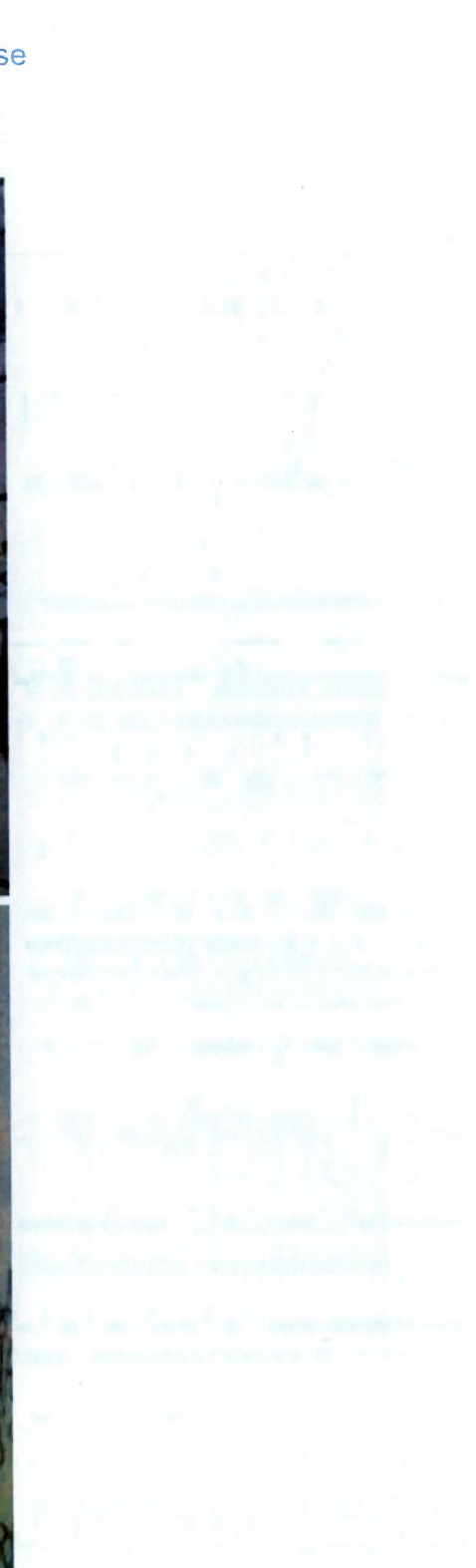
We note evidence of structural alterations to this room. The columns overhead do not transfer to ground level. Concrete beams transfer the column loads. The ground floor slab is concrete. The first-floor ceiling overhead is perished from water damage.

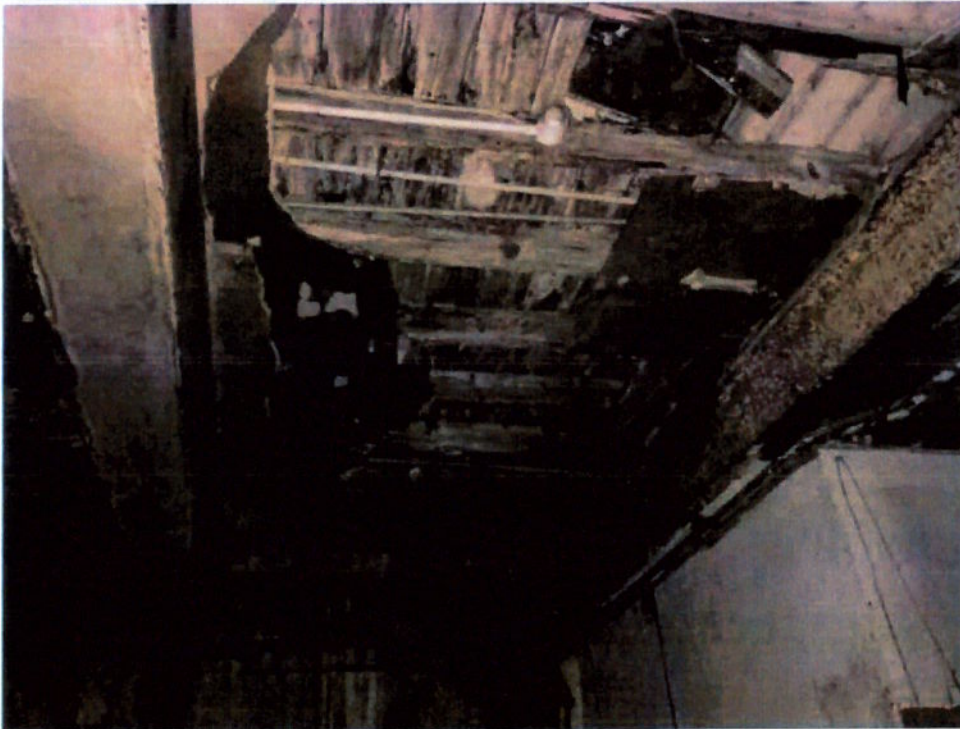






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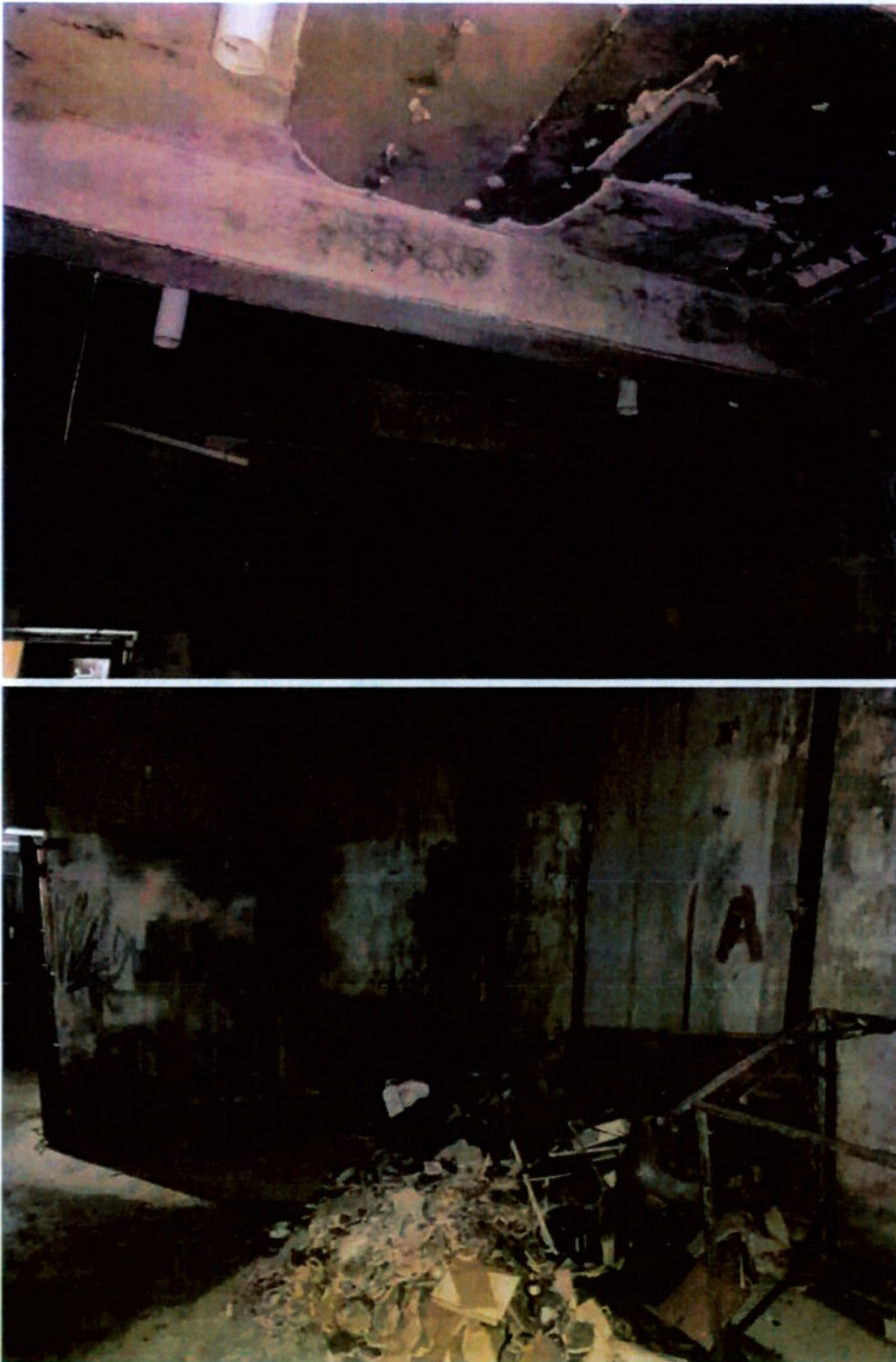




3 Comments

Date taken 06/10/2021

The timber ceiling & floor overhead has perished & is at risk of collapse



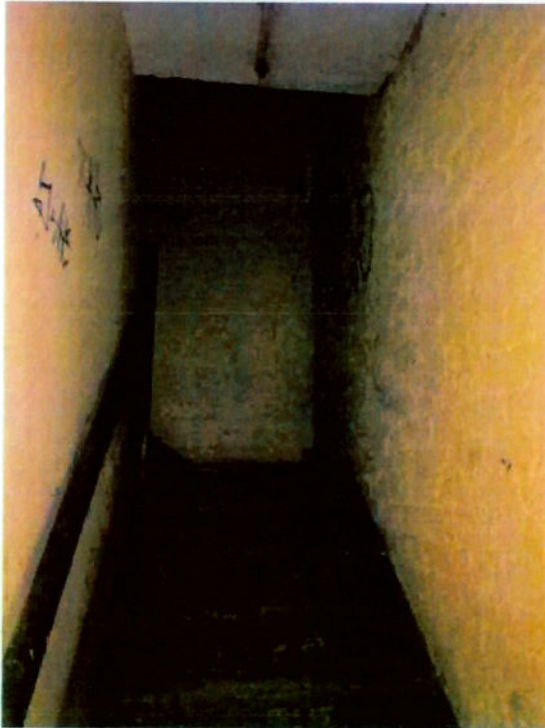


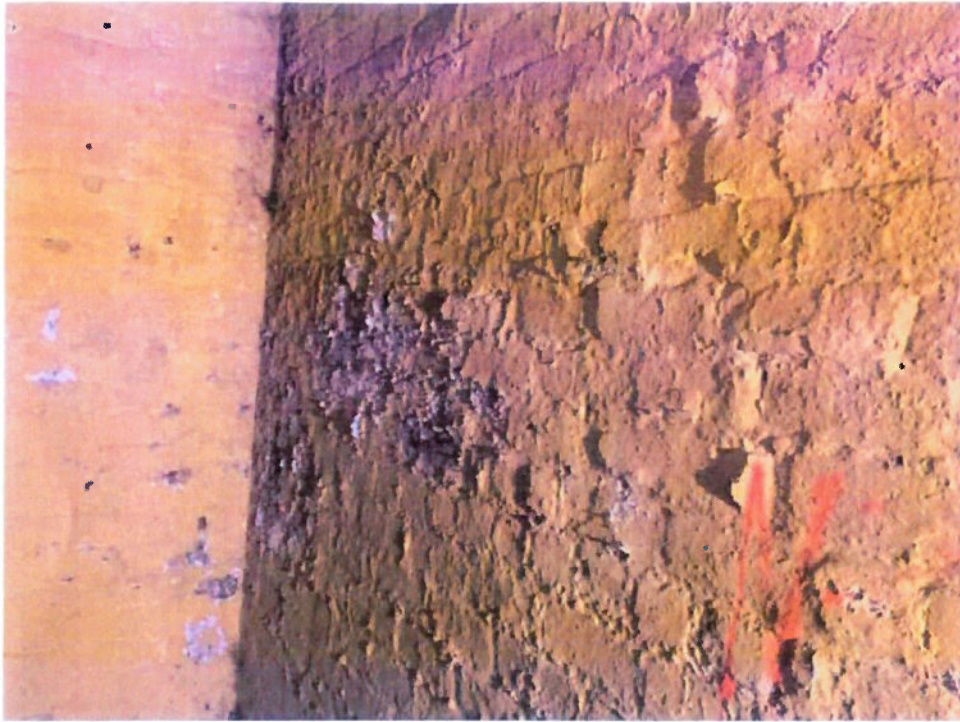


4 Comments

Date taken 06/10/2021

No comment





5 Comments

Date taken 06/10/2021

No comment



6 Comments

Date taken 06/10/2021

No comment





7 Comments

Date taken 06/10/2021

No Comment



8 Comments

Date taken 06/10/2021

The timber floor overhead is perished & at risk of collapse







9 Comments

Date taken 06/10/2021

The suspended ground floor & ceiling overhead has fully collapsed. Access is limited





10 Comments

Date taken 06/10/2021

No Comment



12 Comments

Date taken 06/10/2021

The timber floor overhead has collapsed. The remaining floor is unsafe. The existing floor under has also partially collapsed & is unsafe for access





13 Comments

Date taken 06/10/2021

The floor overhead has perished & at risk of collapse





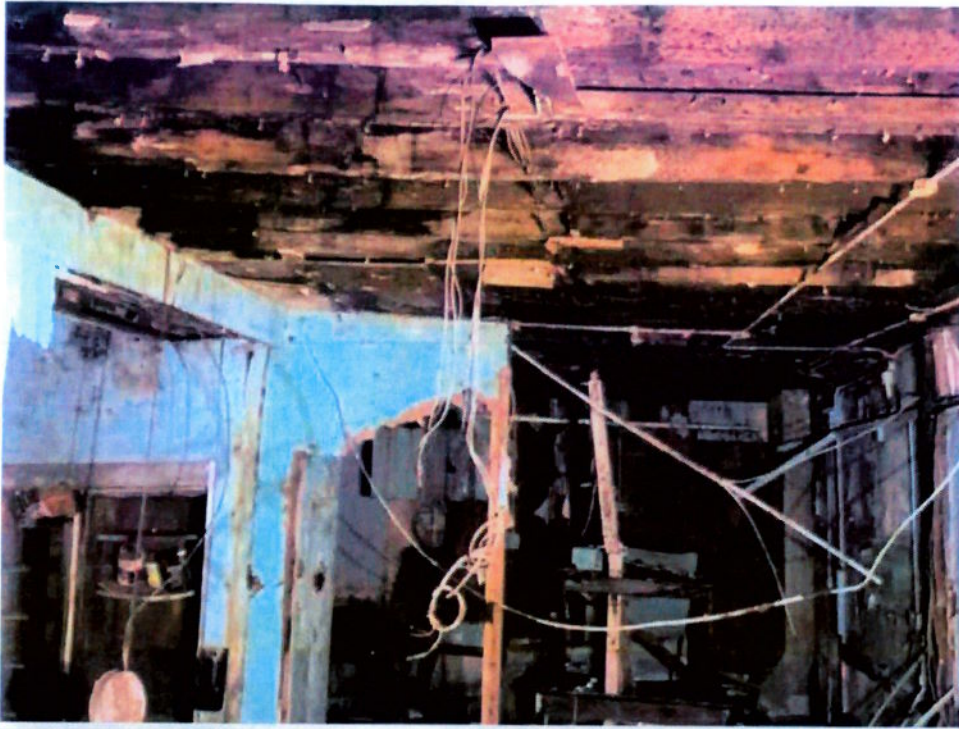
14 Comments

Date taken 06/10/2021

Access to this area is limited. The floors are unsafe & ceiling overhead has collapsed. Floors perished and not safe to walk on



&







#### 15 Comments

Date taken 06/10/2021

No access floors are perished & unsafe for access



**Real Estate Consulting.**

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MEASURED SURVEY  
DRA S

IT SHOULD BE NOTED THAT THIS IS A MEASURED SURVEY DRAWING FOR INFORMATION PURPOSES ONLY AND THEREFORE IS LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION

Client	Turner & Townsend
Property Address	

City Quay, Dublin ?

Drawing Name	
First Floor Plan	
Project Number	2021057
Date	24/04/2021
Drawn by	T W
Checked by	M F
Drawing No	021.047.511.102
Scale	A1 @ 1:100

First Floor

16 Comments

Date taken 06/10/2021

There are holes in the floor & evidence of perished timber joists from below. This floor is unsafe for access







17 Comments

Date taken 06/10/2021

Floors are unsafe to walk on



18 Comments

Date taken 06/10/2021



19 Comments

Date taken 06/10/2021

Access to this area is restricted, the floor is not safe to walk on





20 Comments

Date taken 06/10/2021



21 Comments

Date taken 06/10/2021





22 Comments

Date taken 06/10/2021





23 Comments

Floors unsafe we could not access this area

Date taken 06/10/2021

24 Comments

Date taken 06/10/2021

Full collapse of floor & ceiling above





25 Comments

Date taken 06/10/2021

Floor is extremely wet & soft to walk on not safe to access





26 Comments

We could not access this area. The floor was not safe to walk on

Date taken 06/10/2021

27 Comments

Date taken 06/10/2021



28 Comments

Date taken 06/10/2021





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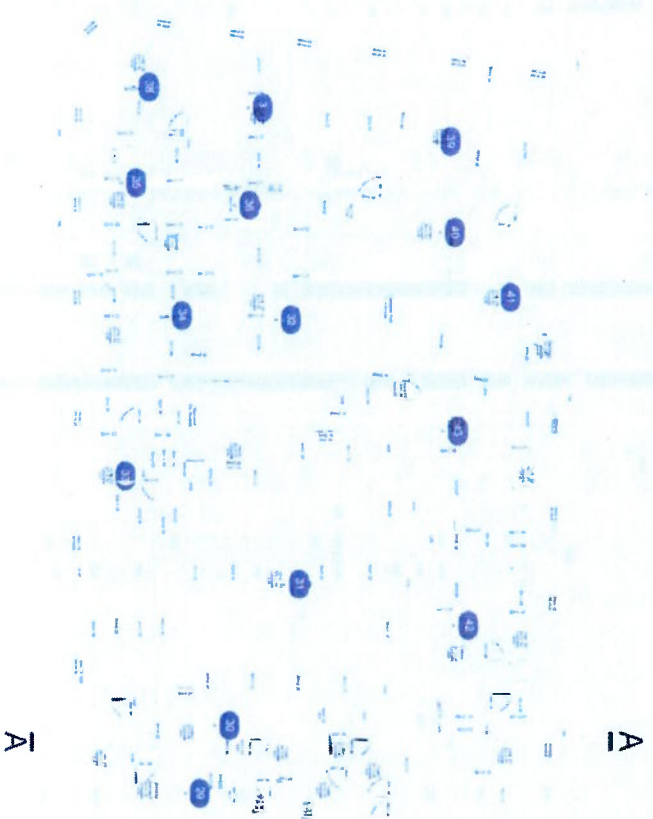
No	Description	Date
A	ISSUED	24/09/2021

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D WING

IT SHOULD BE NOTED THAT THIS IS A  
MEASURED SURVEY DRAWING FOR  
INFORMATION PURPOSES ONLY AND  
THEREFORE IS LIMITED IN ITS CAPACITY TO  
CONVEY THE TOTAL INFORMATION

Client Turner & Townsend  
Property Address  
City Quay, Dublin 2

Drawing Name	
Second Floor Plan	
Project Number	2021007
Date	24/09/2021
Drawn by	T.W
Checked by	M.F
Drawing No	021 007 SD 103
Scale	A1 @ 1:100



Second Floor Plan  
Scale: A1 @ 1:100

Second Floor

29 Comments

Date taken 06/10/2021





30 Comments

Date taken 06/10/2021



31 Comments

Date taken 06/10/2021

Floor has holes & is dangerous. Access is limited







32 Comments

Date taken 06/10/2021

Extensive structural damaged by fire. Evidence of timber charring & smoke damage throughout





33 Comments

Date taken 06/10/2021





34 Comments

Date taken 06/10/2021



35 Comments

Date taken 06/10/2021





Extensive structural fire damaged & risk of collapse

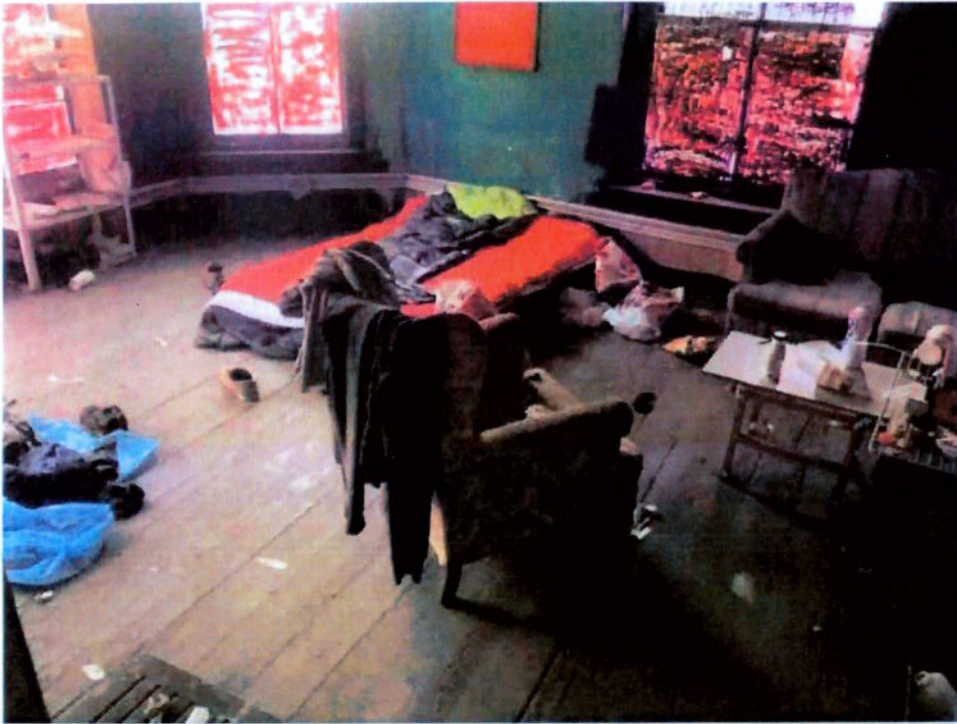


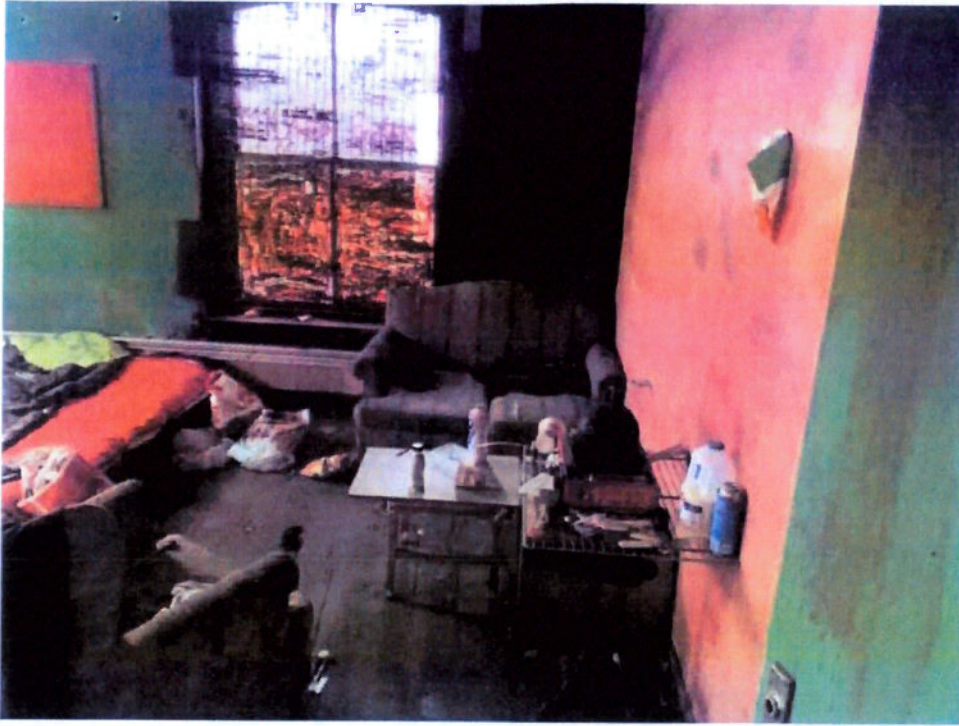
37 Comments

Date taken 06/10/2021



Evidence of illegal occupation or squatting in the building. We have concerns the building is not safe & there is potential for a severe injury or fatality to individuals who are walking on these floors





39 Comments

Date taken 06/10/2021

Ceiling and roof overhead has completely perished & at risk of collapse

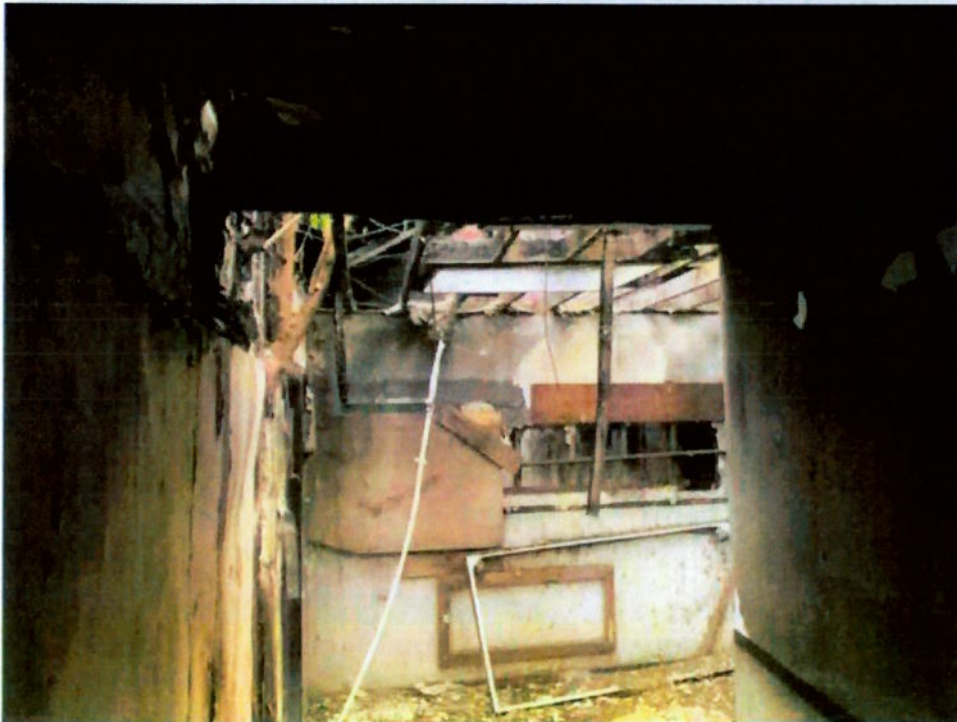




40 Comments

Date taken 06/10/2021

We could not access this area due to safety concerns. This area is partially collapsed



41 Comments

Date taken 06/10/2021

No access collapsed floor

42 Comments

Date taken 06/10/2021





43 Comments

Date taken 06/10/2021

Collapsed floors & ceilings







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WING

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Client: **Turner Townsend**

Property Address:

City Quay, Dublin 2

Drawing Name	
Elevation Drawing	
Project Number:	2021067
Date:	29/09/2021
Drawn By:	T W
Checked By:	M F
Drawing No:	021 097 SD 300
Scale:	A1 @ 1:500

Front Elevation

45 Comments

Date taken 06/10/2021









Rear Elevation

47 Comments

Date taken 06/10/2021

There is a significant structural crack over the full height of the wall. We have concerns the wall has debonded from the building structure & will potentially fall away into the car park. This is a risk to the general public.









## SIDE ELEVATION

44 Comments

Date taken 06/10/2021

The vertical masonry piers have slipped at second floor level. Masonry has loosened and fallen away in some instances. This is an immediate concern for the building. There is a high risk of collapse of the vertical load bearing piers & danger to the public footpath below.





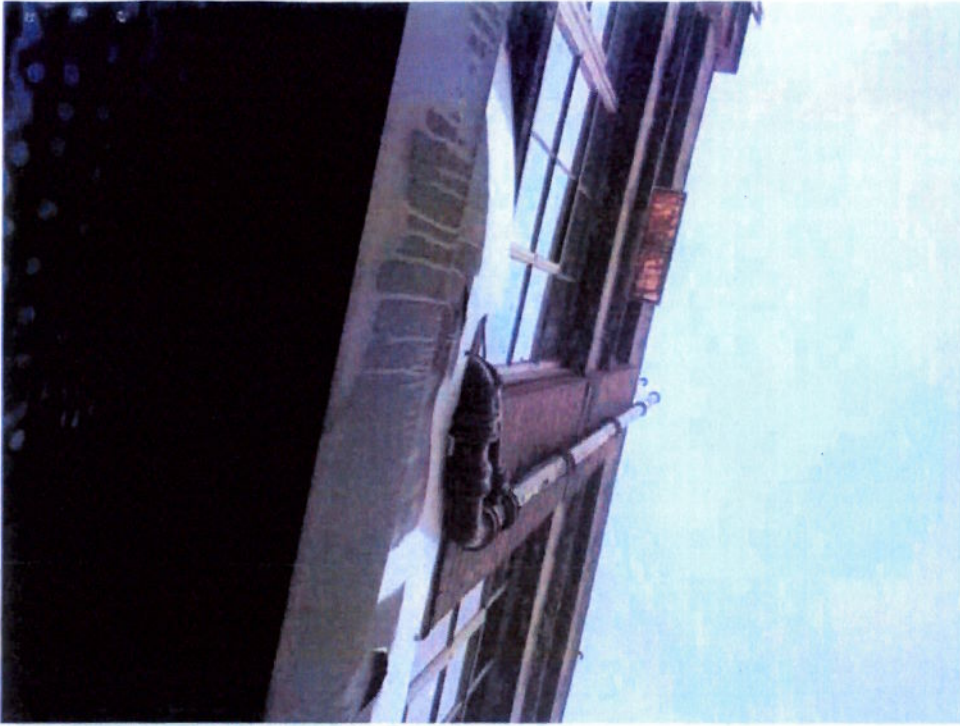












46 Comments

Date taken 06/10/2021

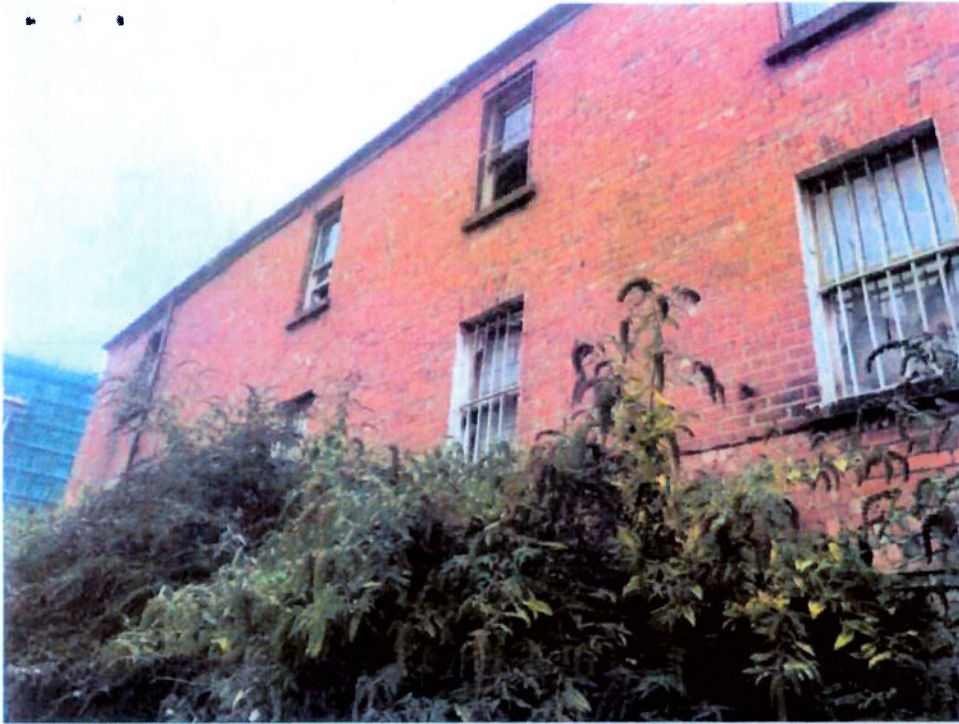
There is evidence of vertical structural cracking on this elevation

















## CONCLUSION

We regard the condition of this building to be dangerous. A considerable area of the building floor plates have perished & are not capable of loadbearing. In some areas the floors have collapsed under their own self weight. The masonry walls on the external elevations have cracked. On the Moss Street elevation the brick piers have already slipped laterally. We have concerns these piers are not capable of loadbearing. There is a risk to anyone using the public footpath below, of falling debris.

There is evidence the building is occupied by individuals who may be squatting on the second floor. These people are at risk of falling through floors & serious injury or death.

We recommend this building is condemned & demolished.

