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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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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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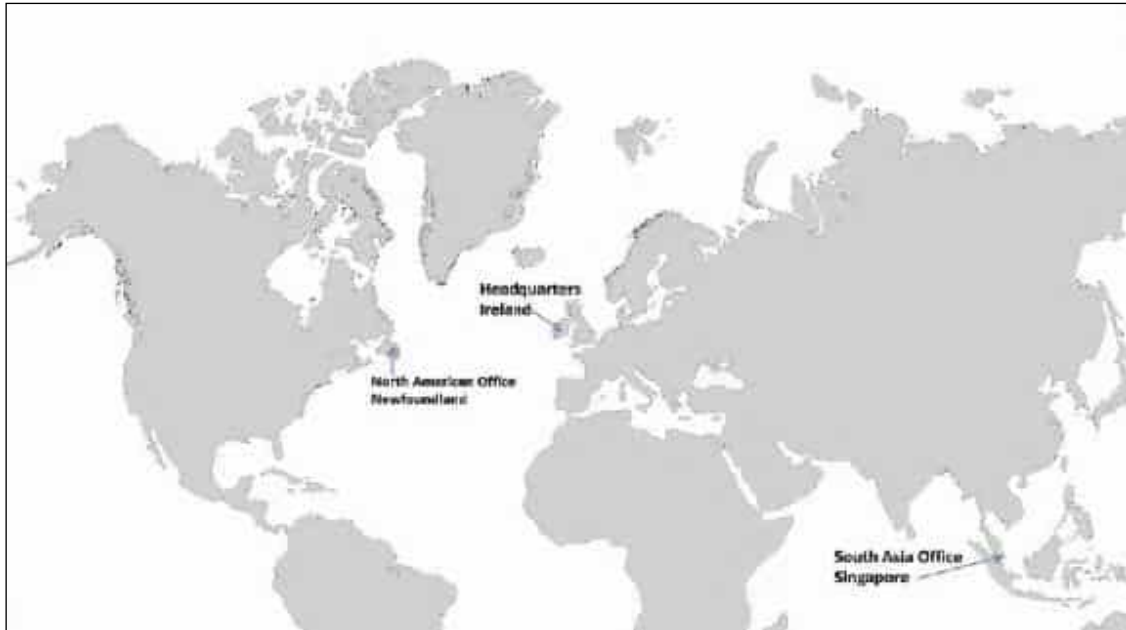
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GLOSSARY OF TERMS

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



8. SAC

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

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 Síochána may without warrant seize and detain:

"a detection device found in, at the site of, or in the vicinity of 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.

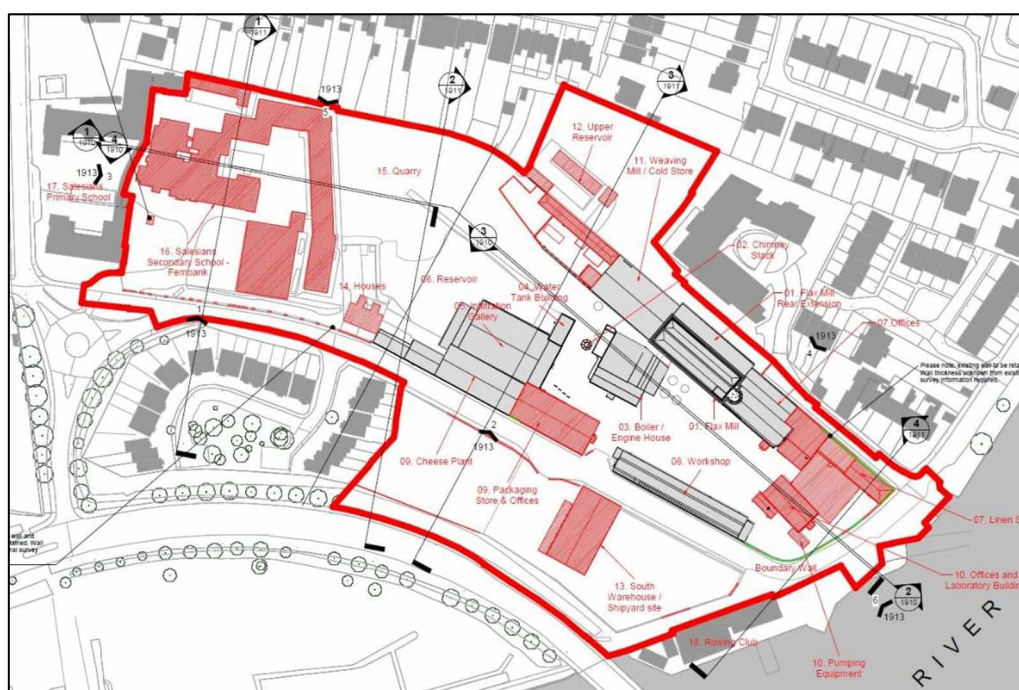


Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

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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 Cleaves Condensed Milk Factory¹

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 - Cleaves 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. Cleaves 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.

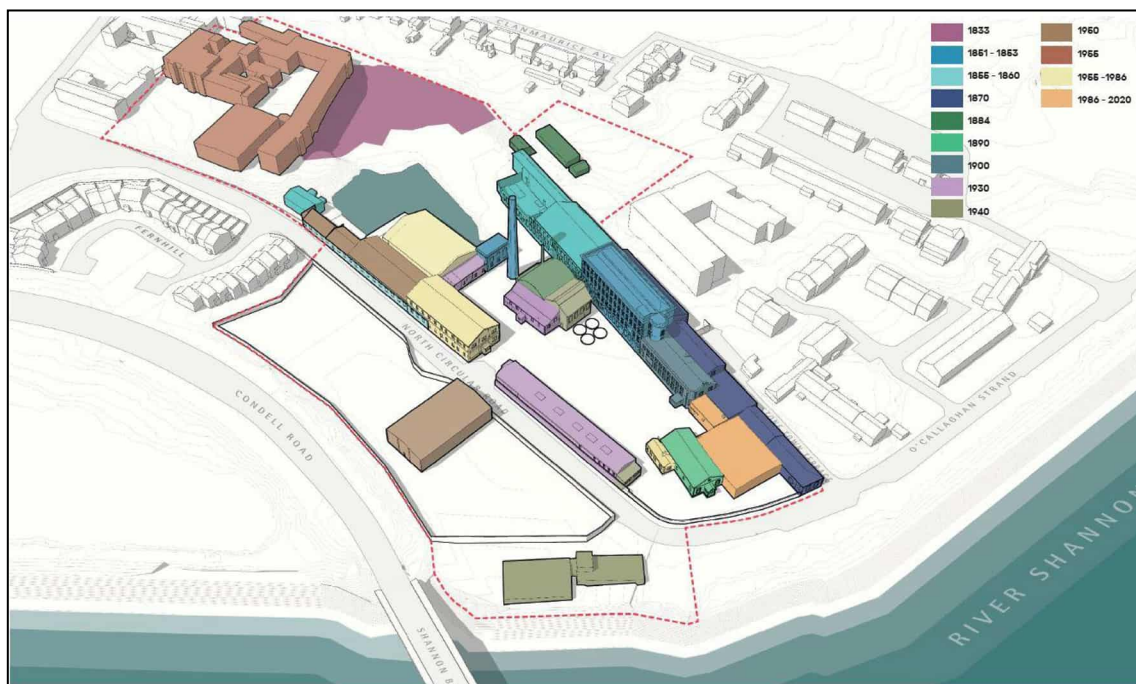


Figure 5 - Building Ages Diagram, Limerick 2030



4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	Y	Within the curtilage of: <ul style="list-style-type: none"> 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.

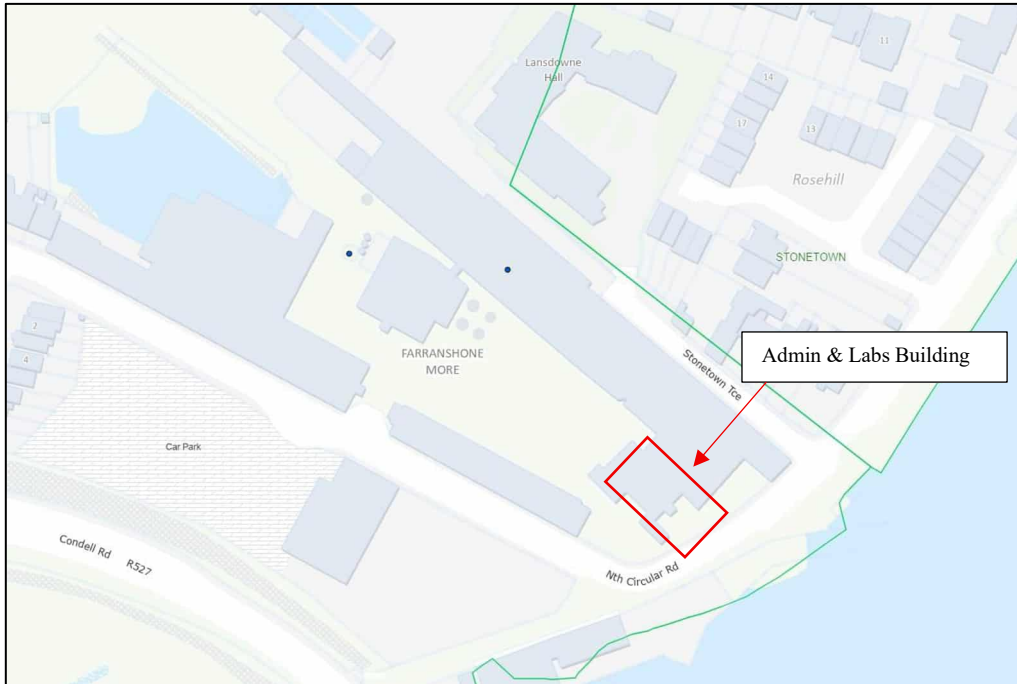


Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

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

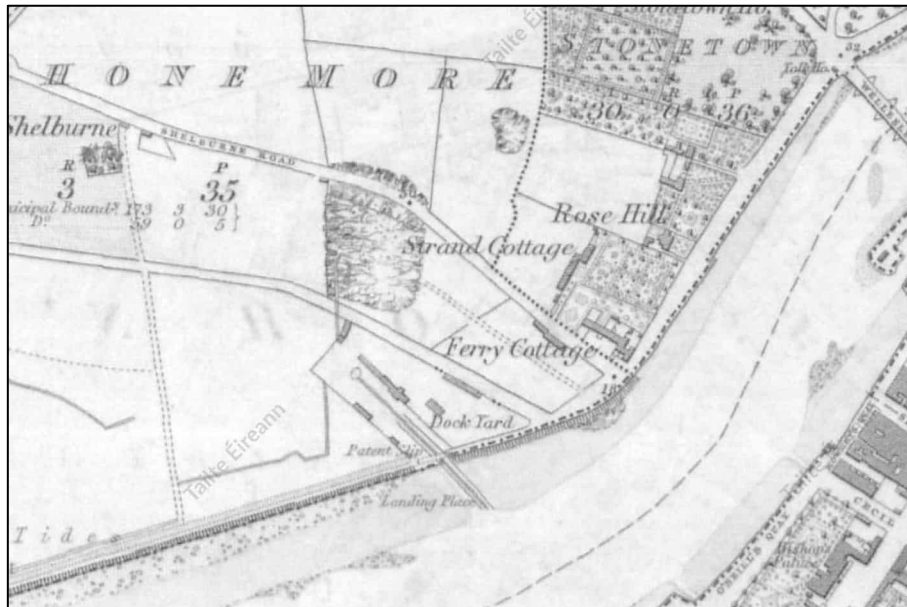


Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844



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

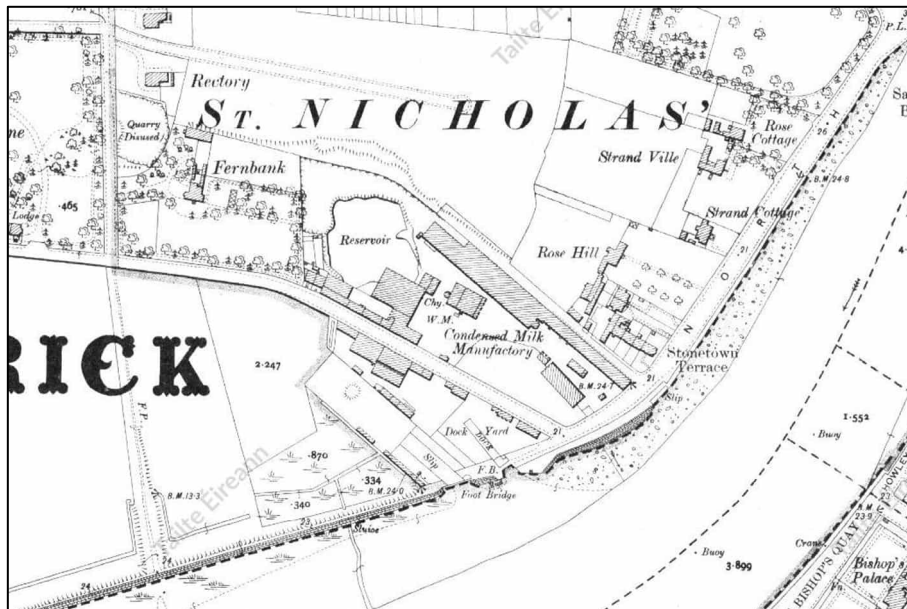


Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919



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				
<i>Structure</i>	<i>Fabric</i>	<i>Description</i>	<i>Condition</i>	<i>Potential for reuse</i>
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

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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



		With Cast Iron Finials.	rust noted, paint failed.	and offsite on suitable projects, with the provenance confirmed.
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Web: www.acpgroup.sg



8.0 Signing Off Statement

Conservation Company:

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

Author(s):

David Humphrey's, FRICS, FSCSI, FCABE, BCAS, CMLI, MILI, C.Env.

Group Director

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

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SCSI Building Conservation Accredited Surveyor

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Registered Building Surveyor

Sheena Ryan BA(Hons) Fine Art

Historic Building Consultant

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](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



J1000_10_P05



J1000_10_P06



J1000_10_P07



J1000_10_P08



J1000_10_P09



J1000_10_P10



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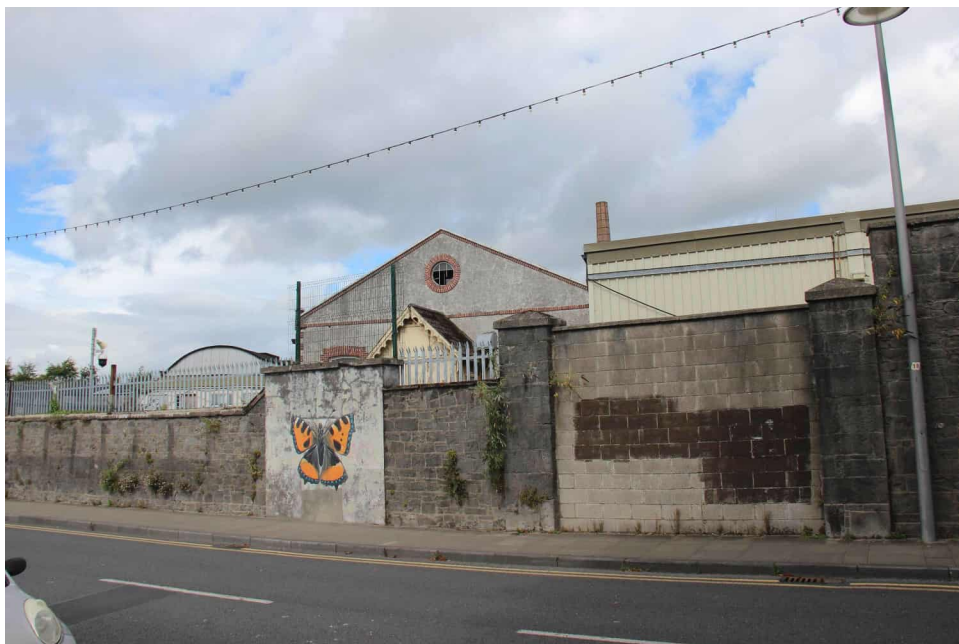
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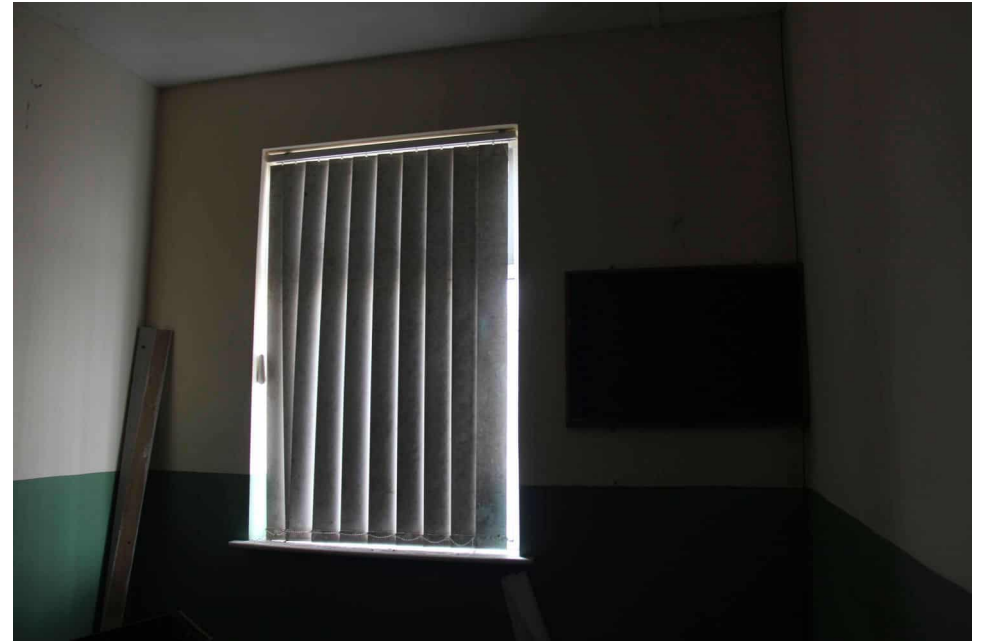
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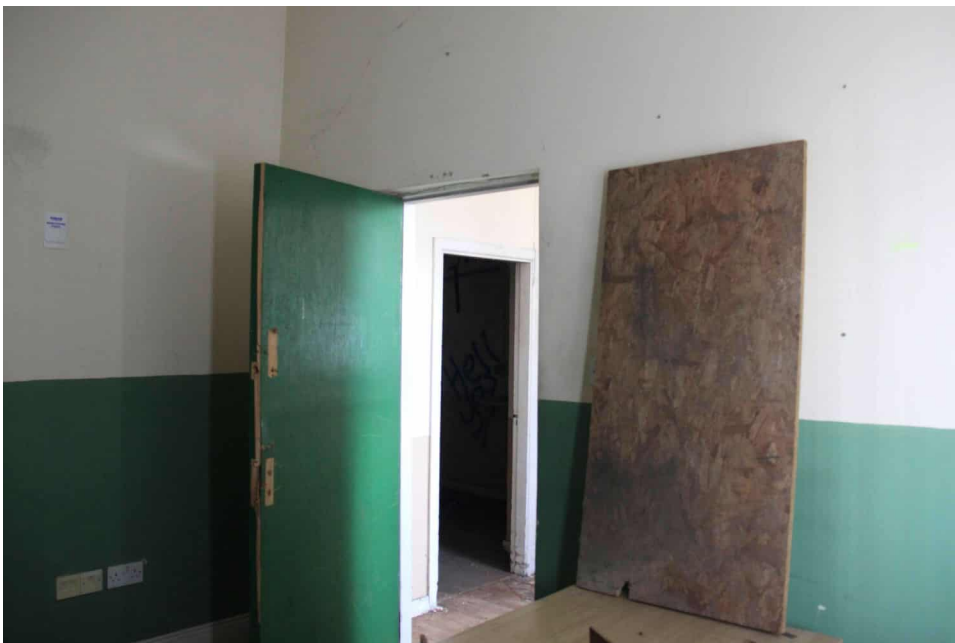
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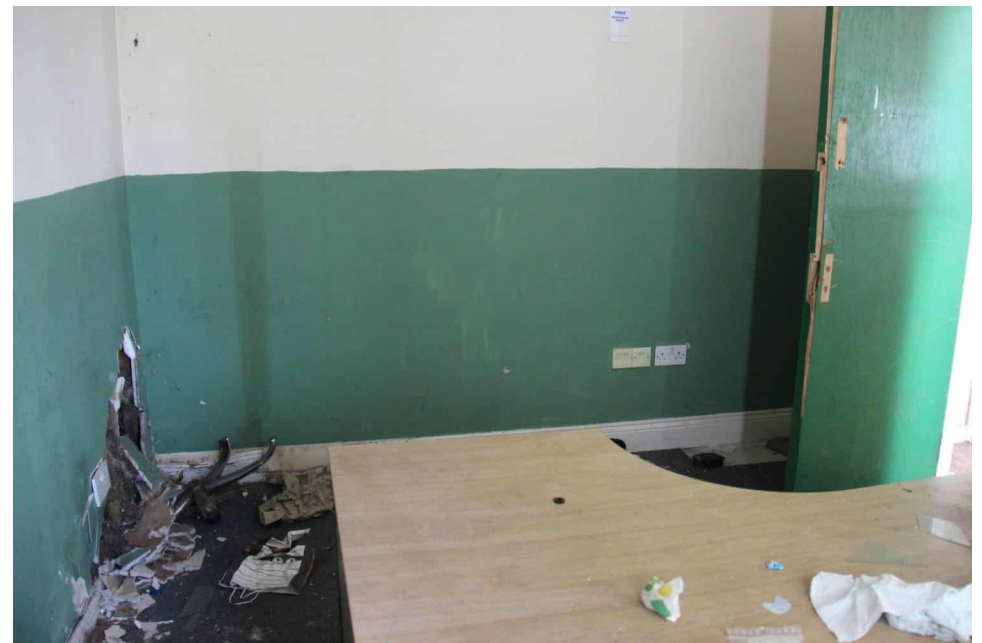
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J1000_10_P20



J1000_10_P21



J1000_10_P22



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J1000_10_P24



J1000_10_P25



J1000_10_P26



J1000_10_P27



J1000_10_P28



J1000_10_P29



J1000_10_P30



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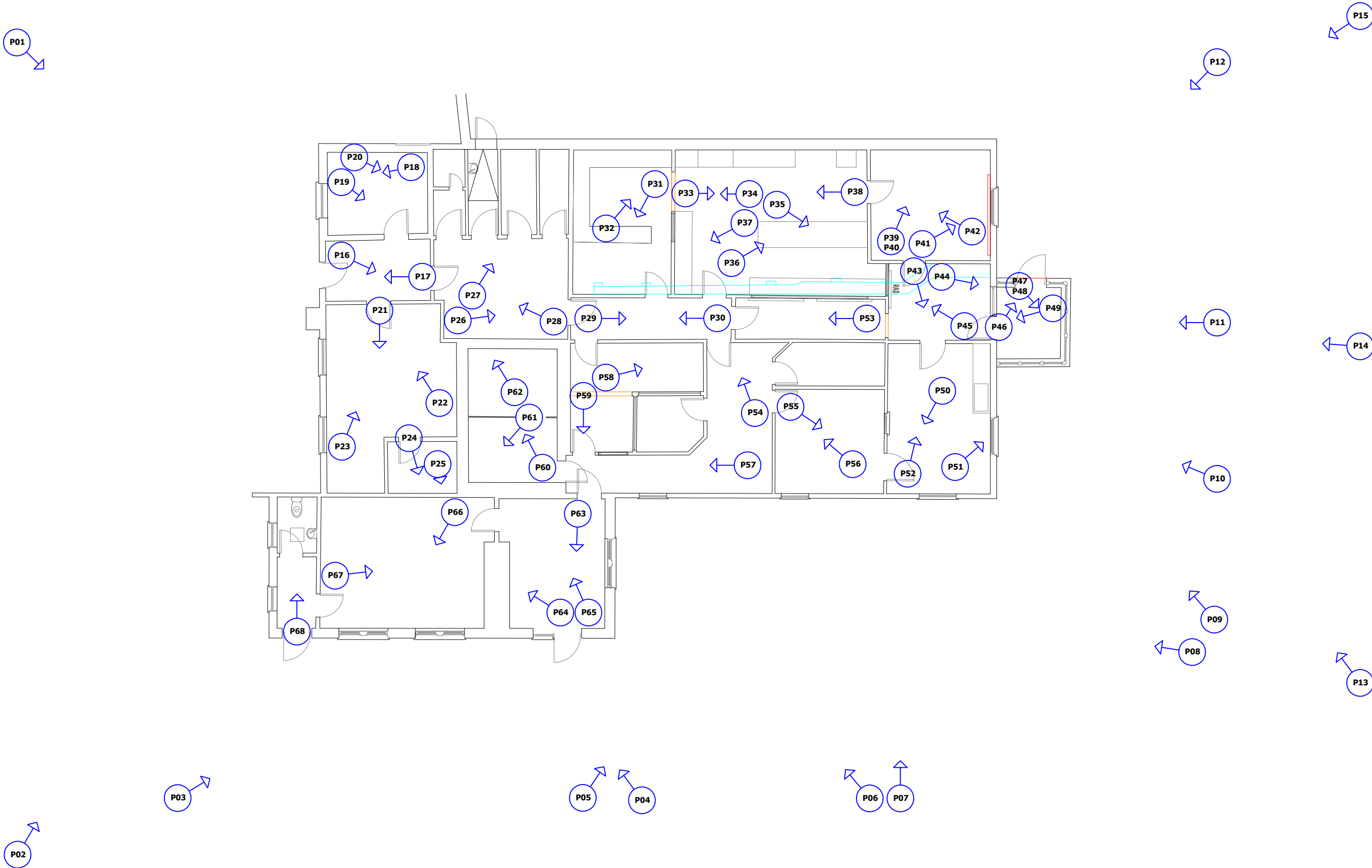
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J1000_10_P68



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Photograph Number,
Location and Orientation

P01 →



Project Status:
Revision:
1 | -
2 | -
3 | -



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Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

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

Client:
LIMERICK 2030

Scale
NTS

Drawing By:
SR

Drawing No:
J1000_10_D001



Date:
23/09/2025

Checked By:
ME

Revision:
-

Architectural Conservation Professionals
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Mobile: 086 8155009
Email: info@acpgroup.ie



Form 019 - Drawing Register

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

Job No: 18855-13	Page No: 1	Issued by: Kieran O'Brien
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Drawing. no	Drawing Title.	Size	Issue and Revision (√= No Revision)

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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

DOOR MARK - 01	DOOR MARK - 02	DOOR MARK - 03	DOOR MARK - 04

SURVEY NOTES

1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)

2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.

3. ANY DESCRIPCIONES IN THE SURVEY SHOULD BE REPORED TO GEODATA SURVEYING LTD IMMEDIATELY.

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5. GRID IS 20m X 20m

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LEGEND

LIGHT FITTING

VENTILATION

GLASS PANEL

ELECTRICAL EQUIPMENT

1. CLADDING

5. RENDER

LIGHT FITTING

FIRE ALARM

FURNITURE

ARTWORK

2. SLATE

6. STONE

LIGHTING SENSOR

SECURITY SYSTEM

EMERGENCY LIGHT

EQUIPMENT MECH

3. ASBESTOS

7. BRICK

SPEAKER

LIGHT FITTING

ELECTRICAL SOCKET/FITTING

LIGHT FITTING

4. MEMBRANE

8. PVC

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REVISION	DATE	DESCRIPTION		DRN BY	CKD BY

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

Client: Limerick 2030

Project: Former Cleaves Condensed Milk Factory

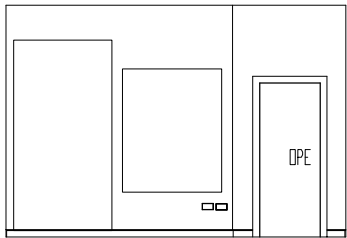
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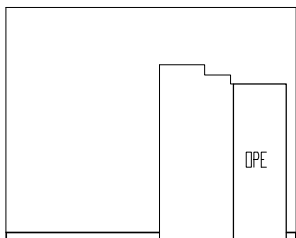
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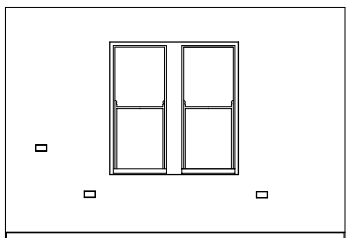
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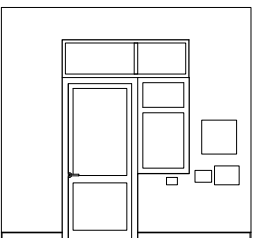
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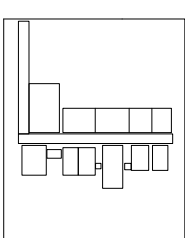
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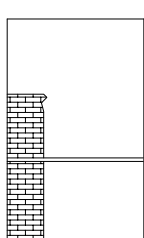
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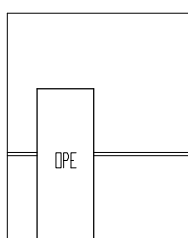
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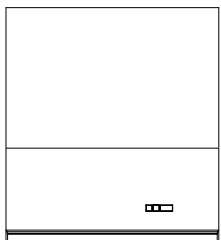
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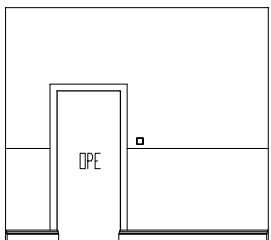
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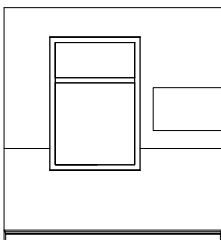
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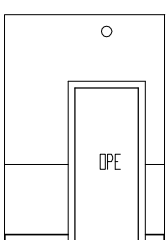
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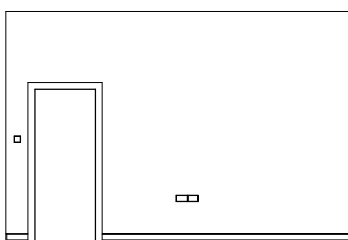
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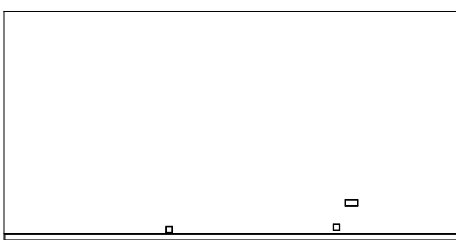
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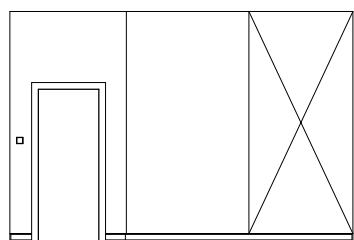
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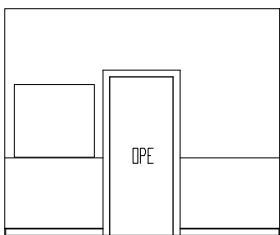
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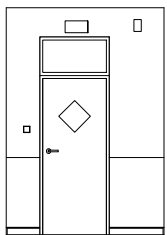
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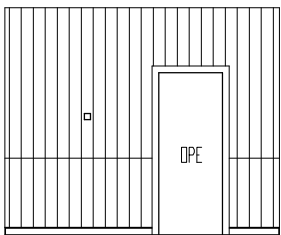
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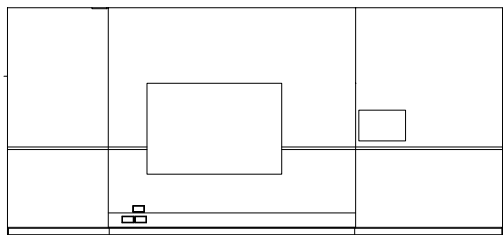
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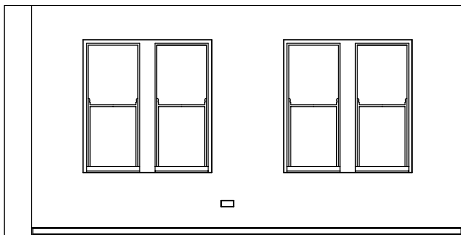
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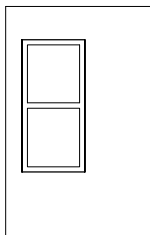
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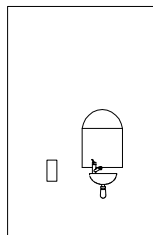
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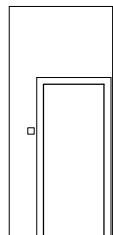
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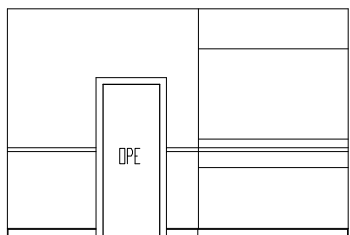
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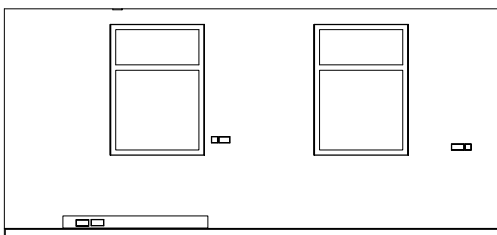
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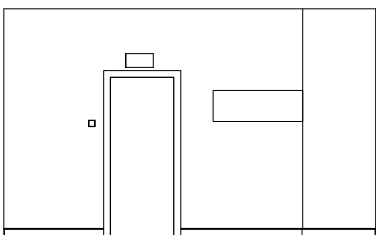
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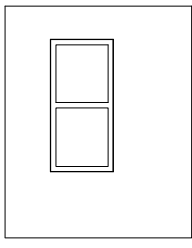
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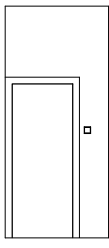
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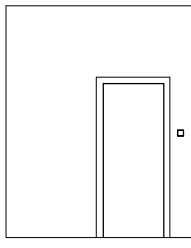
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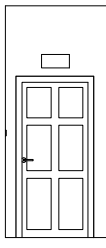
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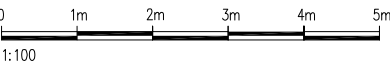
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SURVEY NOTES

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



LEGEND

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| LIGHT FITTING | VENTILATION | GLASS PANEL | ELECTRICAL EQUIPMENT | 1. CLADDING | 5. RENDER |
| LIGHT FITTING | FIRE ALARM | FURNITURE | ARTWORK | 2. SLATE | 6. STONE |
| LIGHTING SENSOR | SECURITY SYSTEM | EMERGENCY LIGHT | EQUIPMENT MECH | 3. ASBESTOS | 7. BRICK |
| SPEAKER | LIGHT FITTING | ELECTRICAL SOCKET/FITTING | LIGHT FITTING | 4. MEMBRANE | 8. PVC |

01	10-01-20	TOPO SURVEY	ML	10B
REVISION	DATE	DESCRIPTION	DRN BY	OKD BY
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Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030

Project: Former Clevees Condensed Milk Factory

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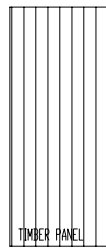
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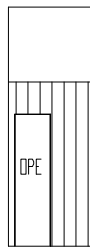
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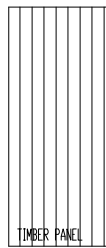
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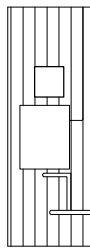
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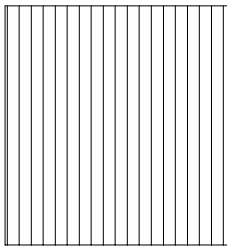
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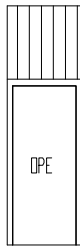
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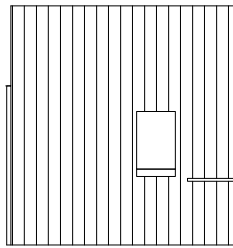
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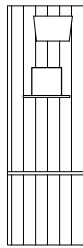
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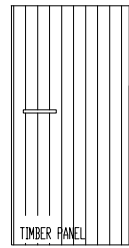
ELEVATION 2
1318



ELEVATION 3
1318



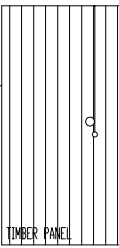
ELEVATION 4
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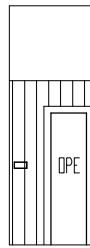
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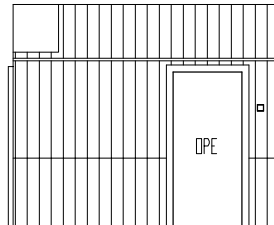
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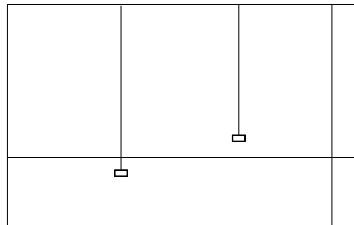
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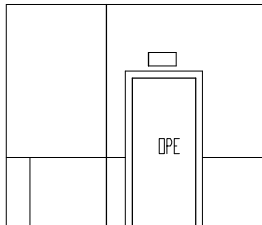
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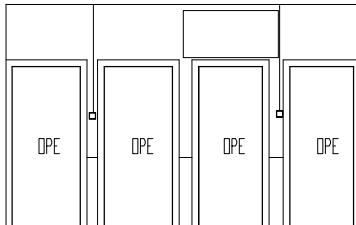
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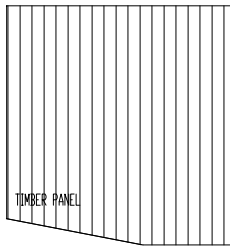
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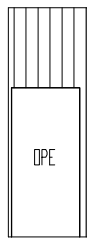
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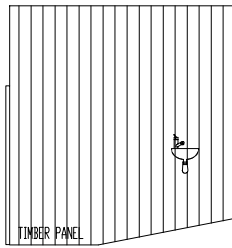
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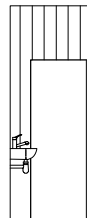
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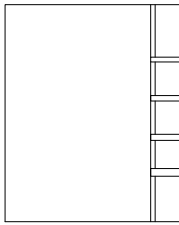
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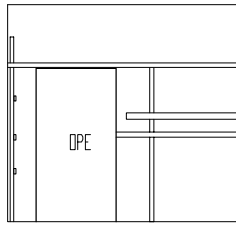
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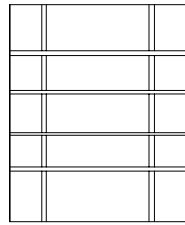
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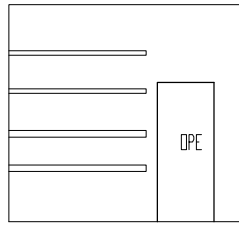
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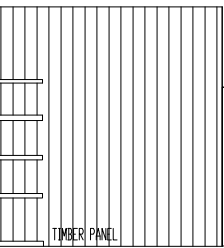
ELEVATION 2
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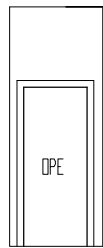
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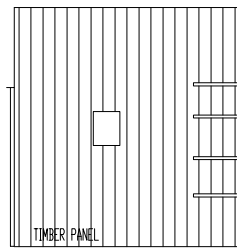
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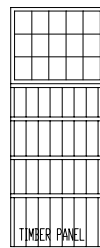
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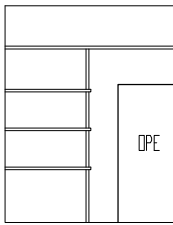
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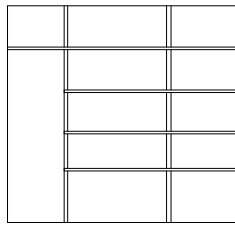
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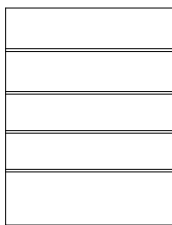
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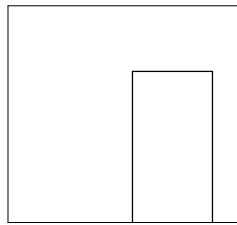
ELEVATION 1
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ELEVATION 2
1321

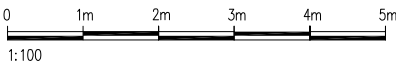


ELEVATION 3
1321



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 DISCREPANCIES IN THE SURVEY SHOULD BE REPORTED TO GEODATA SURVEYING LTD IMMEDIATELY.
4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m



LEGEND

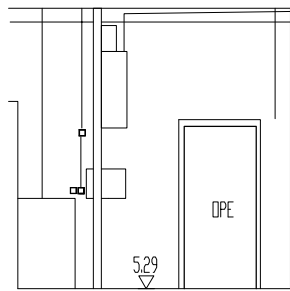
- | | | | | | |
|-----------------|-----------------|---------------------------|----------------------|-------------|-----------|
| LIGHT FITTING | VENTILATION | GLASS PANEL | ELECTRICAL EQUIPMENT | 1. CLADDING | 5. RENDER |
| LIGHT FITTING | FIRE ALARM | FURNITURE | ARTWORK | 2. SLATE | 6. STONE |
| LIGHTING SENSOR | SECURITY SYSTEM | EMERGENCY LIGHT | EQUIPMENT MECH | 3. ASBESTOS | 7. BRICK |
| SPEAKER | LIGHT FITTING | ELECTRICAL SOCKET/FITTING | LIGHT FITTING | 4. MEMBRANE | 8. PVC |

01	10-01-20	TOPO SURVEY	ML	NOB
REVISION	DATE	DESCRIPTION	DRN BY	OKD BY
© Copyright 2019 GeoData Surveying Ltd				

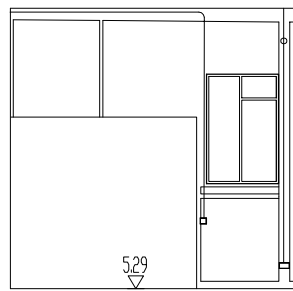


47 Oliver Plunkett Street Bandon, Co Cork. P72 A443
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

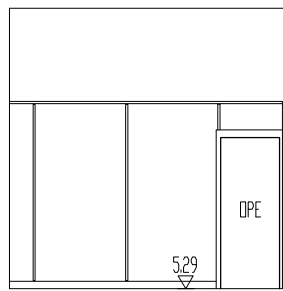
Client: Limerick 2030	
Project: Former Cleaves Condensed Milk Factory	
Title: Building 6 - Internal Elevations 14-21	
Scale: 1-100	Dwg. No: 18885-13-202
Date: 10-01-20	Sheet: A3



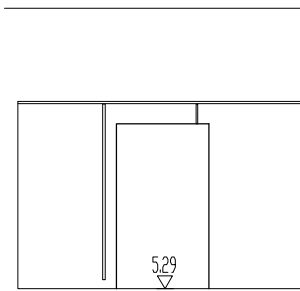
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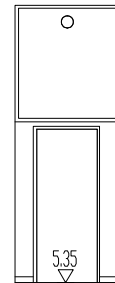
ELEVATION 2
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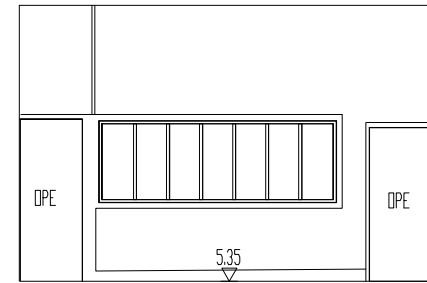
ELEVATION 3
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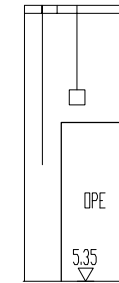
ELEVATION 4
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ELEVATION 1
1311



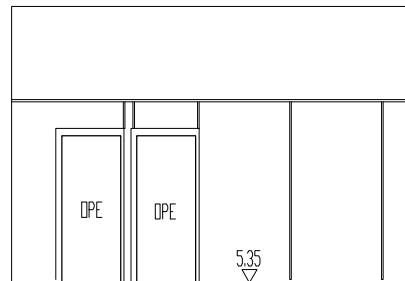
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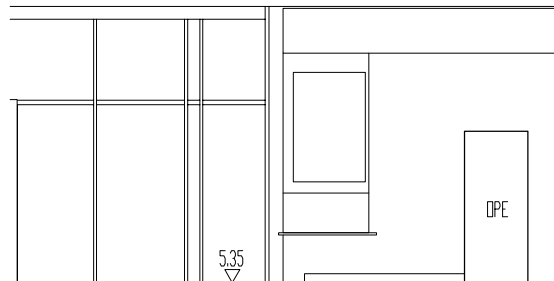
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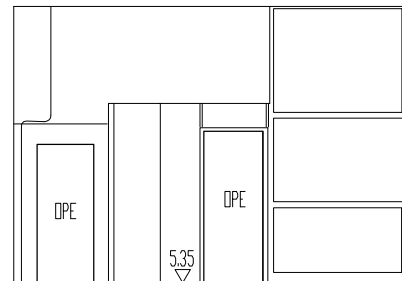
ELEVATION 4
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ELEVATION 1
1309



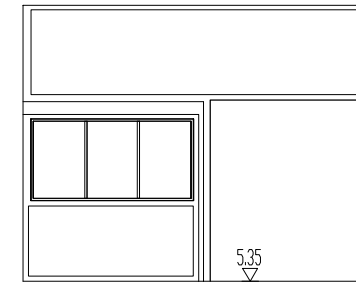
ELEVATION 2
1309



ELEVATION 3
1309



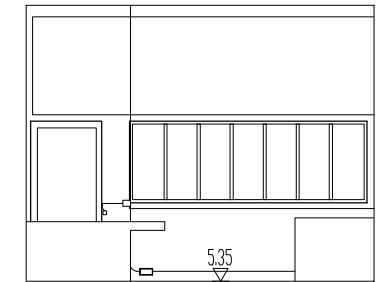
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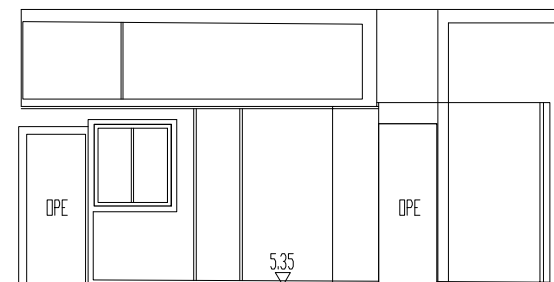
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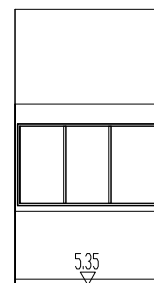
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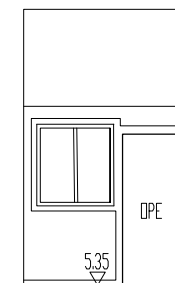
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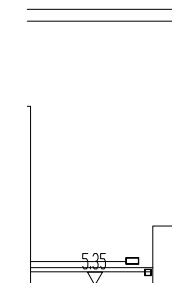
ELEVATION 4
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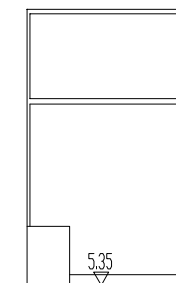
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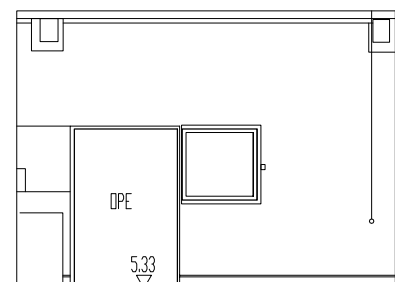
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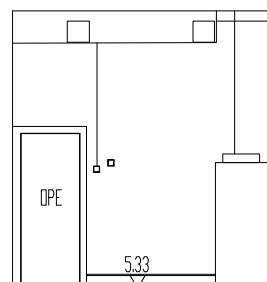
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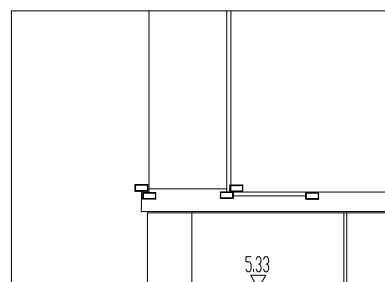
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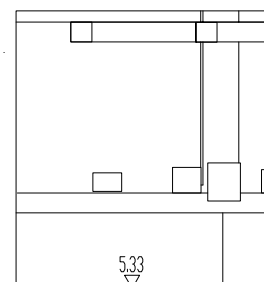
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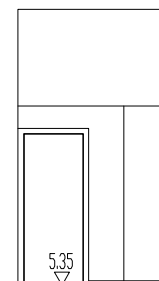
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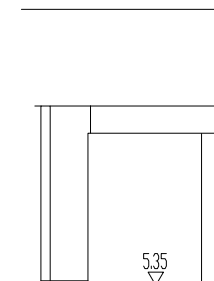
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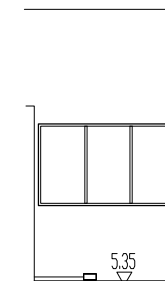
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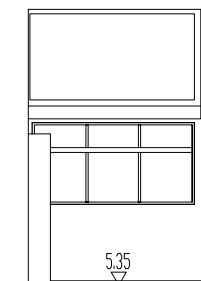
ELEVATION 1
1313



ELEVATION 2
1313



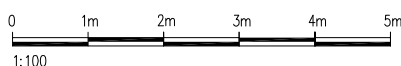
ELEVATION 3
1313



ELEVATION 4
1313

SURVEY NOTES

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5. GRID IS 20m X 20m



LEGEND

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

REVISION	DATE	DESCRIPTION	DRN BY	CHK BY
01	10-01-20	TOPO SURVEY	ML	MOB



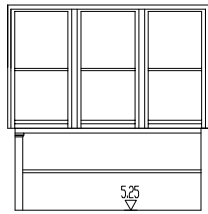
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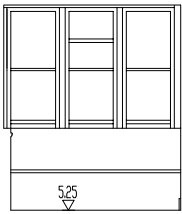
Geodata
Chartered Land Surveyors

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

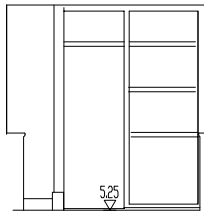
Client:	Limerick 2030
Project:	Former Cleeves Condensed Milk Factory
Title:	Building 6 - Internal Elevations 08-13
Scale:	1-100
Date:	10-01-20
Sheet:	A3
Dwg. No:	18885-13-201



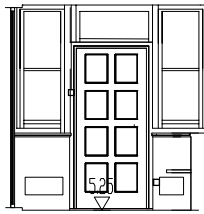
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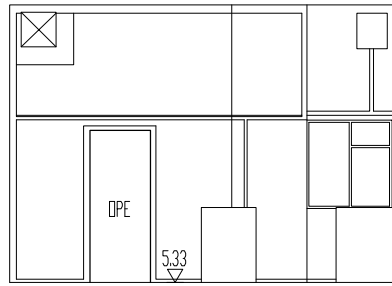
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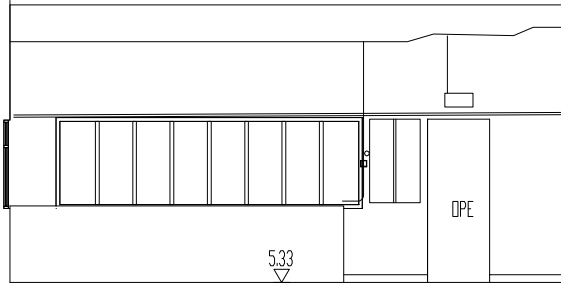
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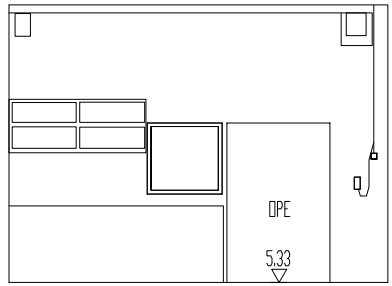
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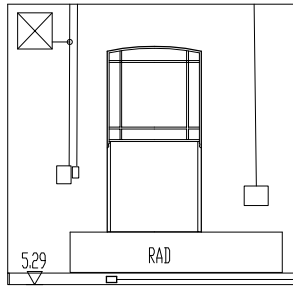
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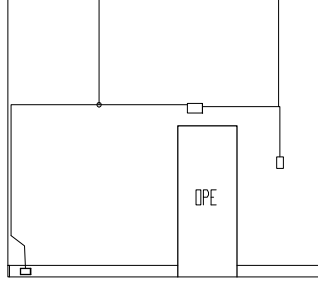
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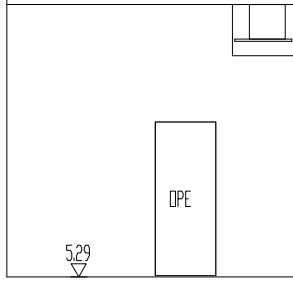
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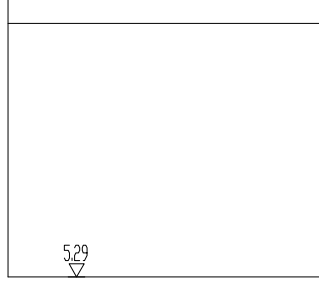
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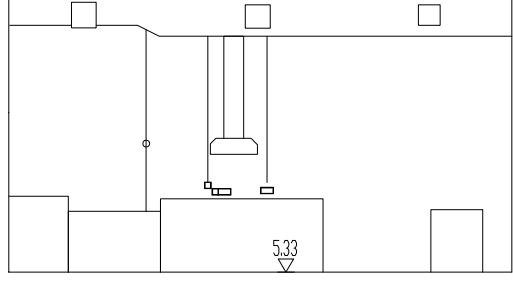
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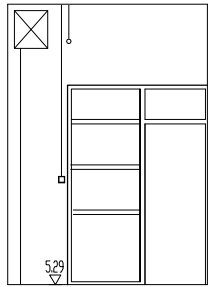
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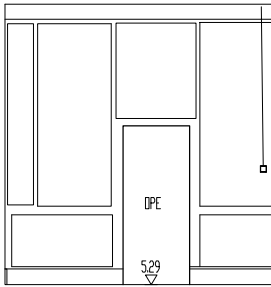
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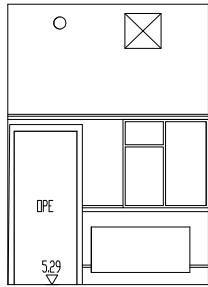
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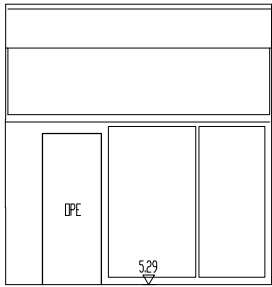
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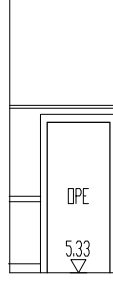
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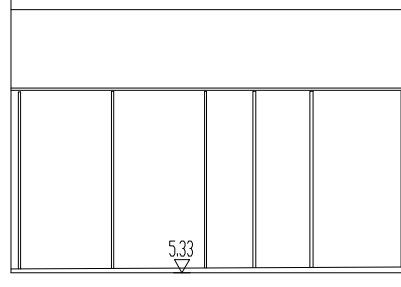
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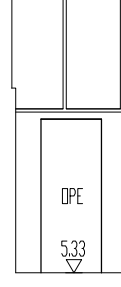
ELEVATION 4
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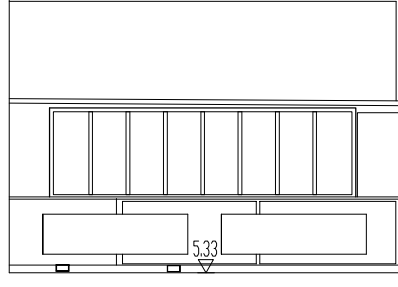
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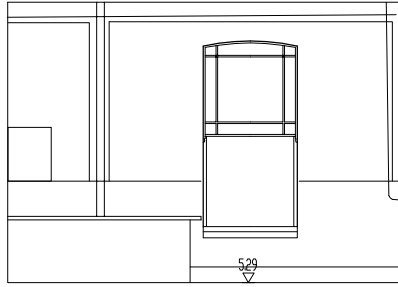
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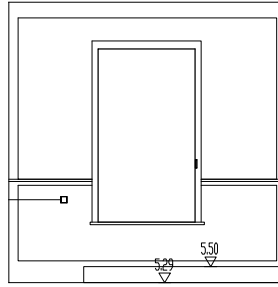
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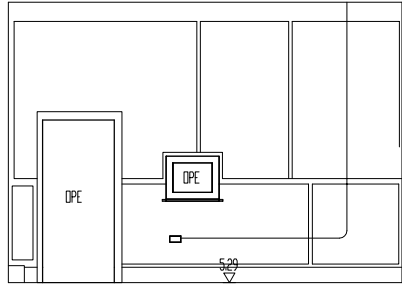
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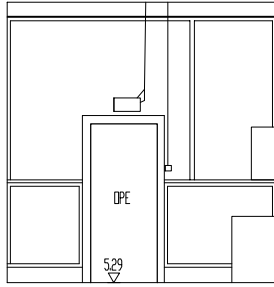
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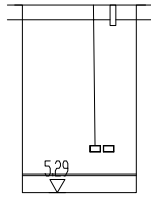
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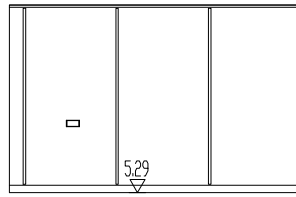
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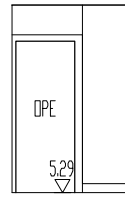
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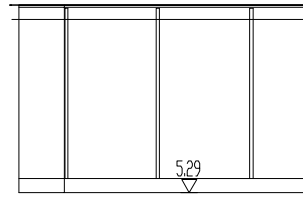
ELEVATION 1
1307



ELEVATION 2
1307

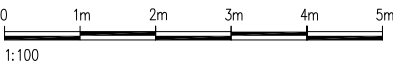


ELEVATION 3
1307



ELEVATION 4
1307

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



LEGEND

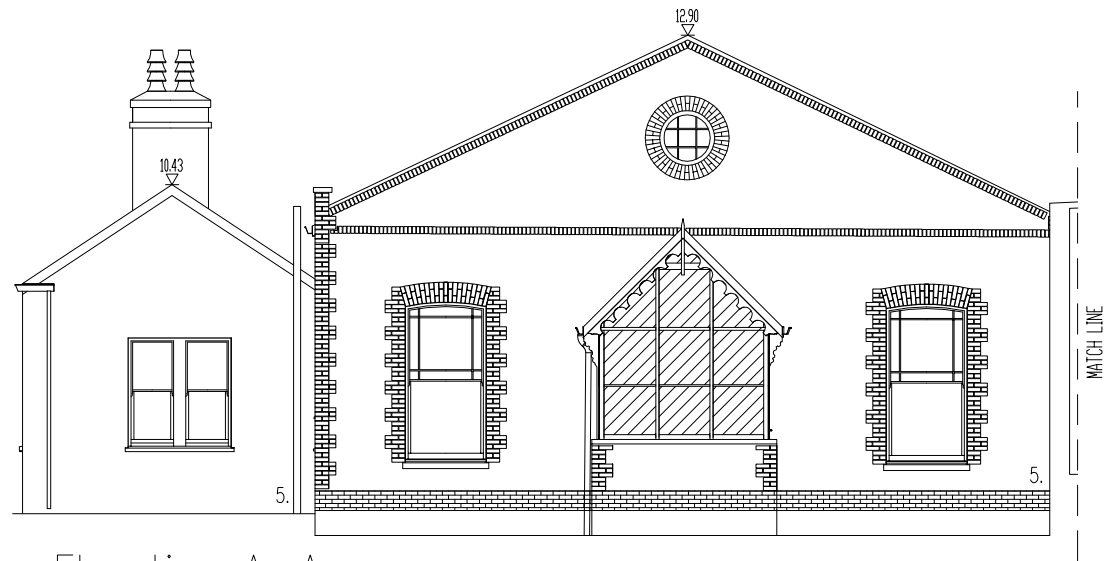
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	LIGHT FITTING		FIRE ALARM		FURNITURE		ARTWORK	2. SLATE	6. STONE
	LIGHTING SENSOR		SECURITY SYSTEM		EMERGENCY LIGHT		EQUIPMENT MECH	3. ASBESTOS	7. BRICK
	SPEAKER		LIGHT FITTING		ELECTRICAL SOCKET/FITTING		LIGHT FITTING	4. MEMBRANE	8. PVC

01	10-01-20	TOPO SURVEY	ML	108
REVISION	DATE	DESCRIPTION	DRN BY	OKD BY
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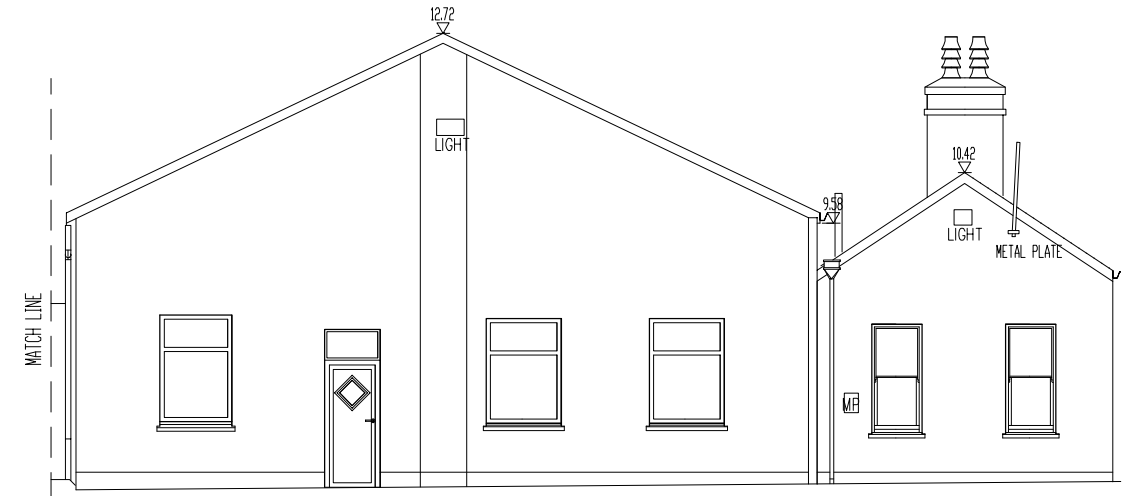


47 Oliver Plunkett Street Bandon, Co Cork. P72 A443
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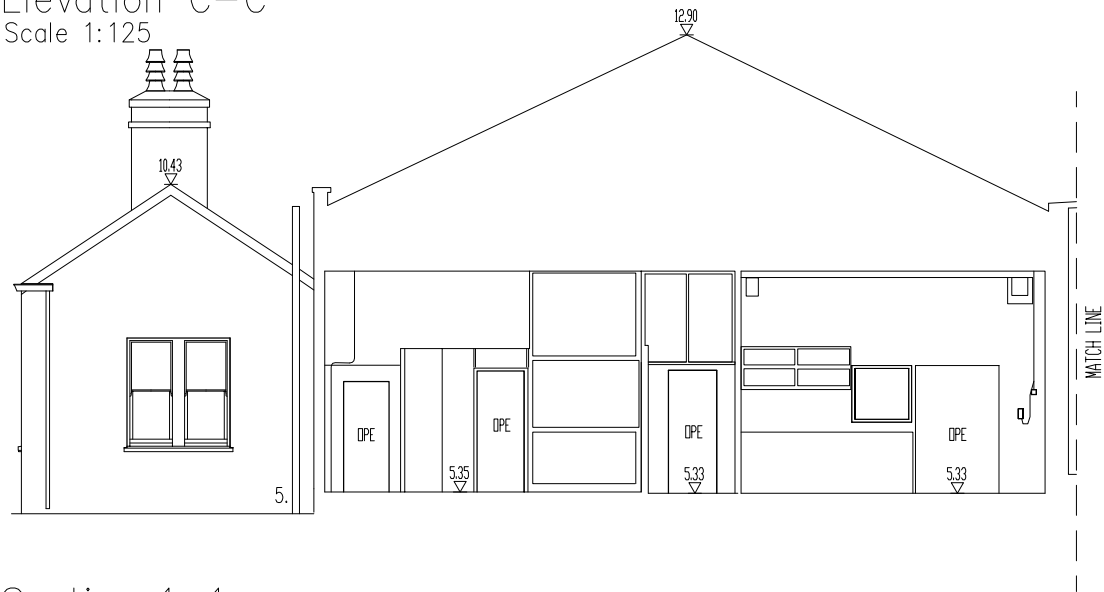
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Project:	Former Cleaves Condensed Milk Factory
Title:	Building 6 - Internal Elevations 01-07
Scale:	1-100
Date:	10-01-20
Sheet:	A3
Dwg. No:	18885-13-200



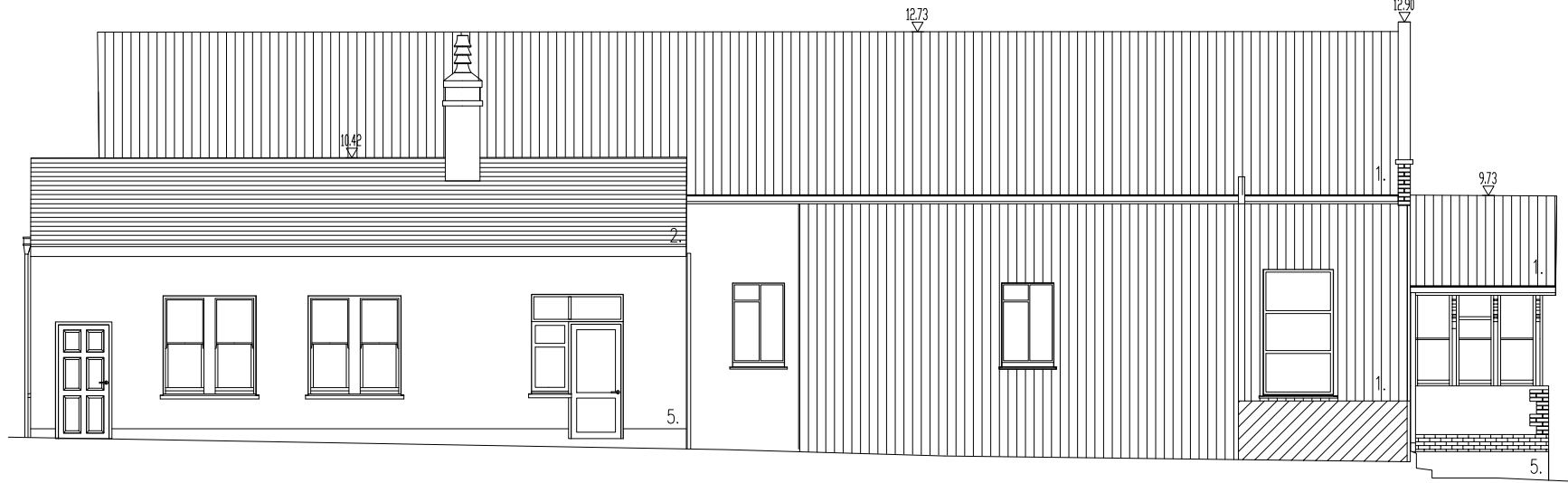
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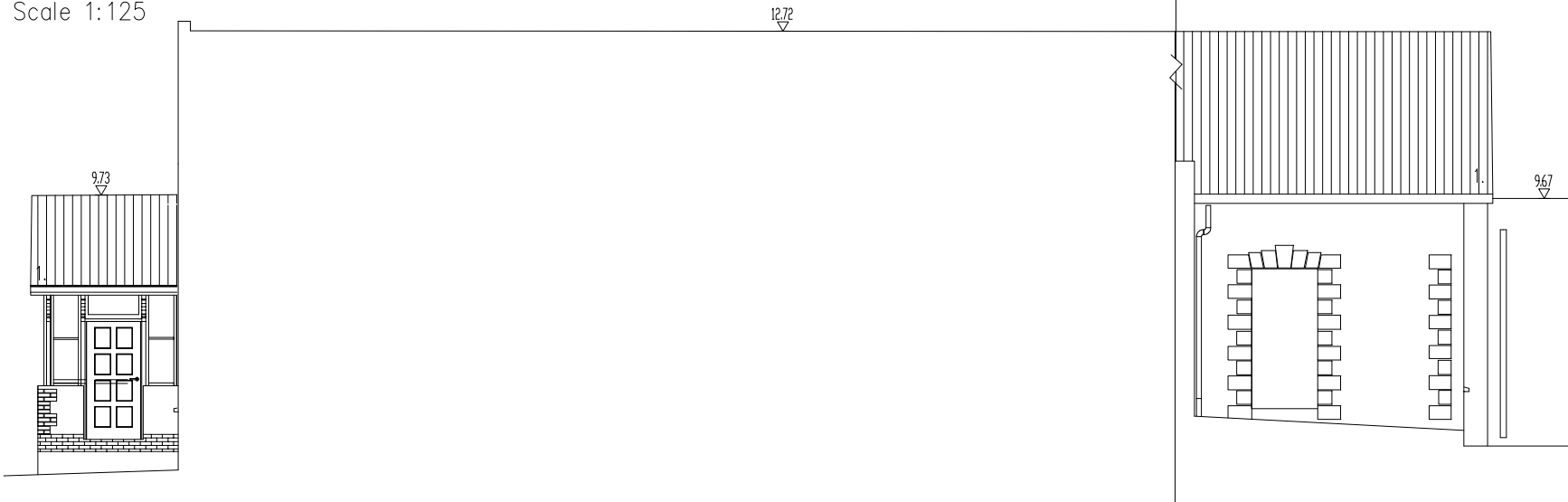
Elevation C-C
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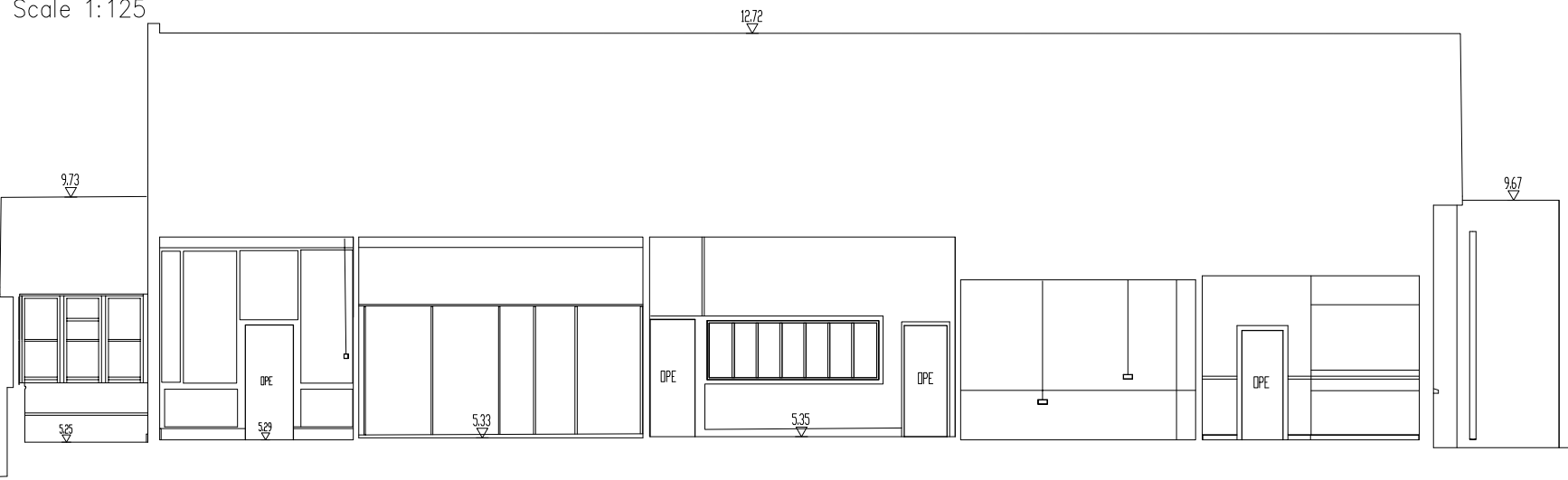
Section 1-1
Scale 1:125



Elevation A-A
Scale 1:125



Elevation D-D
Scale 1:125



Section 2-2
Scale 1:125



NORTH

SURVEY NOTES
1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DISCREPANCIES IN THE SURVEY SHOULD BE REPORTED 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 |
| LIGHT FITTING | FIRE ALARM | FURNITURE | ARTWORK | 2. SLATE | 6. STONE |
| LIGHTING SENSOR | SECURITY SYSTEM | EMERGENCY LIGHT | EQUIPMENT MECH | 3. ASBESTOS | 7. BRICK |
| SPEAKER | LIGHT FITTING | ELECTRICAL SOCKET/FITTING | LIGHT FITTING | 4. MEMBRANE | 8. PVC |

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REVISION	DATE	DESCRIPTION	DRN BY	OKD BY

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Client:	Limerick 2030
Project:	Former Cleaves Condensed Milk Factory
Title:	Building 13 – Elevations & Sections
Scale:	1-125
Date:	10-01-20
Sheet:	A3
Dwg. No:	18885-13-101



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