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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

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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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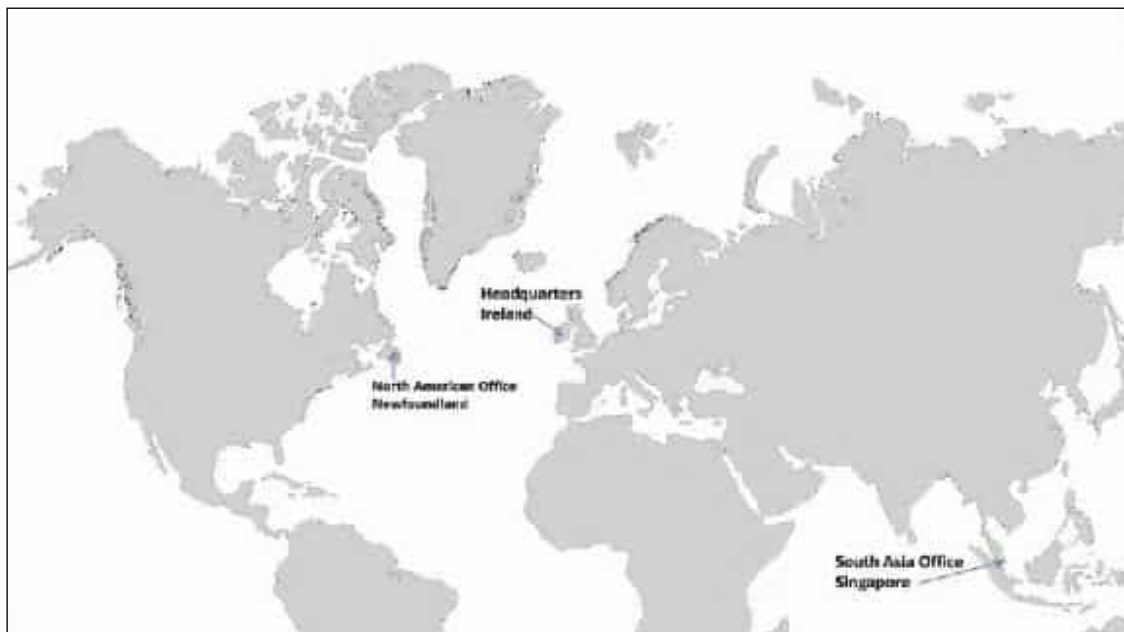
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GLOSSARY OF TERMS

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 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.

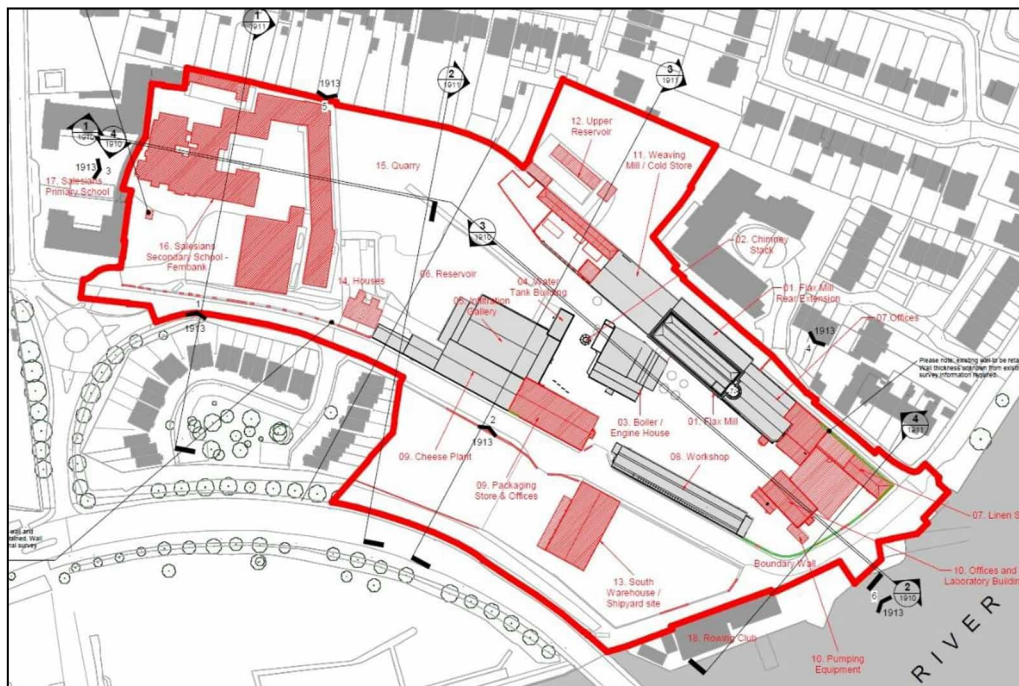


Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios



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 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 - 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.

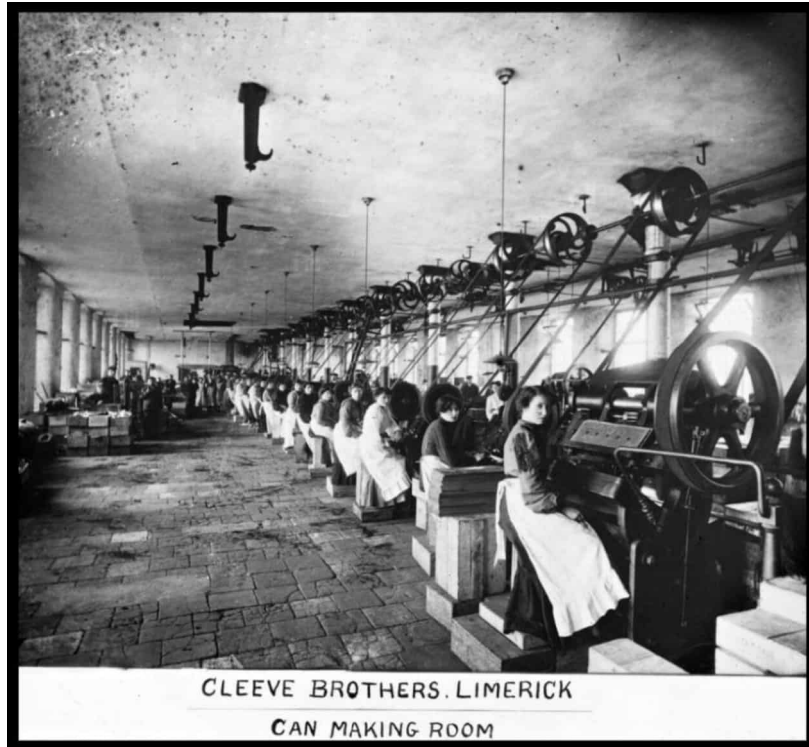


Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

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

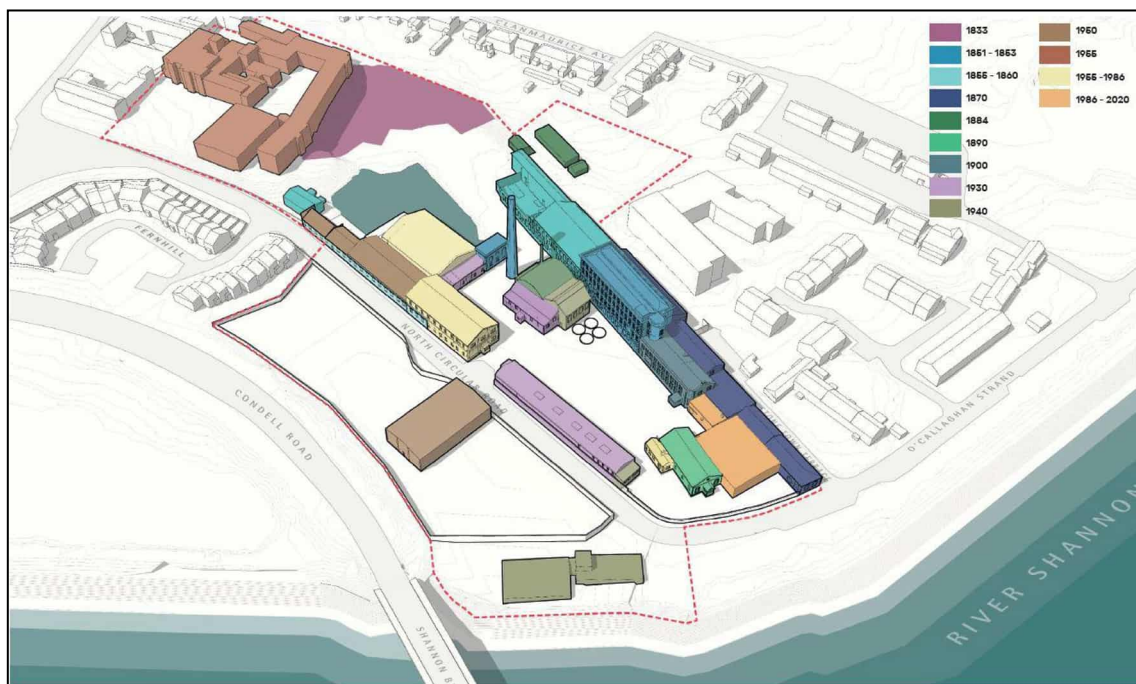


Figure 5 - Building Ages Diagram, Limerick 2030



4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	Y	<ul style="list-style-type: none"> RPS No. 3264 – Former Golden Vale Chimneystack – Former Cleeves <p>Within the curtilage of:</p> <ul style="list-style-type: none"> 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

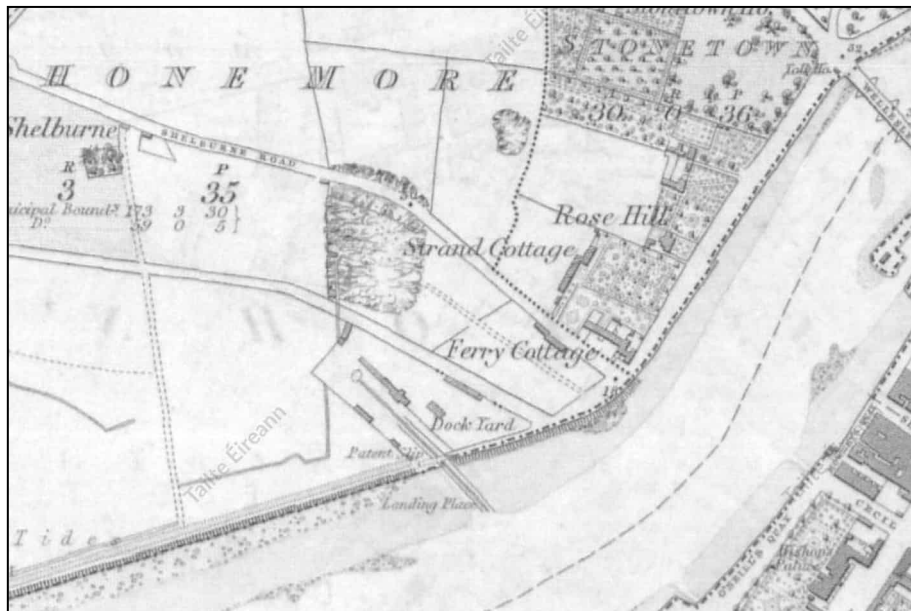


Figure 8 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844

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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.

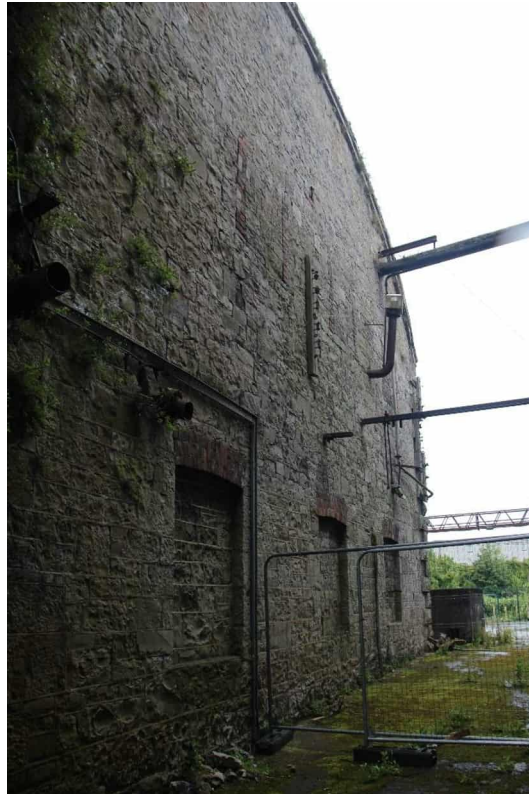


Photograph 4 General view of Building 3.

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.

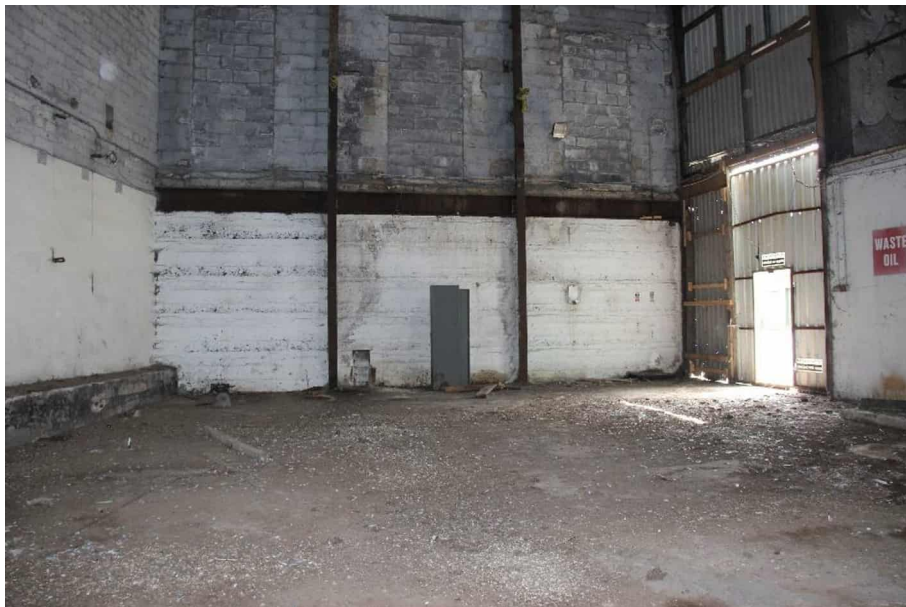


Photograph 16 General view of an internal wall elevation to the Engine House.

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

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



Building No. 3 – Engine House

Schedule of Salvaged Material				
<i>Structure</i>	<i>Fabric</i>	<i>Description</i>	<i>Condition</i>	<i>Potential for reuse</i>
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.

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

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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



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
Chartered Building Engineer
Chartered Building 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

<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_3_D001 Photographic Record Location Drawing
2. Annotated Drawing J1000_3_D002
3. Geodata Measured Survey 2020, Registers & Drawings



J1000_3_P01



J1000_3_P02



J1000_3_P03



J1000_3_P04



J1000_3_P05



J1000_3_P06



J1000_3_P07



J1000_3_P08



J1000_3_P09



J1000_3_P10



J1000_3_P11



J1000_3_P12



J1000_3_P13



J1000_3_P14



J1000_3_P15



J1000_3_P16



J1000_3_P17



J1000_3_P18



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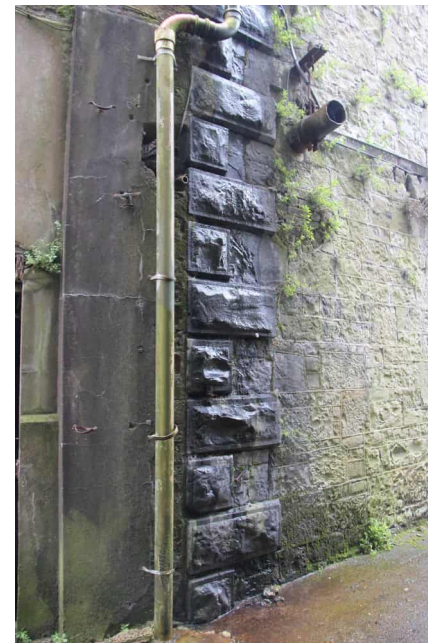
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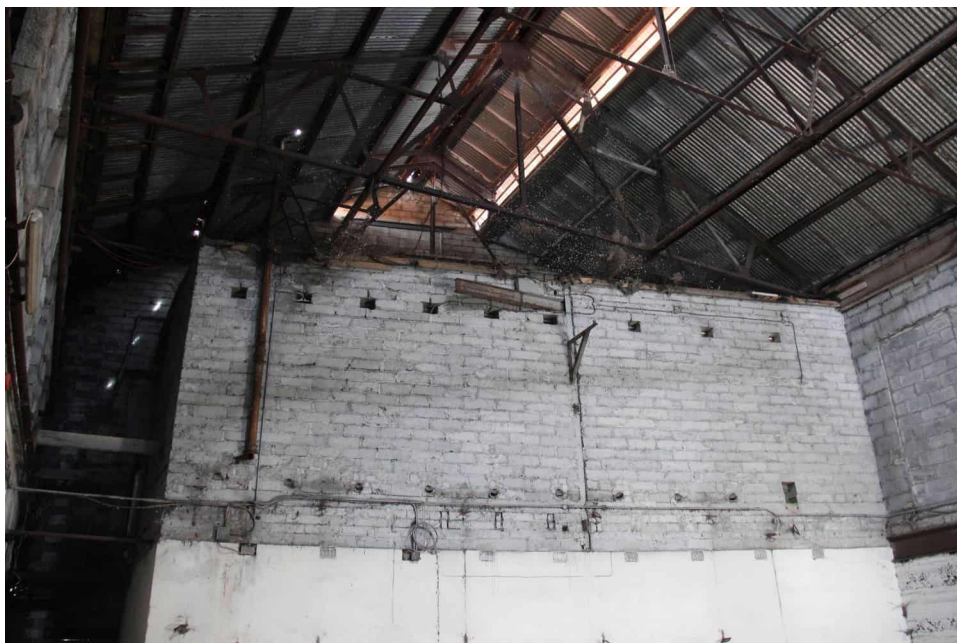
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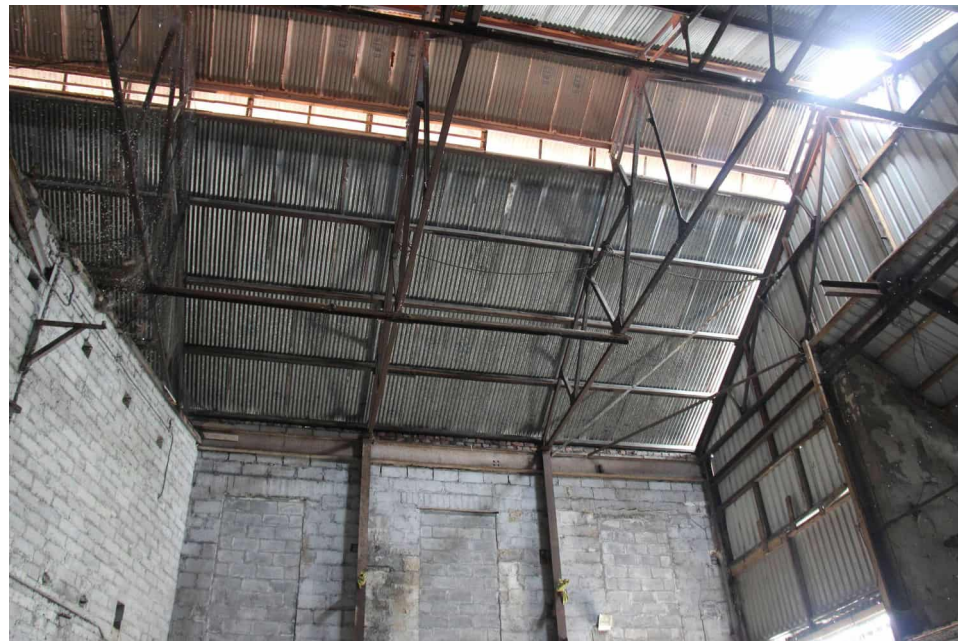
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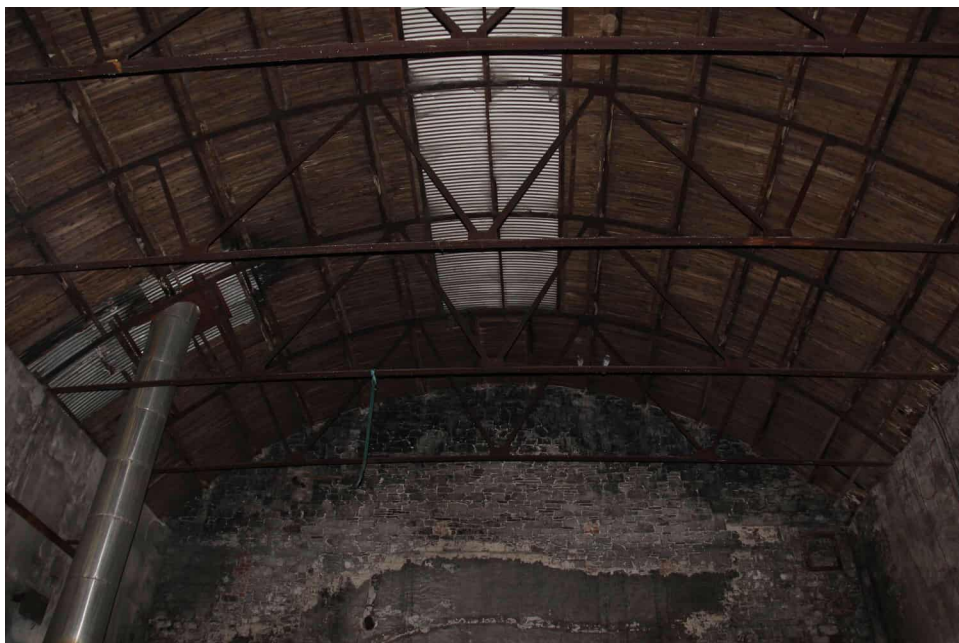
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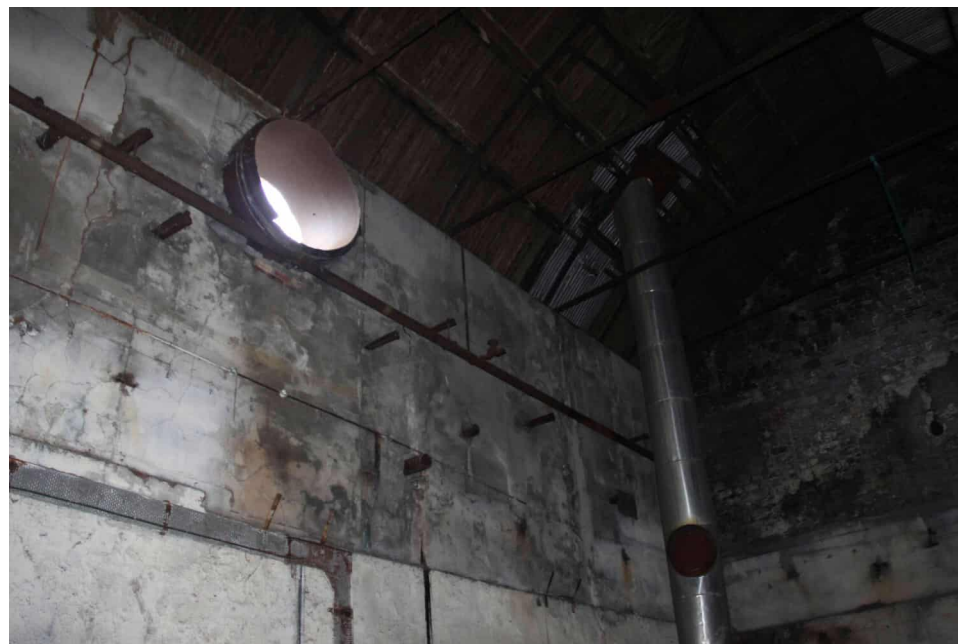
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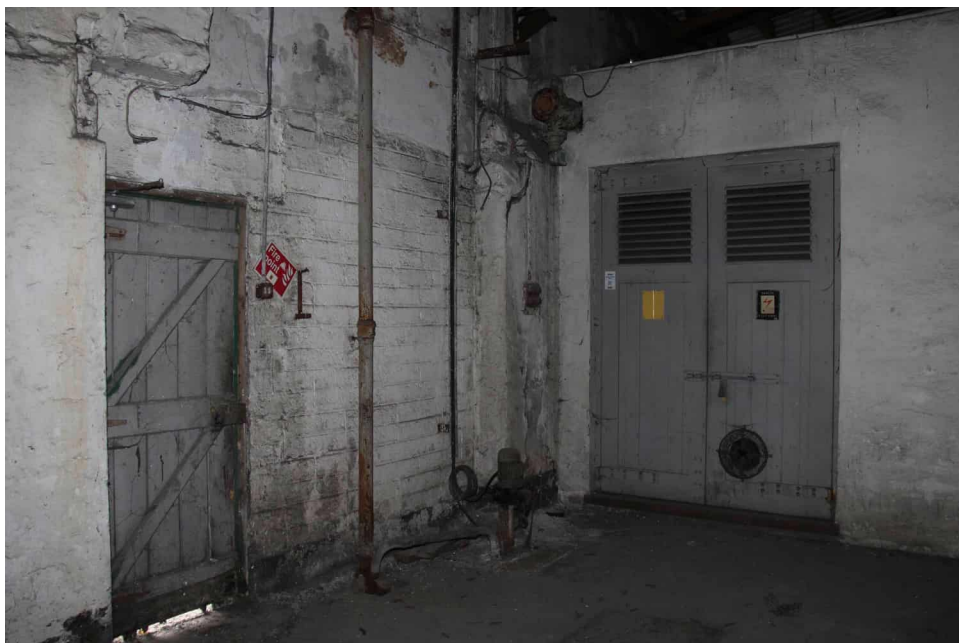
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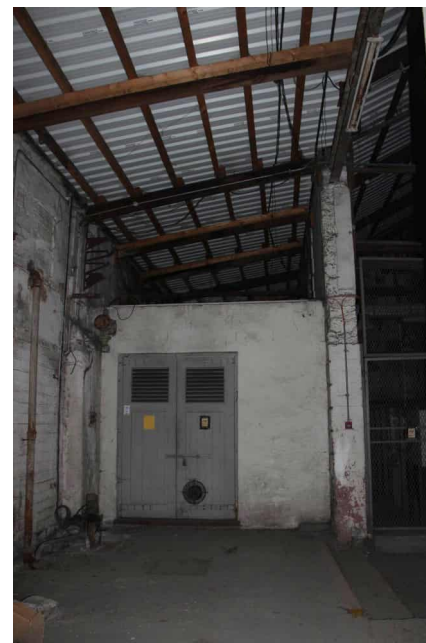
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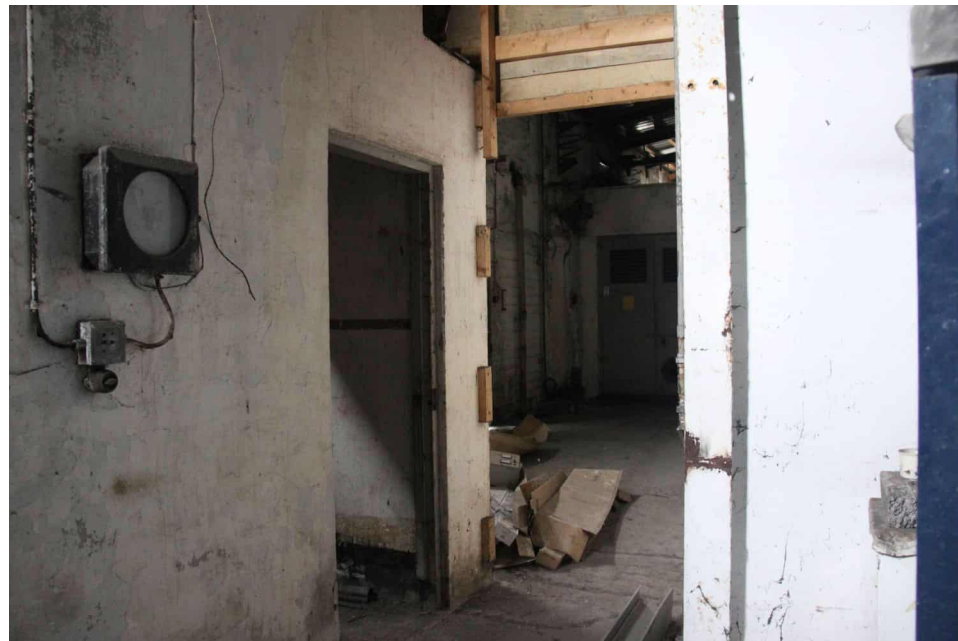
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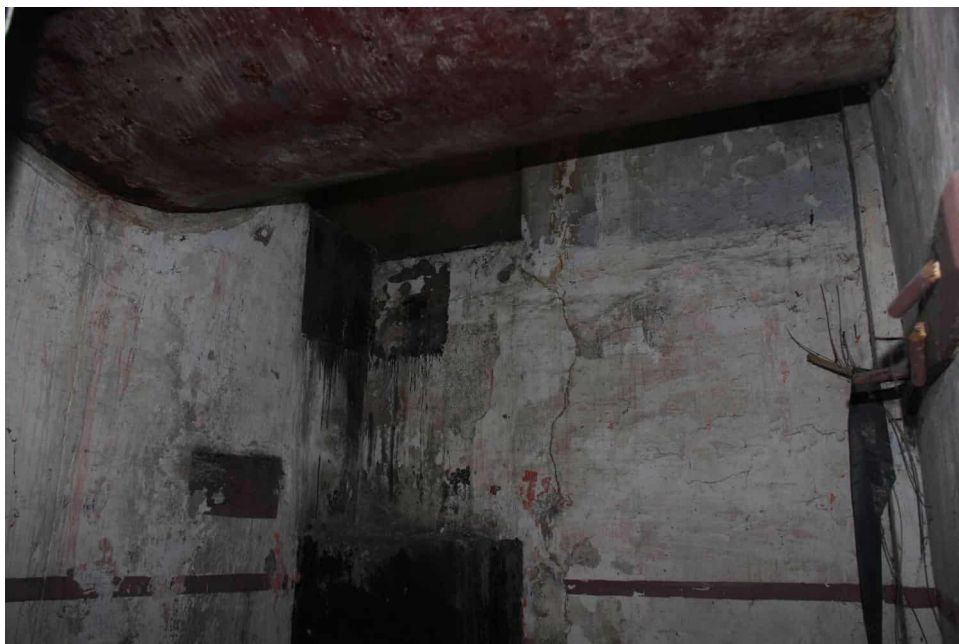
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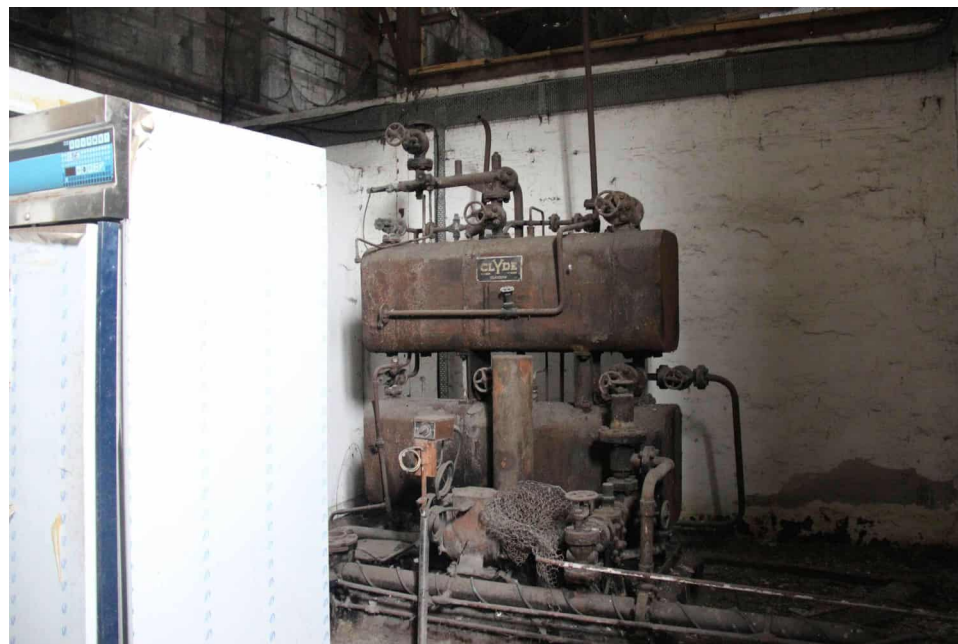
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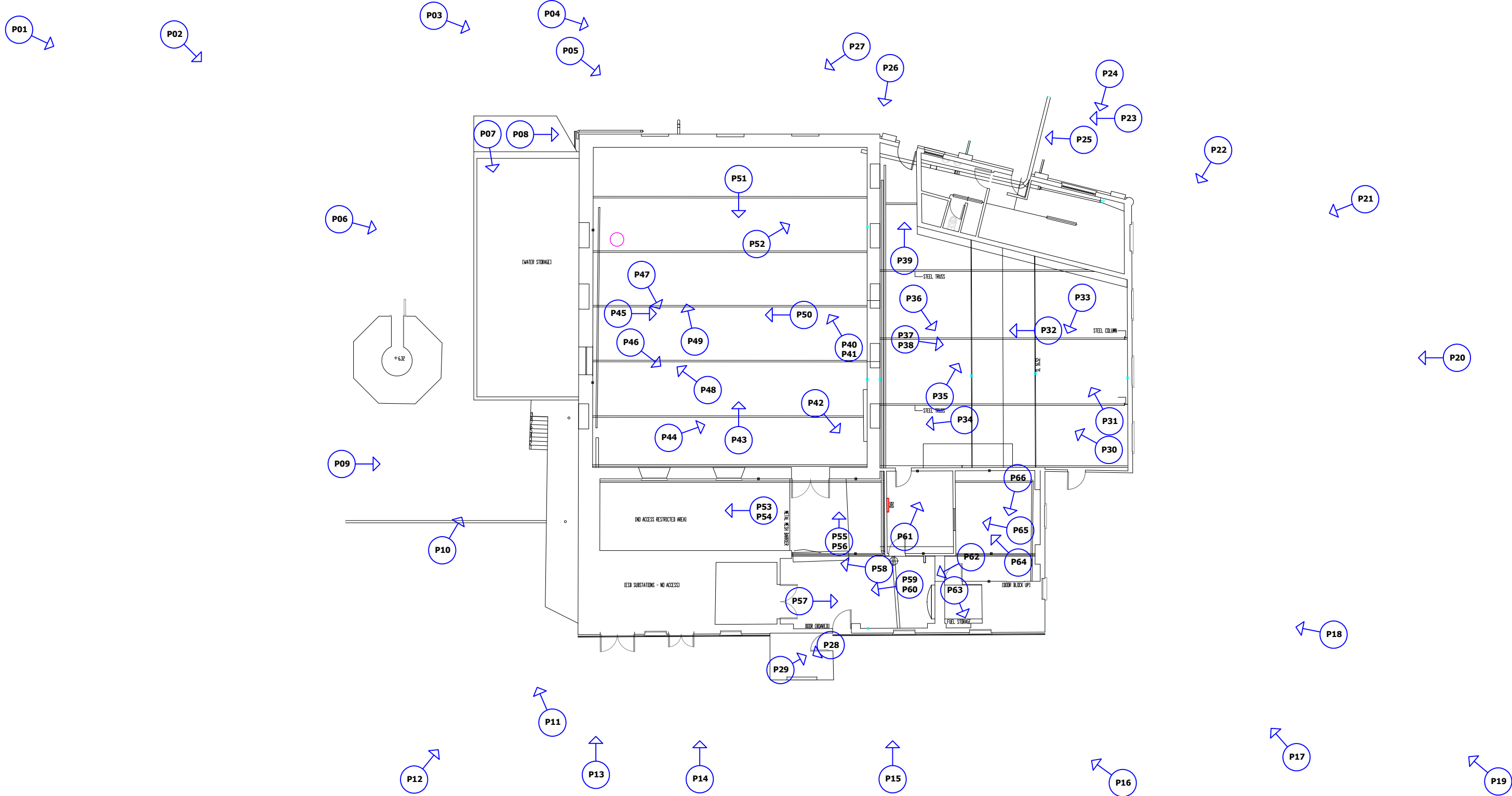
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Photograph Number,
Location and Orientation

P01 →



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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
NTS

Drawing By:
SR

Drawing No:
J1000_3_D001

Revision:
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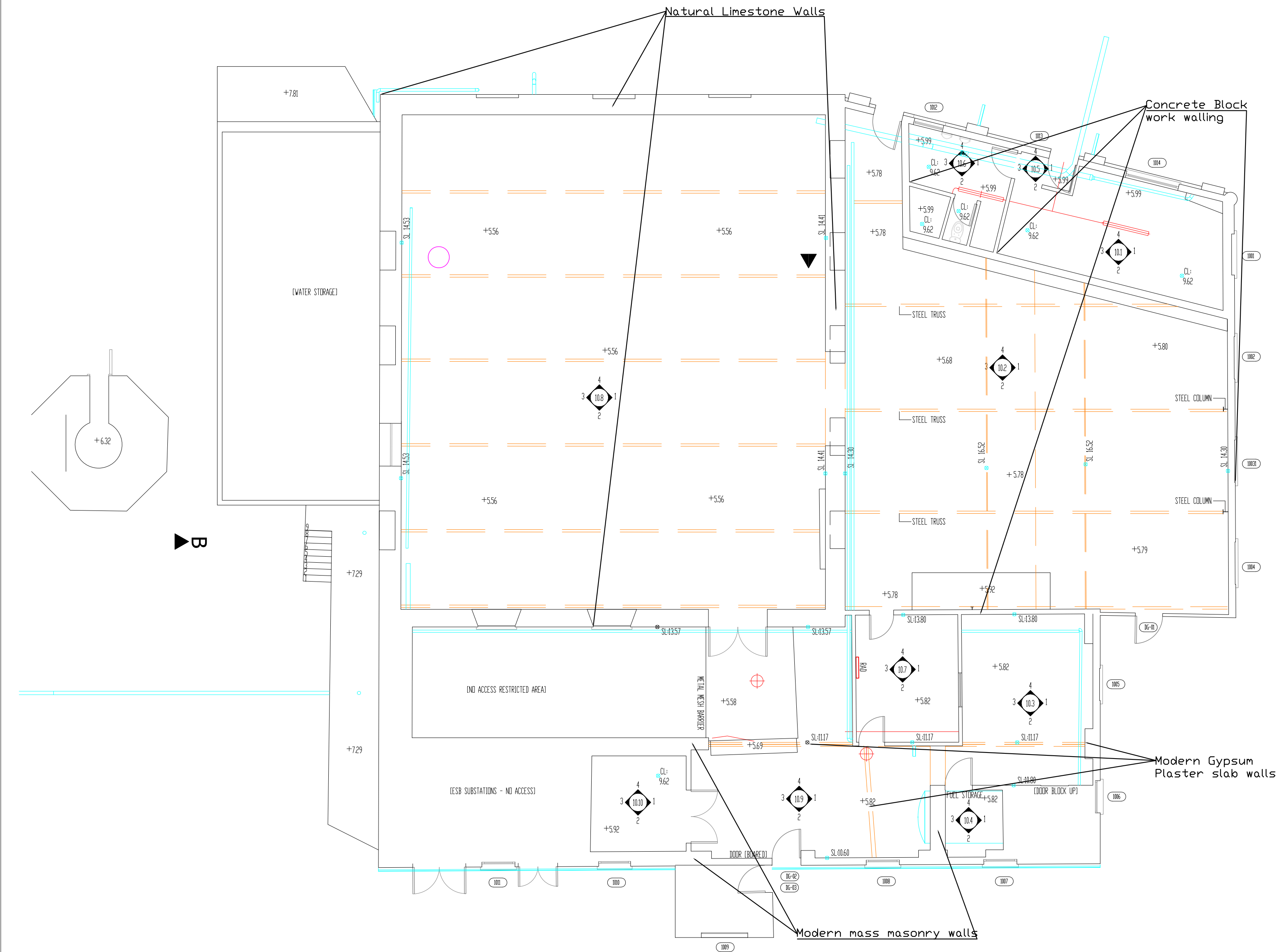
Date:
25/09/2025

Checked By:
ME

Revision:
-



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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 -	
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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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Email: info@acppgroup.ie

Form 019 - Drawing Register

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Company Registration No: 419100. Vat No: IE 6439100E.
Company Directors: K. O'Brien, M O'Brien.

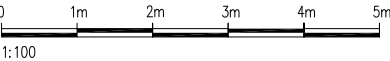
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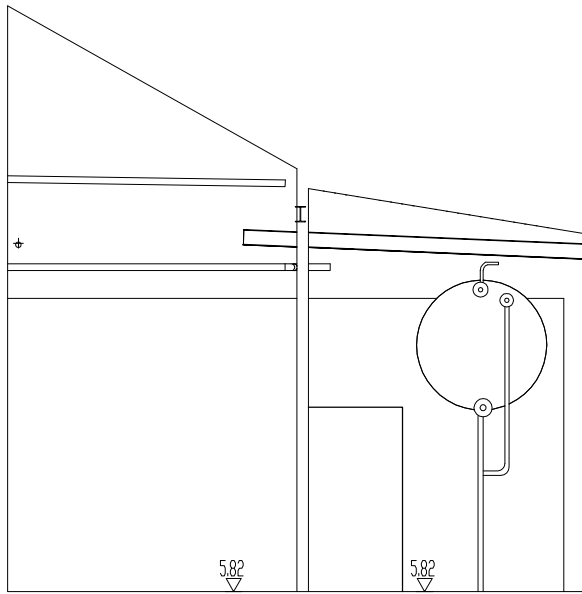
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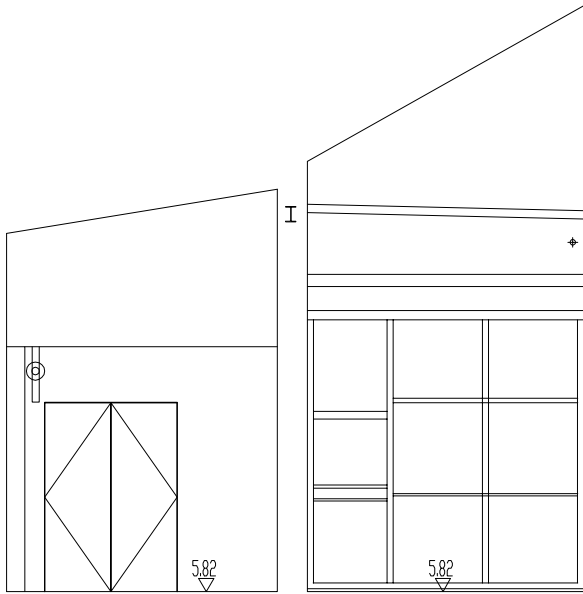


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Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

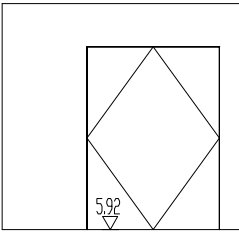
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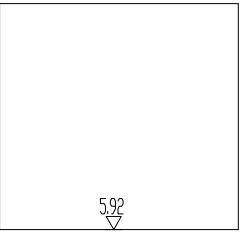
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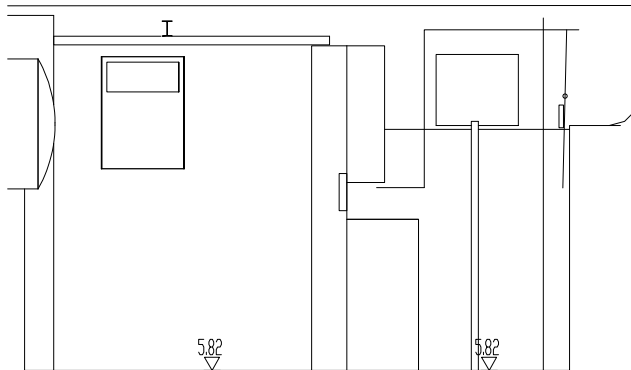
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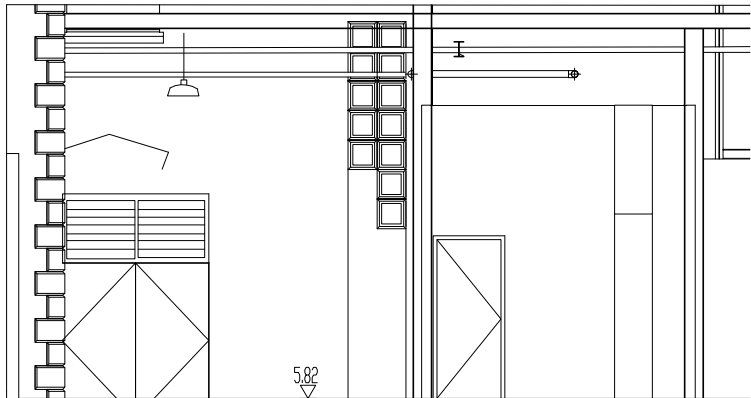
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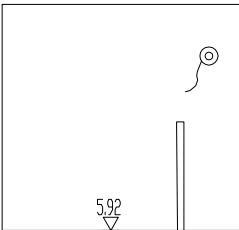
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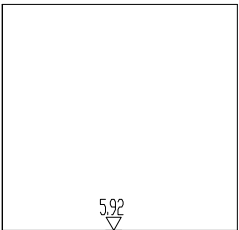
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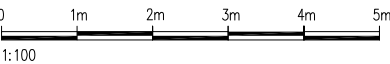
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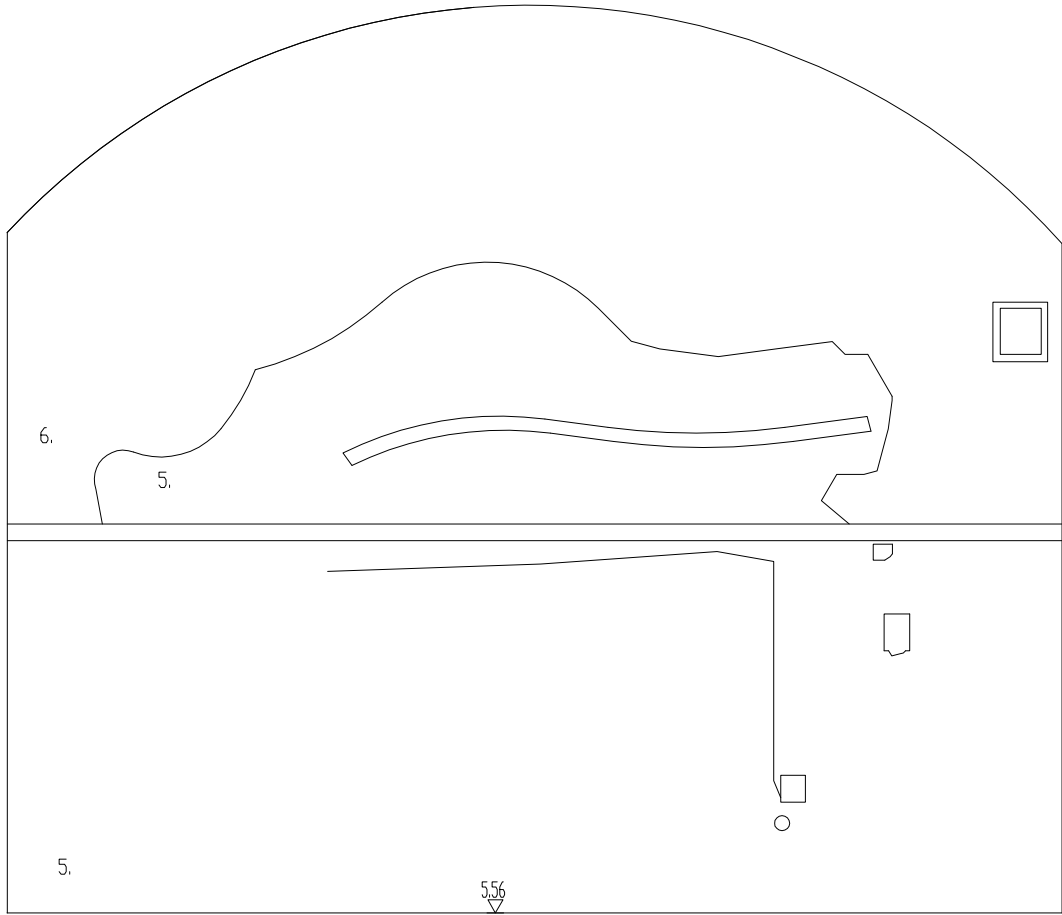
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LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE	8. PVC	12. TIMBER

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REVISION	DATE	DESCRIPTION	DRN BY	OKD BY
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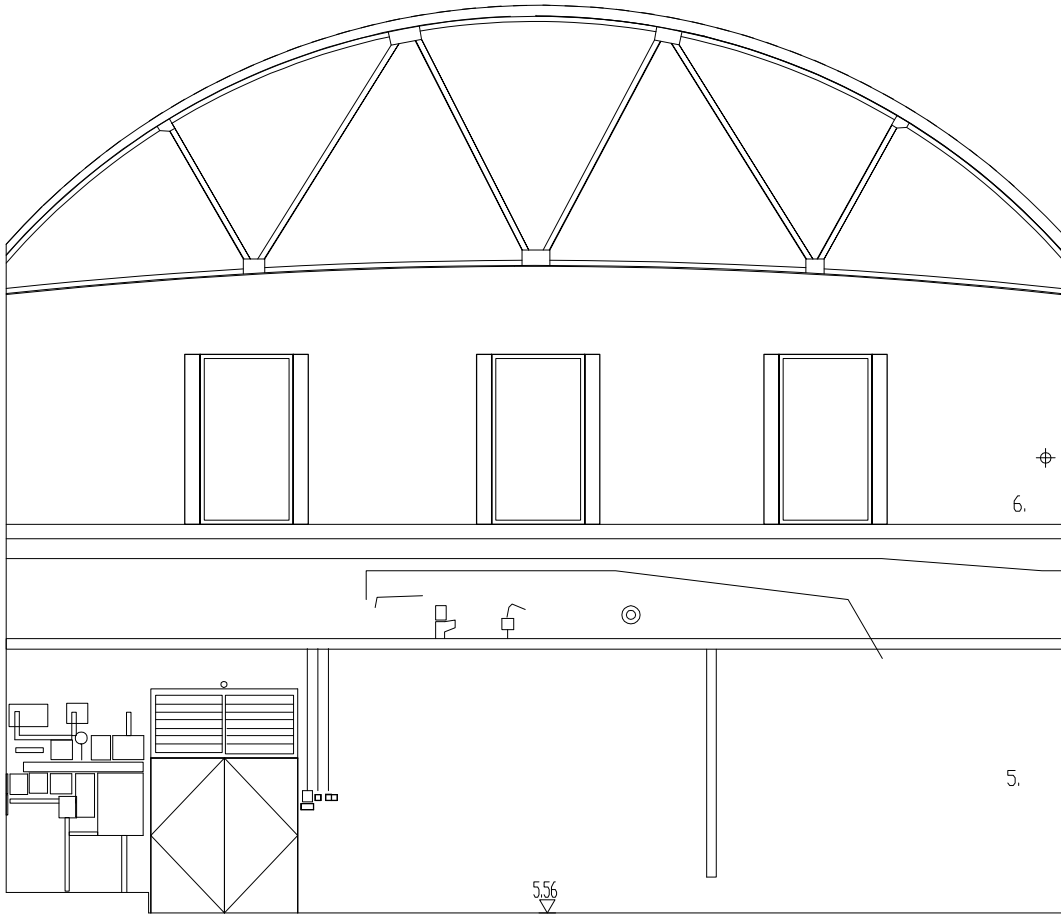


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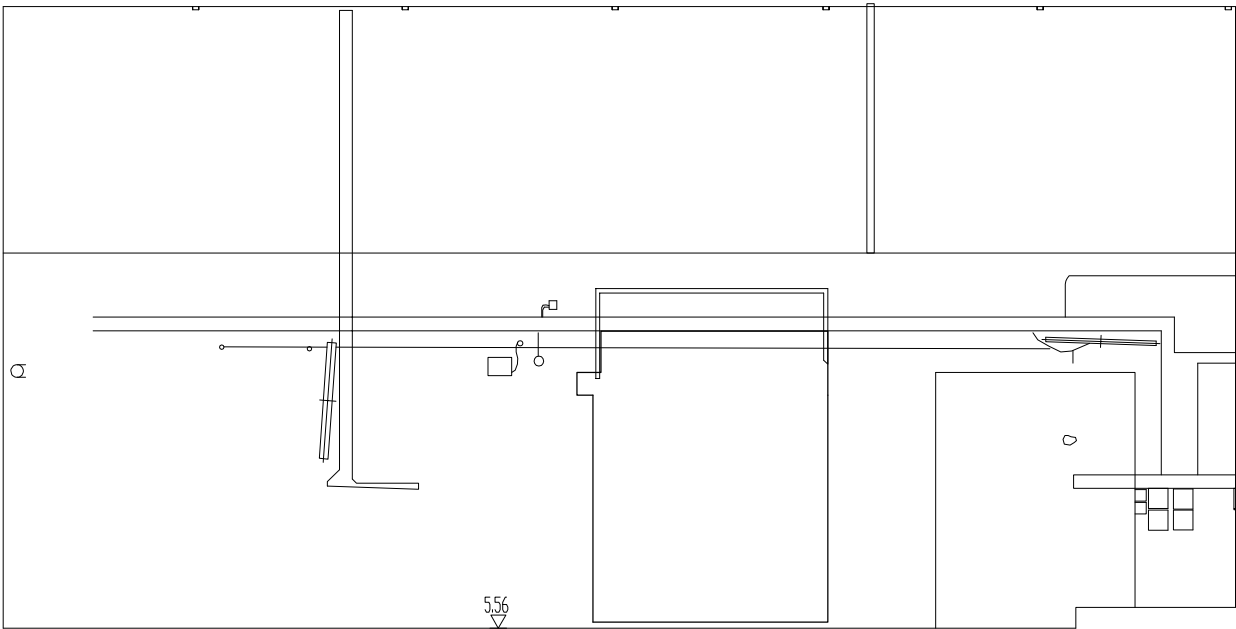
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Project: Former Cleaves Condensed Milk Factory	
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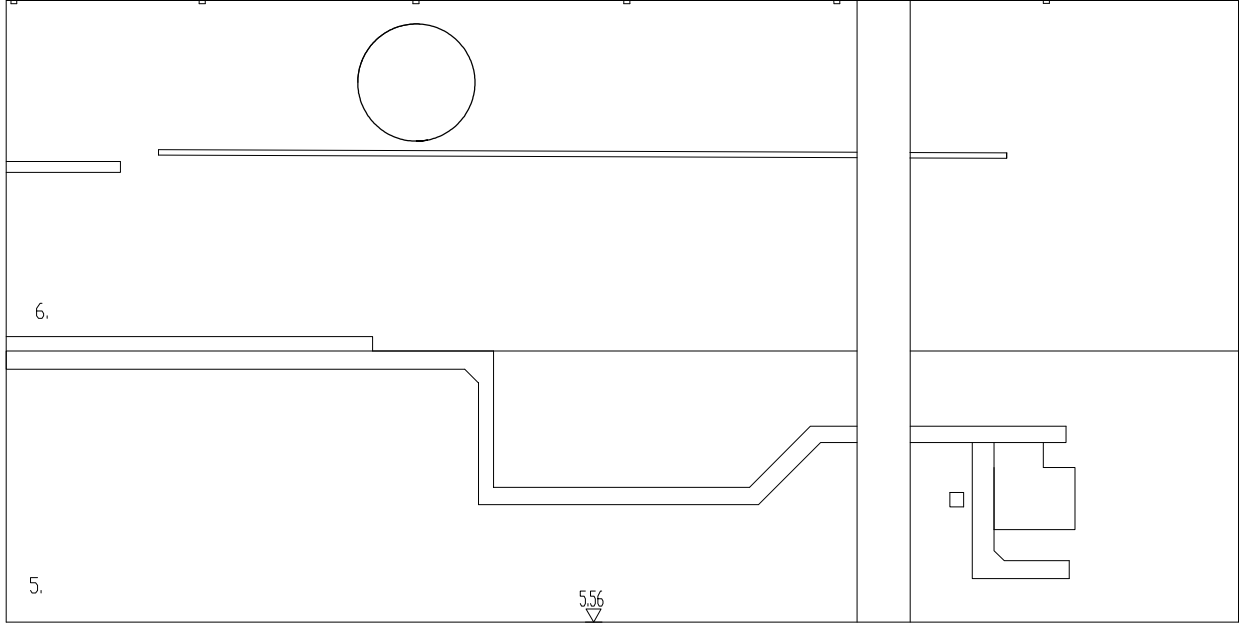
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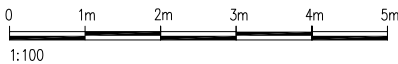


ELEVATION 1
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ELEVATION 3
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SURVEY NOTES
1. ALL LEVELS ARE RELATED TO MALIN HEAD DATUM (OSGM15)
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ANY DISCREPANCIES IN THE SURVEY SHOULD BE REPORTED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



LEGEND

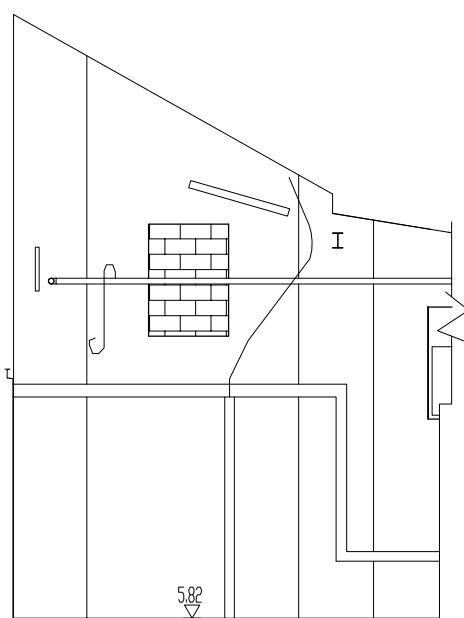
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LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE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

01	06-03-20	TOPO SURVEY	ML	108
REVISION	DATE	DESCRIPTION	DRN BY	CHK BY
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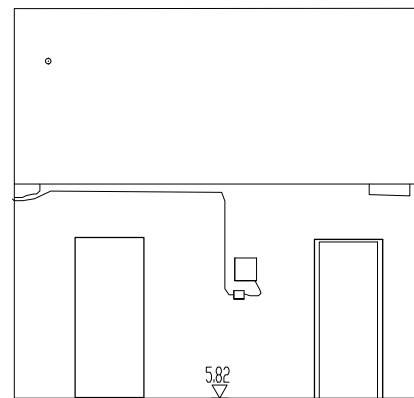


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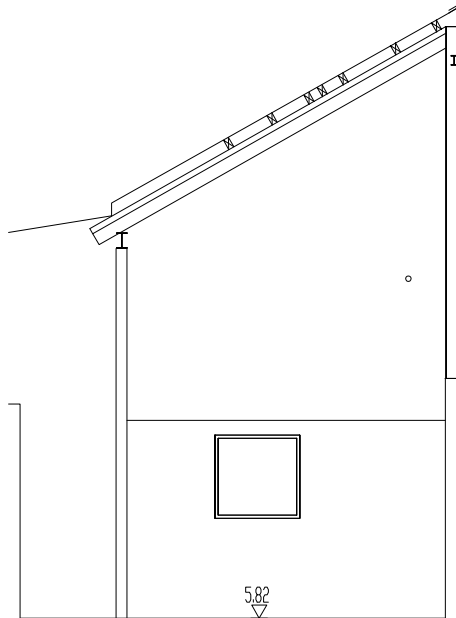
Client:	Limerick 2030
Project:	Former Cleaves Condensed Milk Factory
Title:	Building 9&10 - Int Ele 1008
Scale:	1-100
Date:	06-03-20
Sheet:	A3
Dwg. No:	18885-10-202



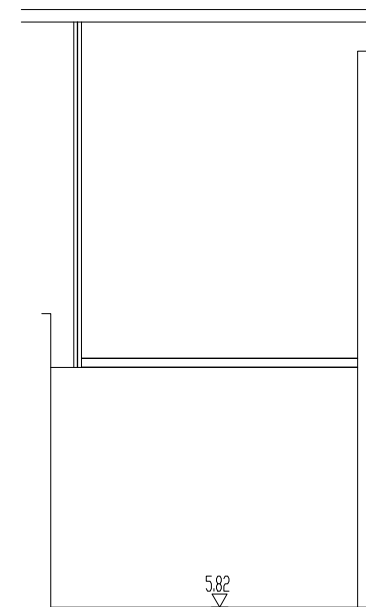
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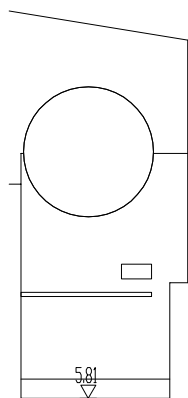
ELEVATION 2
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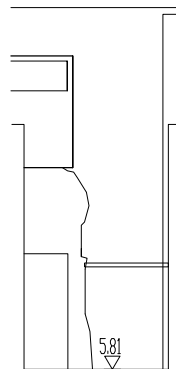
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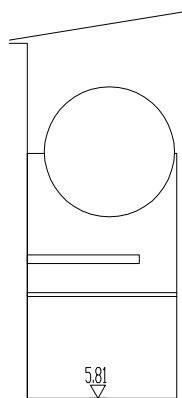
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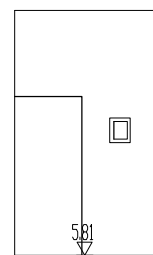
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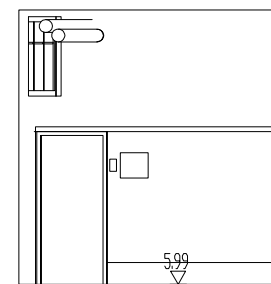
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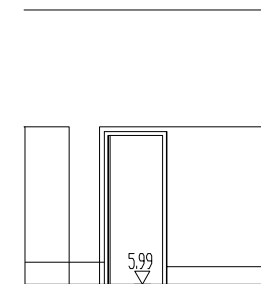
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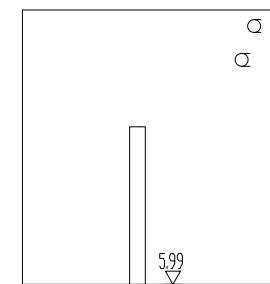
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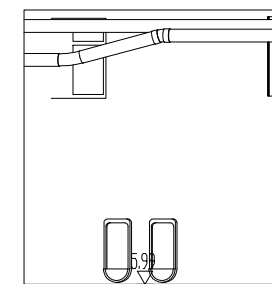
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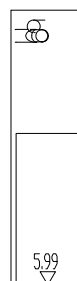
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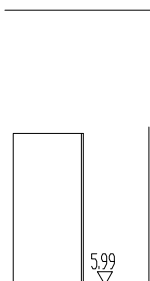
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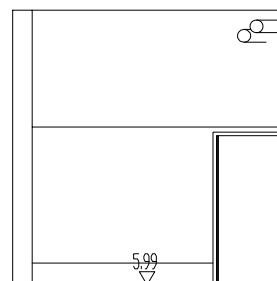
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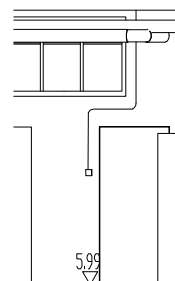
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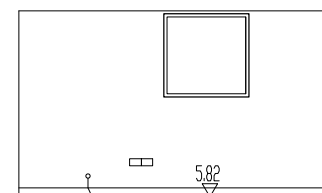
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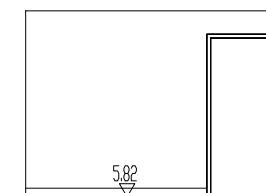
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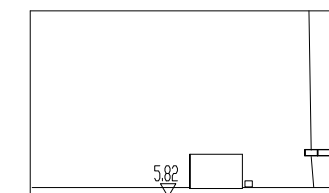
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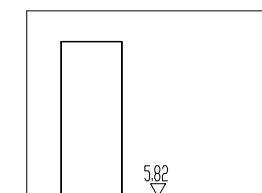
ELEVATION 1
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ELEVATION 2
1007



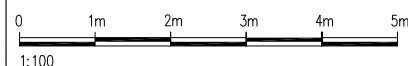
ELEVATION 3
1007



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 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	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	CHK BY
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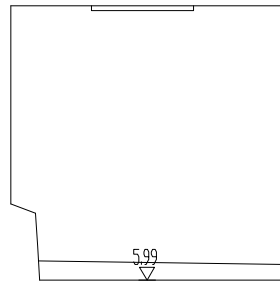
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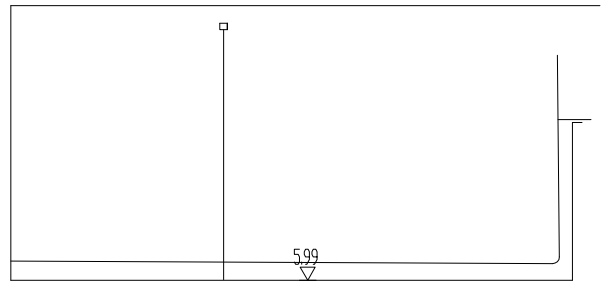
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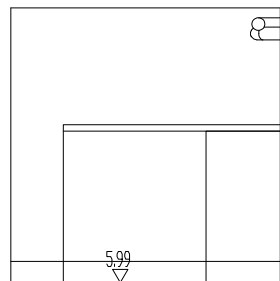
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Project:	Former Cleeves Condensed Milk Factory
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Scale:	1-100
Date:	06-03-20
Sheet:	A3
Dwg. No:	18885-10-201



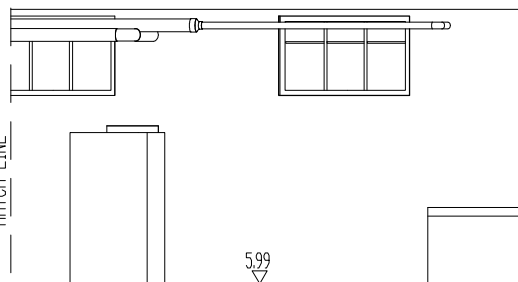
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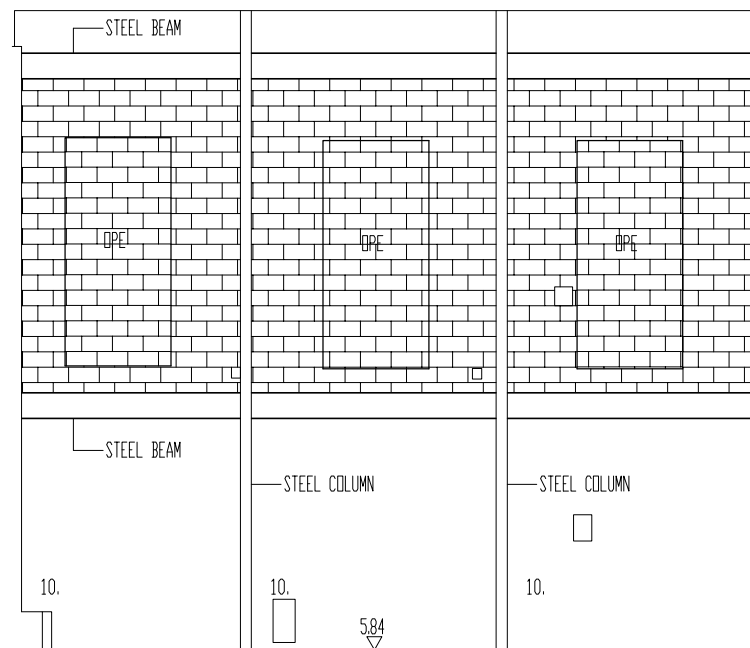
ELEVATION 2
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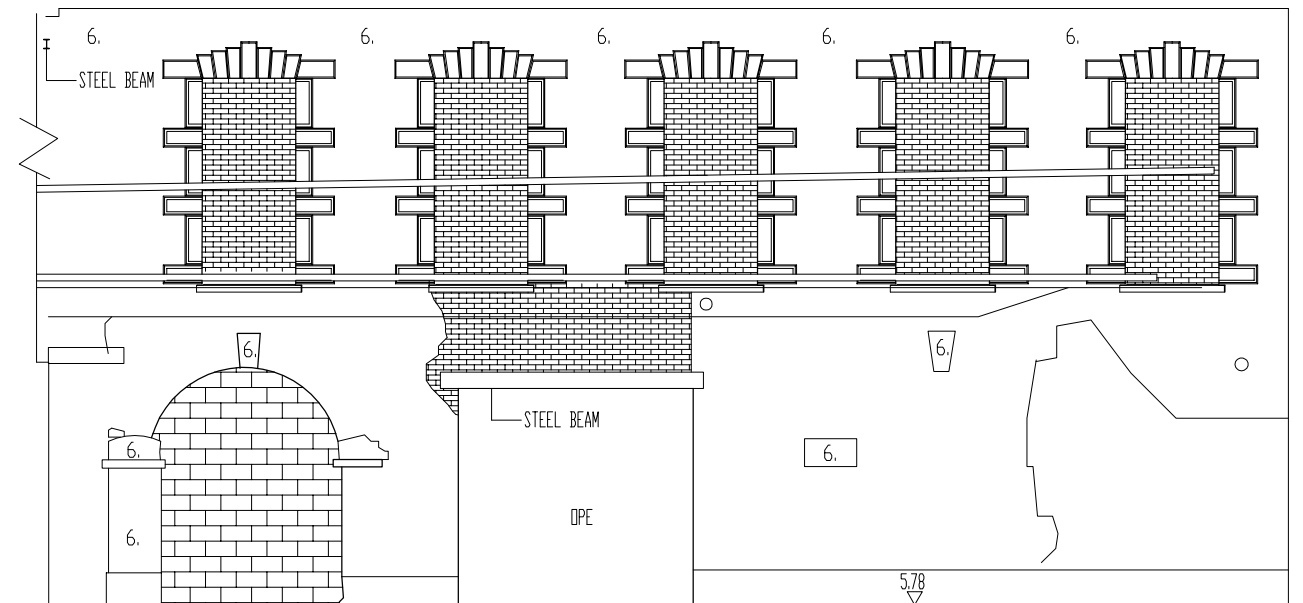
ELEVATION 3
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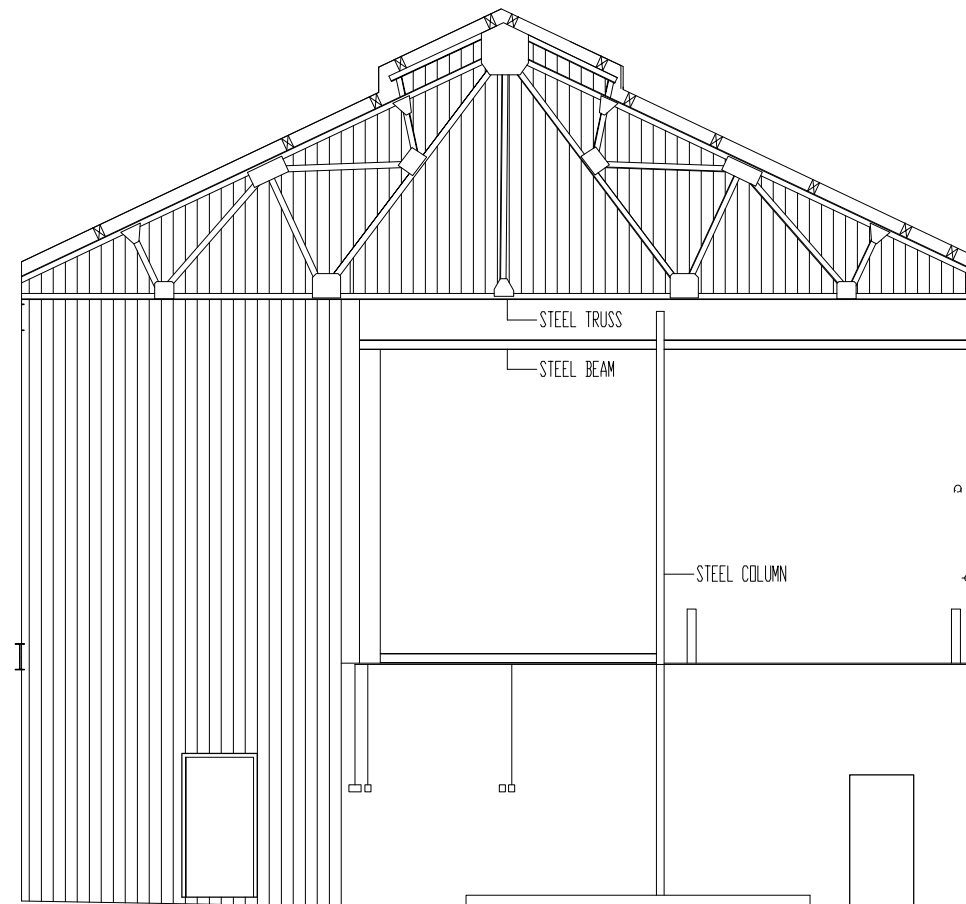
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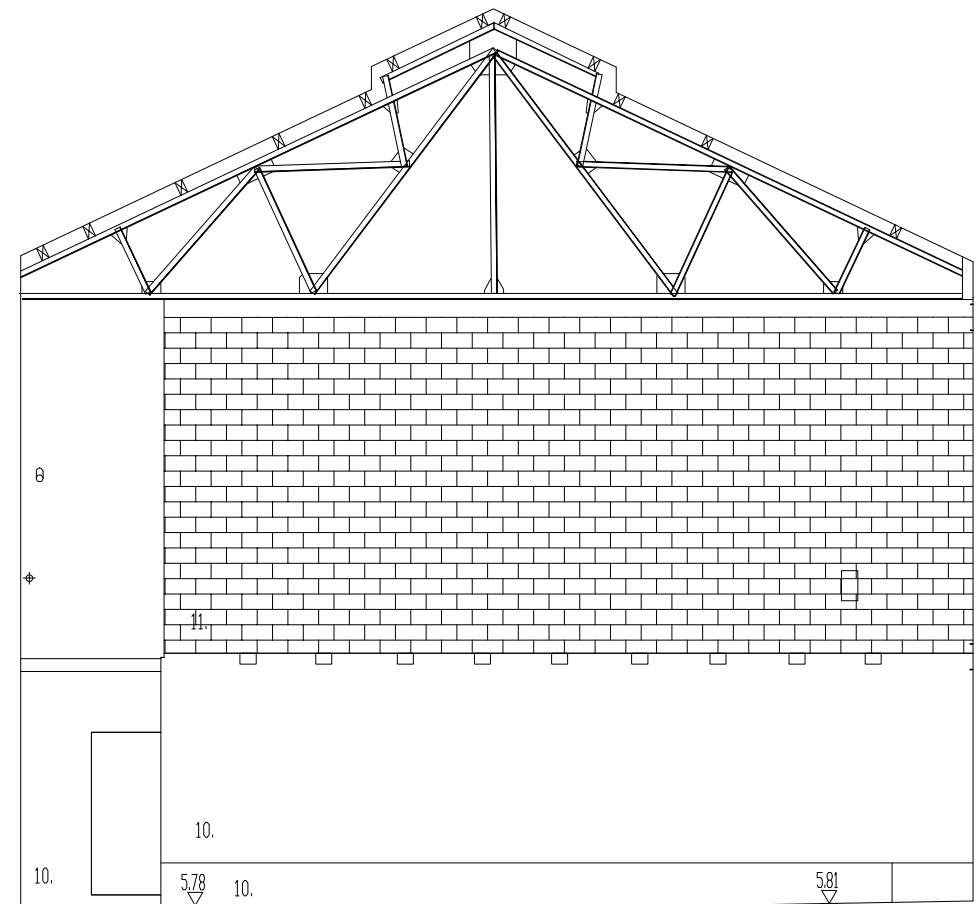
ELEVATION 1
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ELEVATION 3
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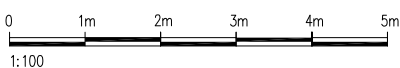


ELEVATION 2
1002



ELEVATION 4
1002

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



LEGEND

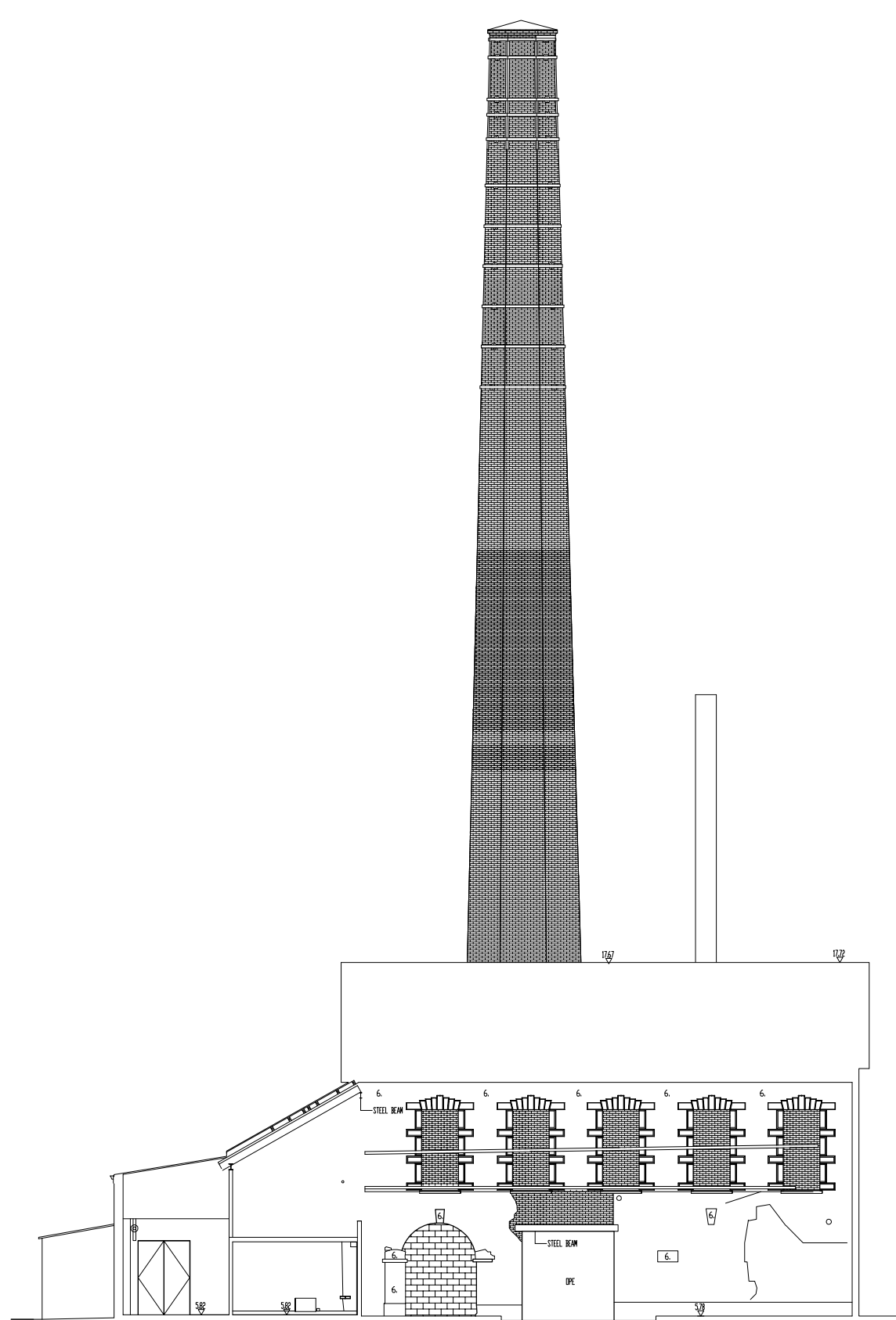
LIGHT FITTING	VENTILATION	GLASS PANEL	ELECTRICAL EQUIPMENT	1. CLADDING	5. RENDER	9. DASHED RENDER
LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL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

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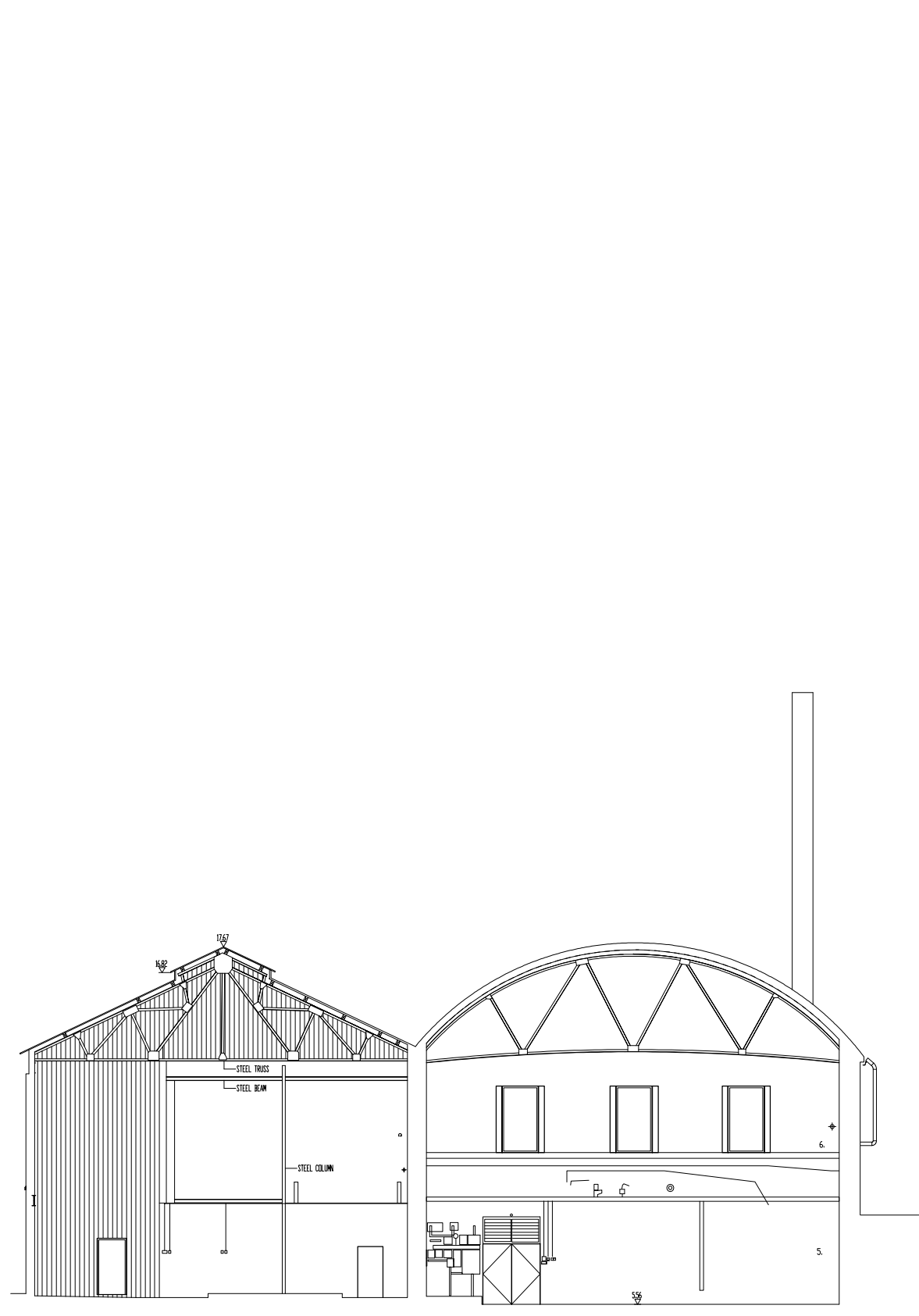


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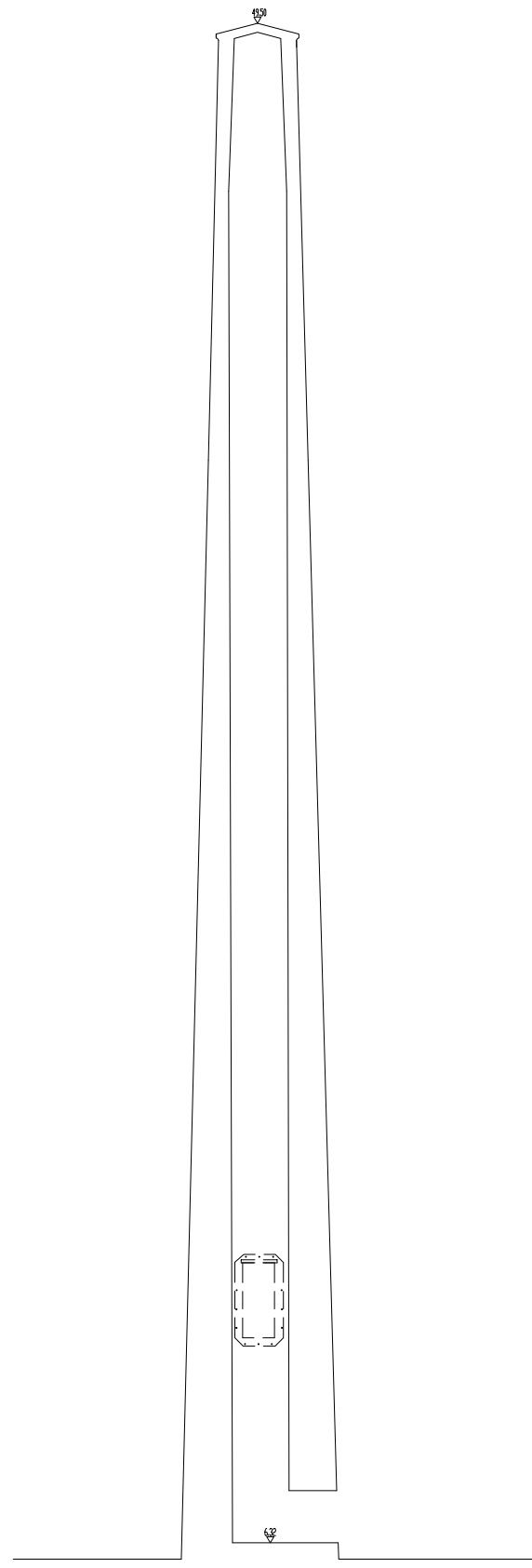
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Project:	Former Clevees Condensed Milk Factory
Title:	Building 9&10 - Int Ele 1001-1002
Scale:	1-100
Date:	06-03-20
Sheet:	A3
Dwg. No:	18885-10-200



Section 1-1
Scale 1:200

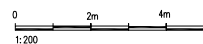


Section 2-2
Scale 1:200



Section 3-3
Scale 1:200

SURVEY NOTES
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LEGEND

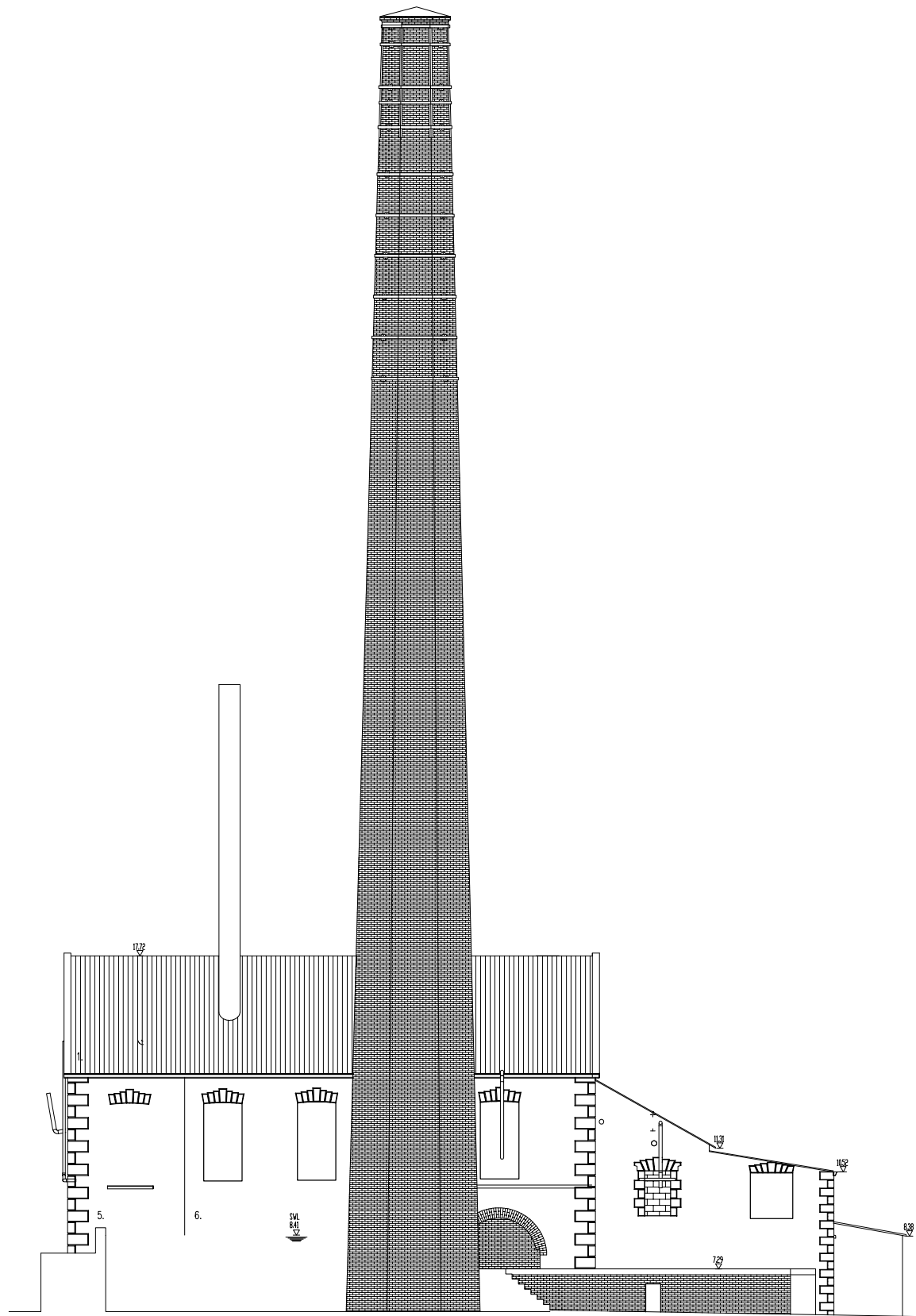
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LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE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

01	06-03-20	TOPO SURVEY	ML	NOB
REVISION	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
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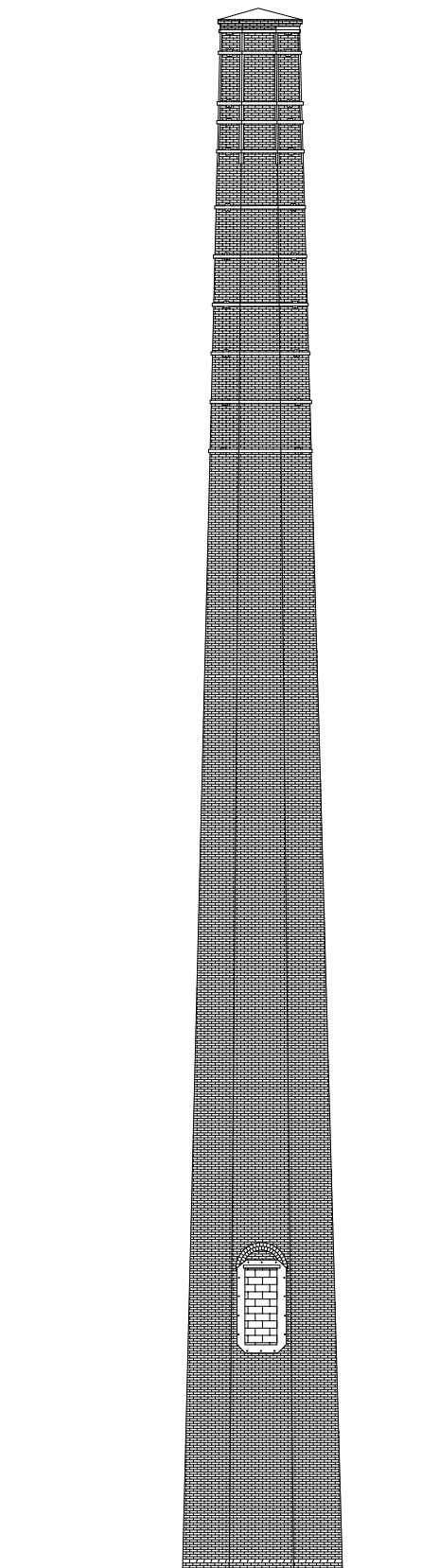


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Client:	Limerick 2030
Project:	Former Cleaves Condensed Milk Factory
Title:	Building 9&10 - Sections 1,2 & 3
Scale:	1-150
Date:	06-03-20
Sheet:	A3
Dwg. No:	18885-10-104

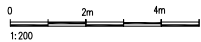


Elevation E
Scale 1:200



Elevation F
Scale 1:200

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



LEGEND

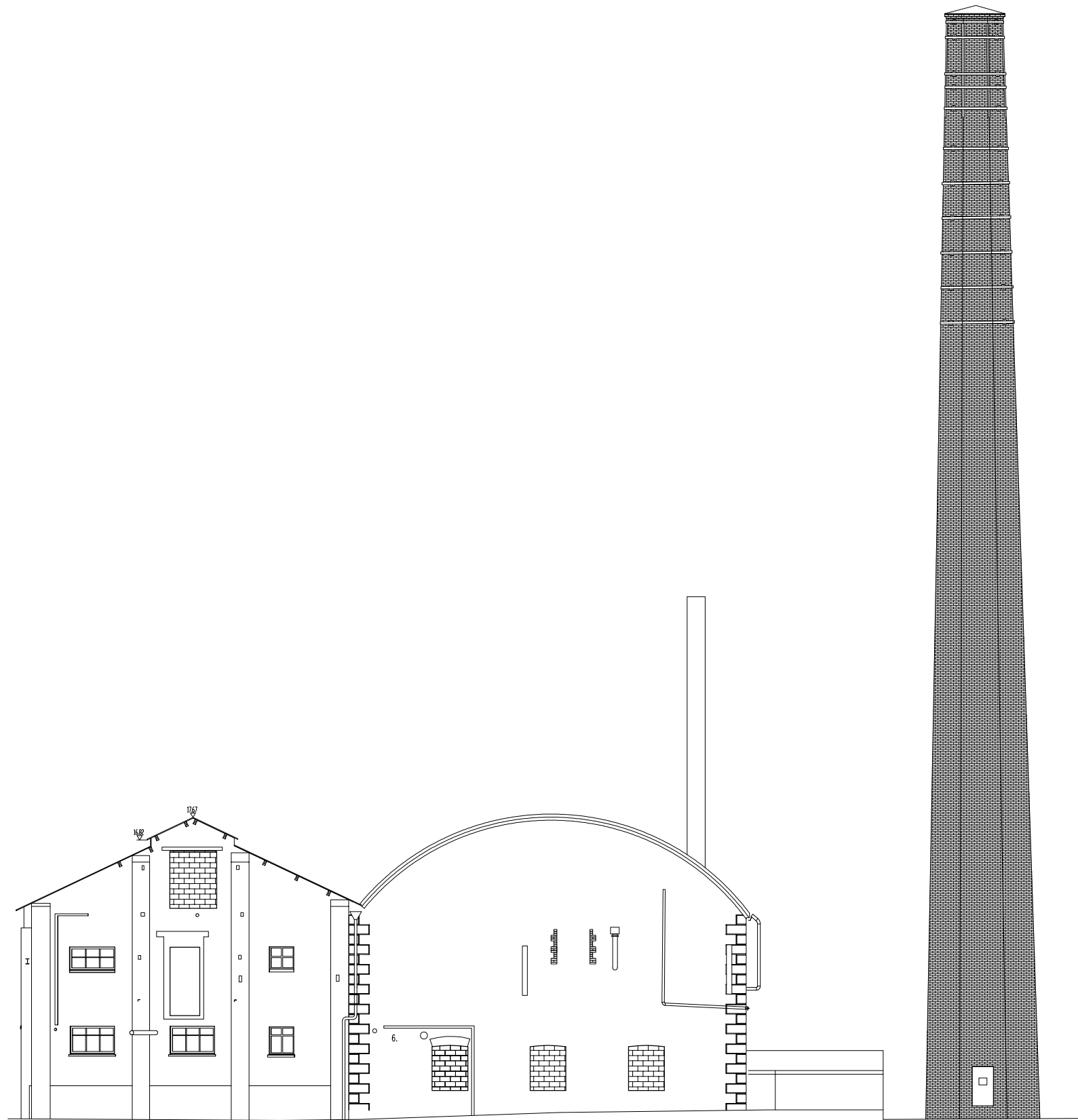
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LIGHT FITTING	FIRE ALARM	FURNITURE	ARTWORK	2. SLATE	6. STONE	10. RC CONCRETE
LIGHTING SENSOR	SECURITY SYSTEM	EMERGENCY LIGHT	EQUIPMENT MECH	3. ASBESTOS	7. BRICK	11. BLOCKWORK
SPEAKER	LIGHT FITTING	ELECTRICAL SOCKET/FITTING	LIGHT FITTING	4. MEMBRANE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

01	06-03-20	TOPO SURVEY	ML	108
REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
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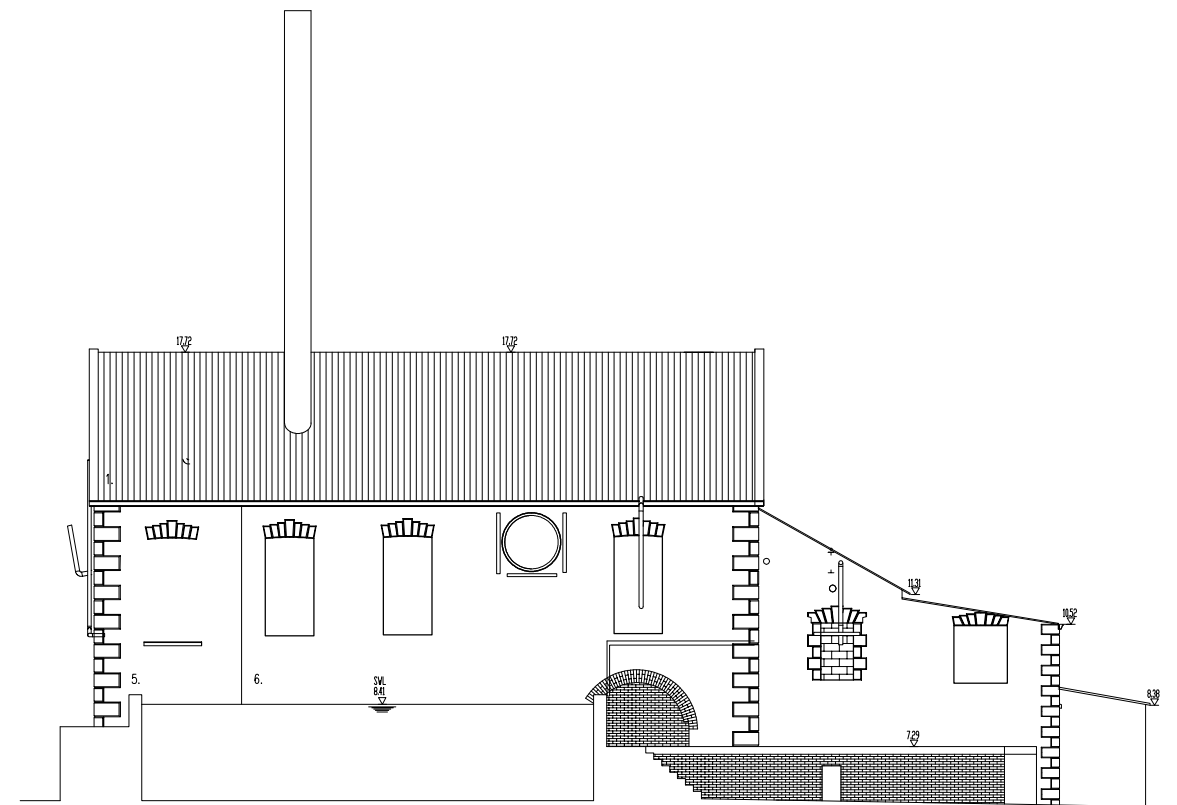


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Client: Limerick 2030	
Project: Former Clevees Condensed Milk Factory	
Title: Building 9&10 - Elevations E&F	
Scale: 1-150	Dwg. No: 18885-10-103
Date: 06-03-20	Sheet: A3



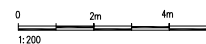
Elevation C
Scale 1:200



Elevation D
Scale 1:200

SURVEY NOTES

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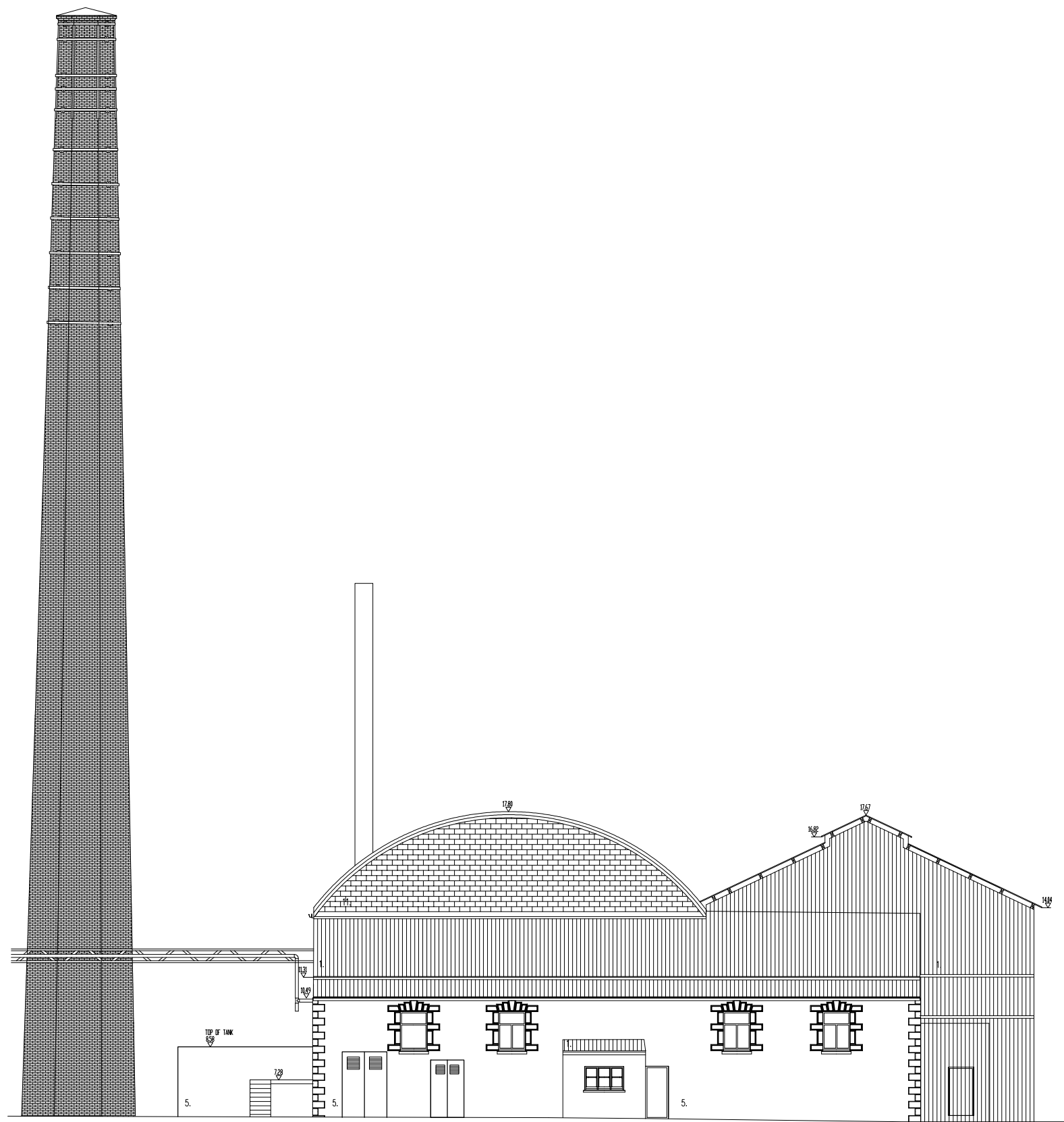
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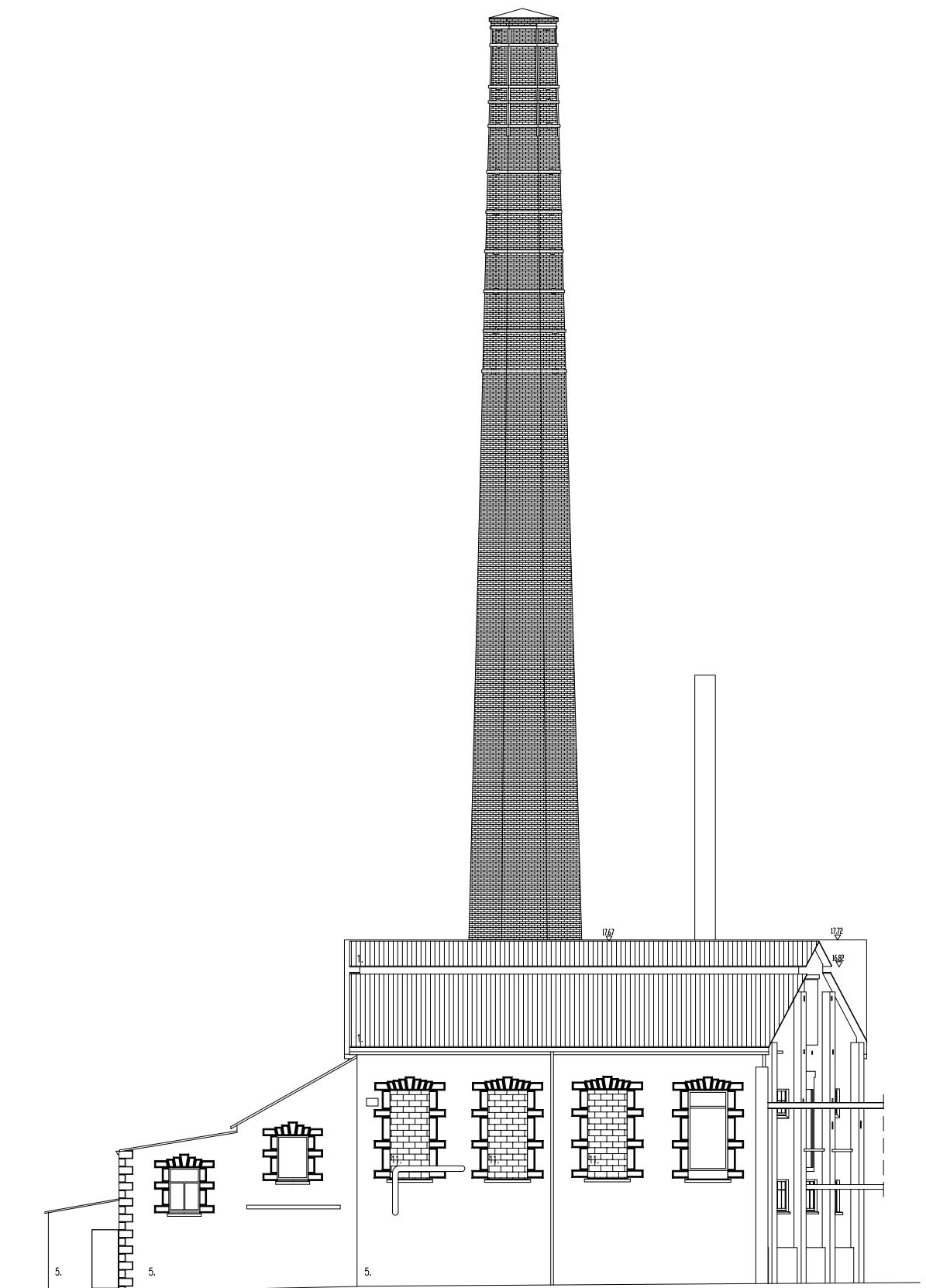
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Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

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



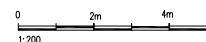
Elevation A
Scale 1:200



Elevation B
Scale 1:200

SURVEY NOTES

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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	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

01	06-03-20	TOPO SURVEY	ML	10B
REVISION	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
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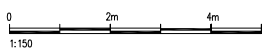
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Client:	Limerick 2030
Project:	Former Clevees Condensed Milk Factory
Title:	Building 9&10 - Elevations A&B
Scale:	1-150
Date:	06-03-20
Sheet:	A3
Dwg. No:	18885-10-101

Ground Floor Plan
Scale 1:150



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



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

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REVISION	DATE	DESCRIPTION	DRN BY	CKD BY
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Client: Limerick 2030	
Project: Former Clevees Condensed Milk Factory	
Title: Building 9&10 - Floor Plan 1	
Scale: 1-150	Dwg. No: 18885-10-100
Date: 06-03-20	Sheet: A3



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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)

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