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Building Record Report

For

Building 5 Infiltration Gallery
Former Cleeves Condensed Milk Factory

Client: Limerick 2030



Date: 15th of October 2025

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Copies of this report have been presented by ACP to:

The Client (Limerick 2030)

Acknowledgements:

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

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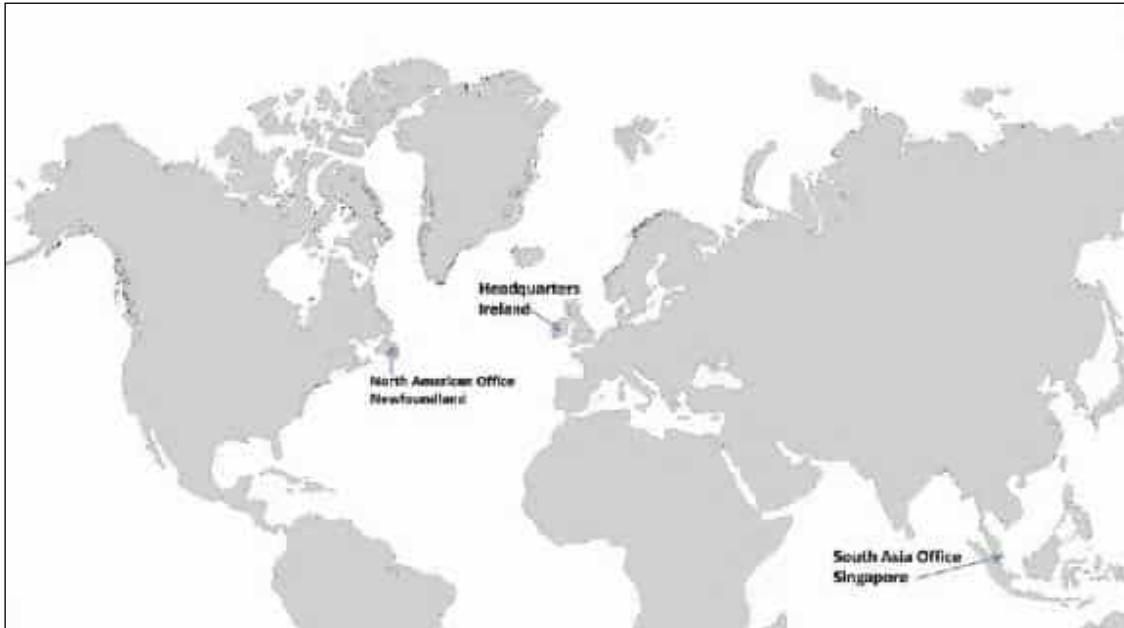
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Table of Contents

LIST OF FIGURES, PHOTOGRAPHS AND TABLES	5
PHOTOGRAPHS	5
TABLES.....	5
GLOSSARY OF TERMS.....	6
1.0 SCOPE OF STUDY	9
2.0 METHOD OF STUDY	9
3.0 EXISTING ENVIRONMENT	11
3.1 Proposed Development	12
3.2 Site Inspection	12
3.3 Building Survey	12
4.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY.....	13
4.1 Historical background- Brief History of Building 5 Infiltration Gallery at the Former Cleeves Condensed Milk Factory.....	13
4.2 Protection Status	15
4.2.1 Protected Structures	15
4.2.2 NIAH	16
4.2.3 Archaeology	16
4.2.4 Historic Maps	17
5.0 DESCRIPTION OF FABRIC	19
5.1 Walls (Suspected locations of Remnants of the original dye house building)	19
6.0 SUGGESTED MEASURES TO COMPLETE THE BUILDING RECORD.....	21
7.0 SUGGESTED SALVAGE SCHEDULE OF HISTORIC FABRIC	22
8.0 SIGNING OFF STATEMENT	23
9.0 PROJECT REFERENCES.....	24
10.0 APPENDICES	25



LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

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

PHOTOGRAPHS

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

TABLES

Table 1 - Protection Status.....	15
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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



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

8. SAC

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

9. SPA

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

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

Levels of significance – NIAH Definitions 2021

International Significance

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

National Significance

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

Regional Significance

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

Local Significance

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

Record only

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



Penalties for Offences

Architectural Heritage Protection

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

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

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

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

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

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

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

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

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

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



1.0 Scope of Study

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

This Building Record Report aims to provide the following:

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

2.0 Method of Study

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

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



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

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3.0 Existing Environment

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



Figure 1 - Ordnance Survey of Ireland Current Map

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

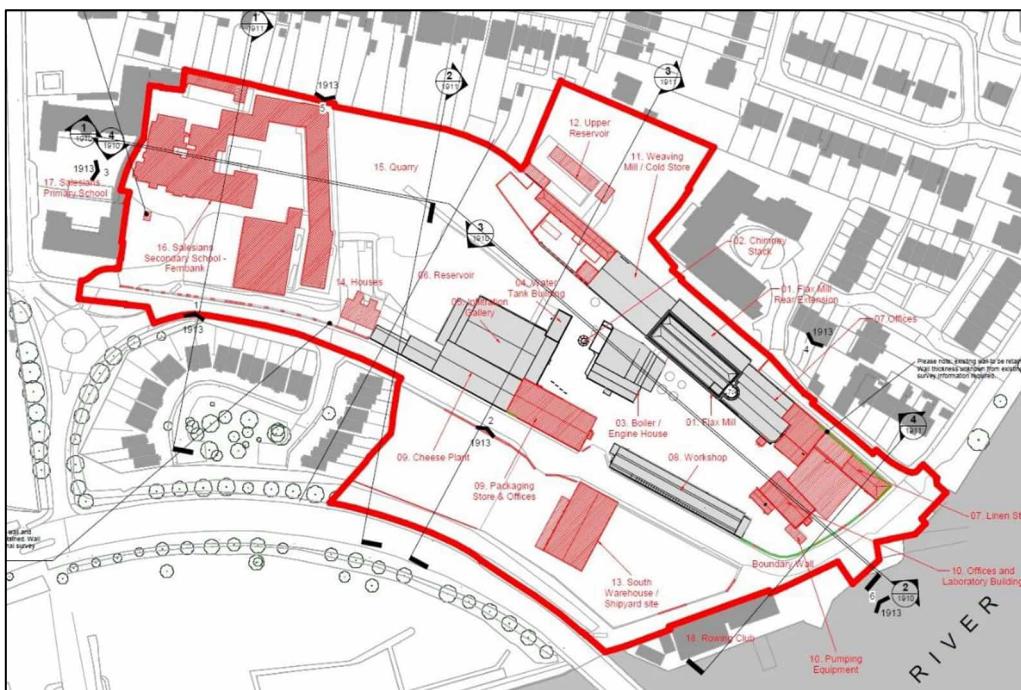


Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

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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 Infiltration Gallery from North

3.3 Building Survey

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

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

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



4.0 History of the Site/Structure and Vicinity

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

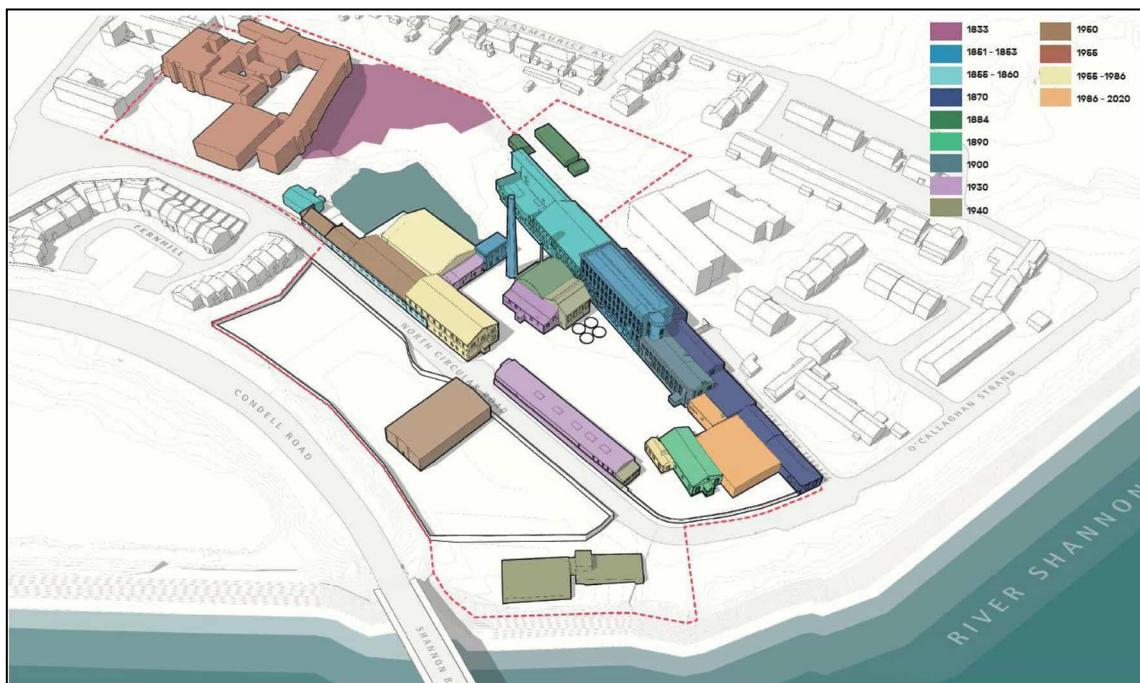


Figure 5 - Building Ages Diagram, Limerick 2030



4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	Y	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 5 Infiltration Gallery is not a protected structure and is not within an Architectural Conservation Area of Limerick City.

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

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

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



4.2.2 NIAH

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

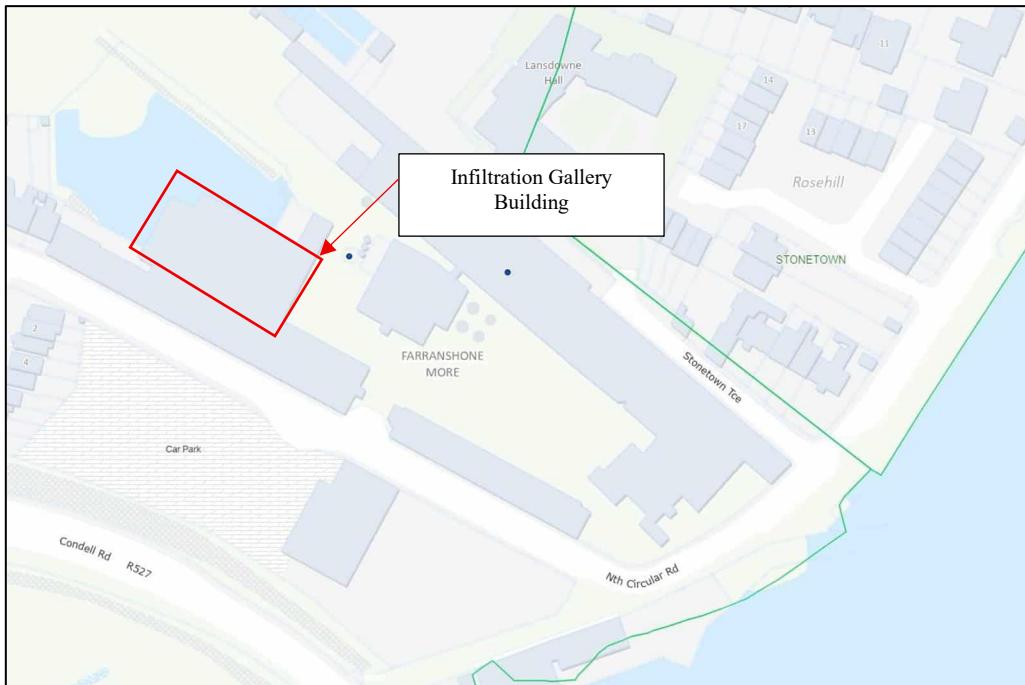


Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

4.2.3 Archaeology

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



4.2.4 Historic Maps



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



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

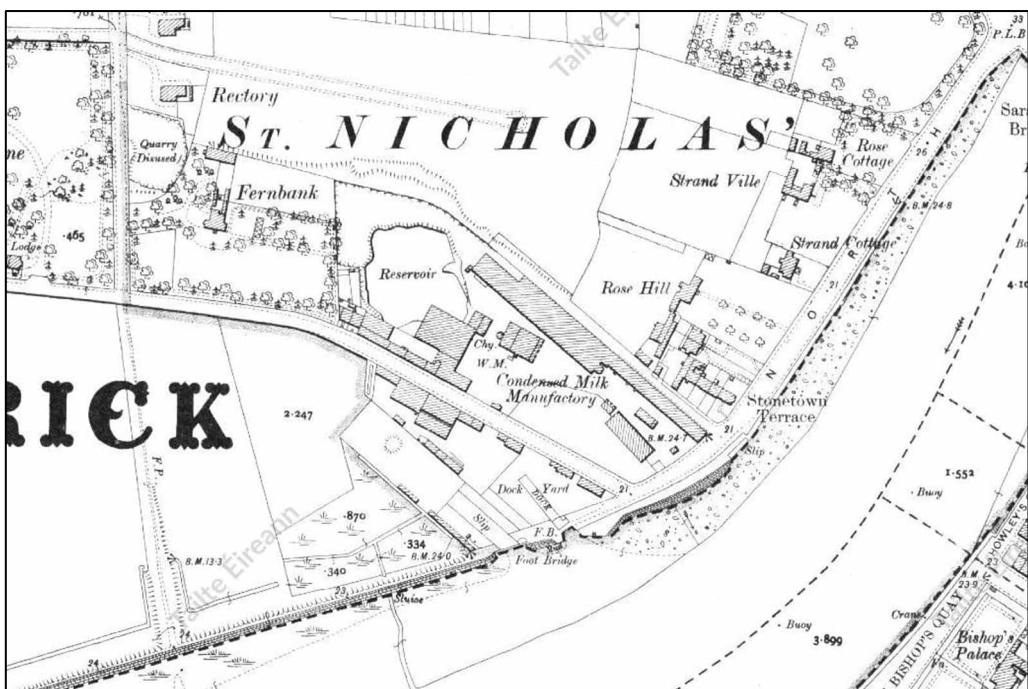


Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919

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5.0 Description of Fabric

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

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

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

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

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

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



Photograph 2 Front elevation of subject building.

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

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



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



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



6.0 Suggested Measures to complete the Building Record

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

The following mitigation measures are proposed:

1. Further Recording by Accredited Surveyor.
2. Black and White Archival Photographic Record - to be carried out before, during and after the works.
3. High resolution digital photographs to be taken on a regular basis for the duration of the works.
4. A detailed record description of the works compiled capturing relevant discoveries.
5. For protected structures, a schedule 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

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Building No. 5 – Infiltration Gallery

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

NOTHING TO SALVAGE

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8.0 Signing Off Statement

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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_5_D001 Photographic Record Location Drawing
2. Annotated Drawing J1000_5_D002
3. Geodata Measured Survey 2020, Registers & Drawings



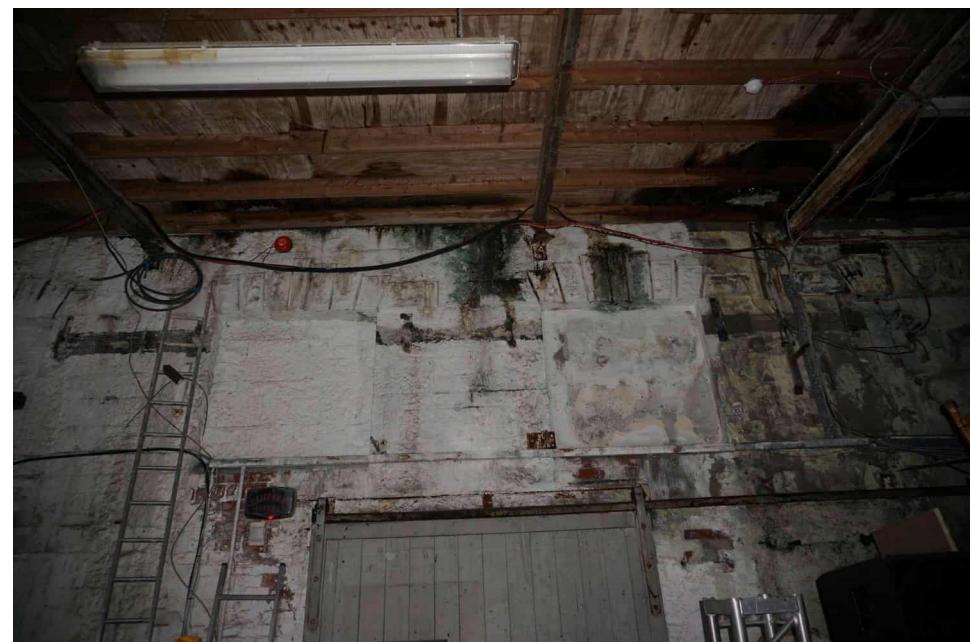
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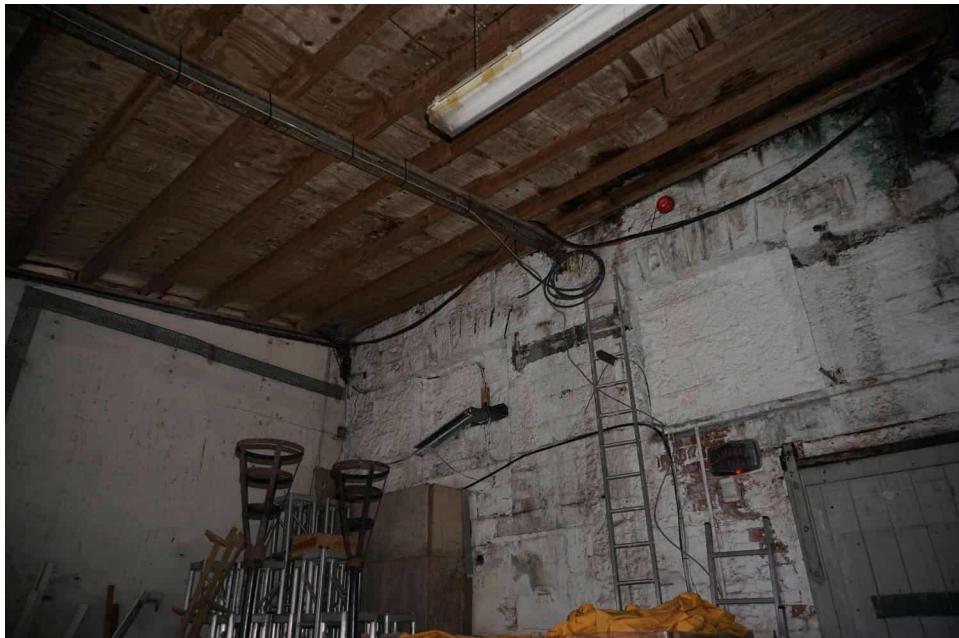
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J1000_5_P03



J1000_5_P04



J1000_5_P05



J1000_5_P06



J1000_5_P07



J1000_5_P08



J1000_5_P09



J1000_5_P10



J1000_5_P11



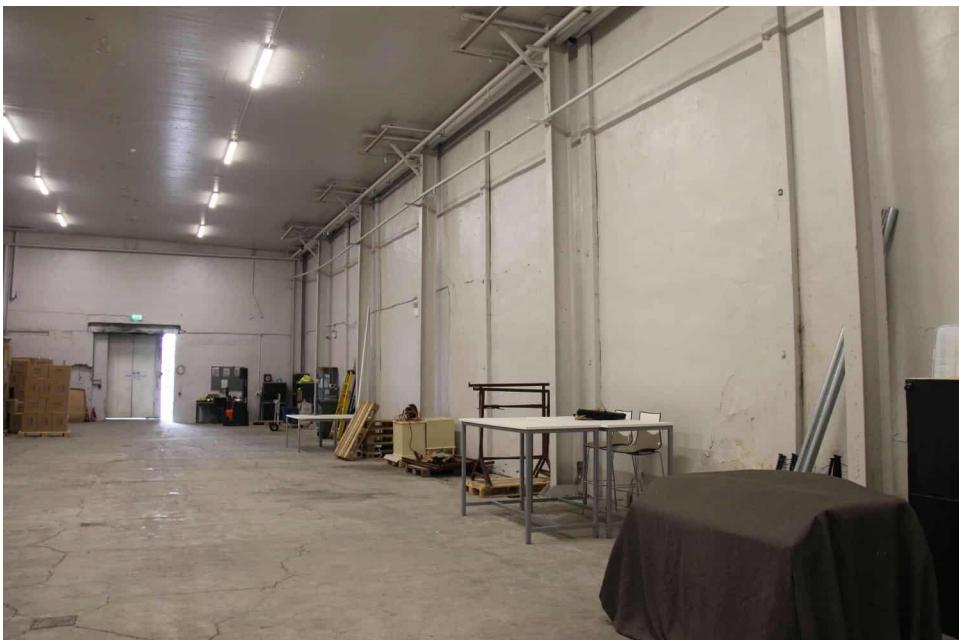
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J1000_5_P14



J1000_5_P15



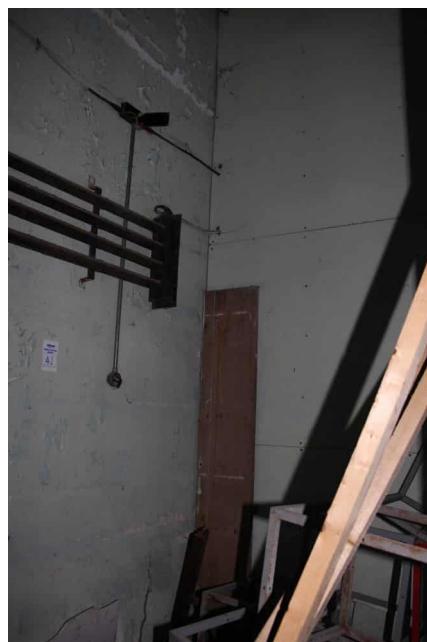
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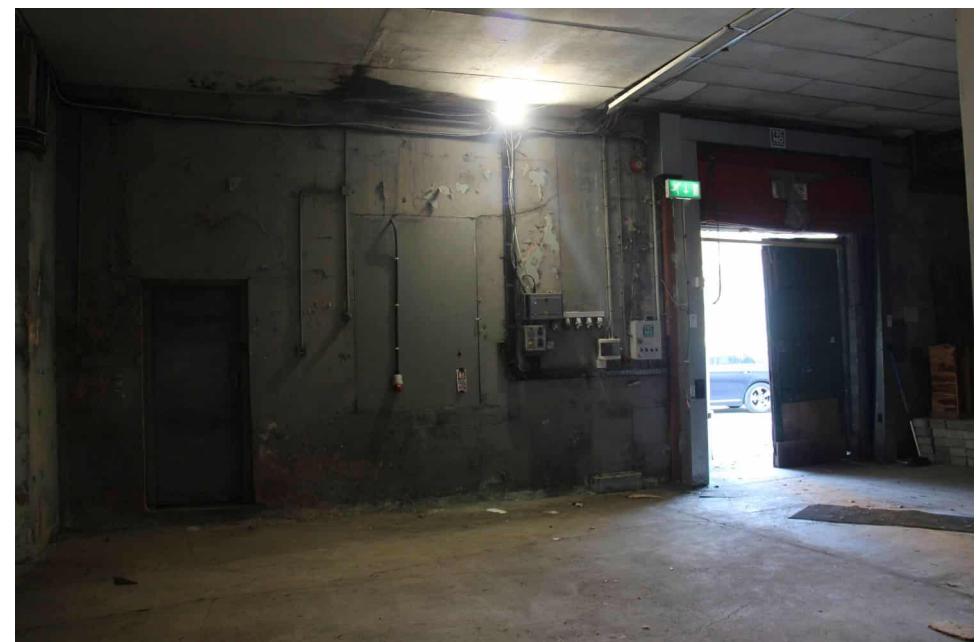
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J1000_5_P19



J1000_5_P20



J1000_5_P21



J1000_5_P22



J1000_5_P23



J1000_5_P24



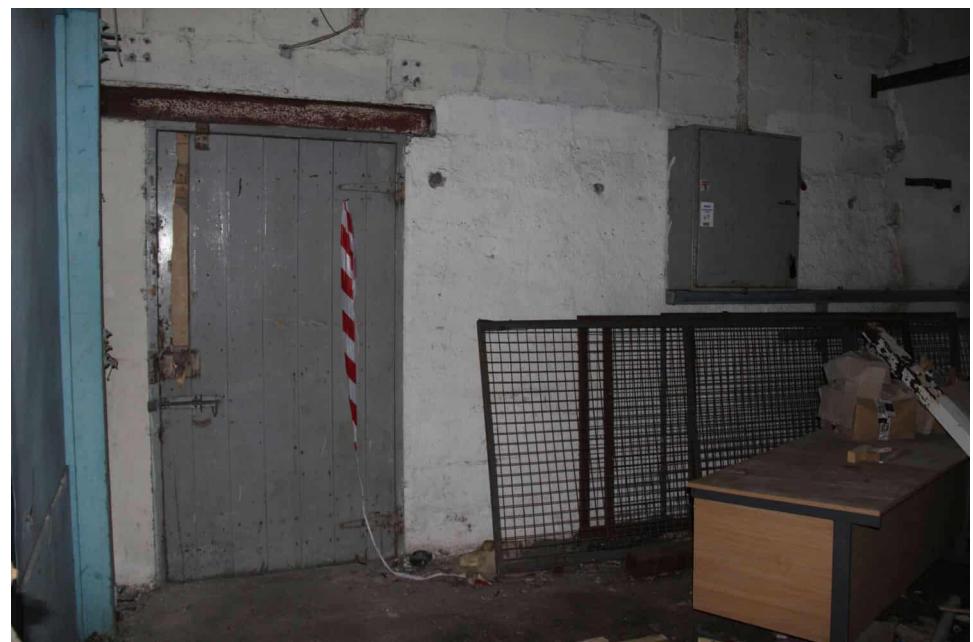
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J1000_5_P26



J1000_5_P27



J1000_5_P28



J1000_5_P29



J1000_5_P30



J1000_5_P31



J1000_5_P32



J1000_5_P33



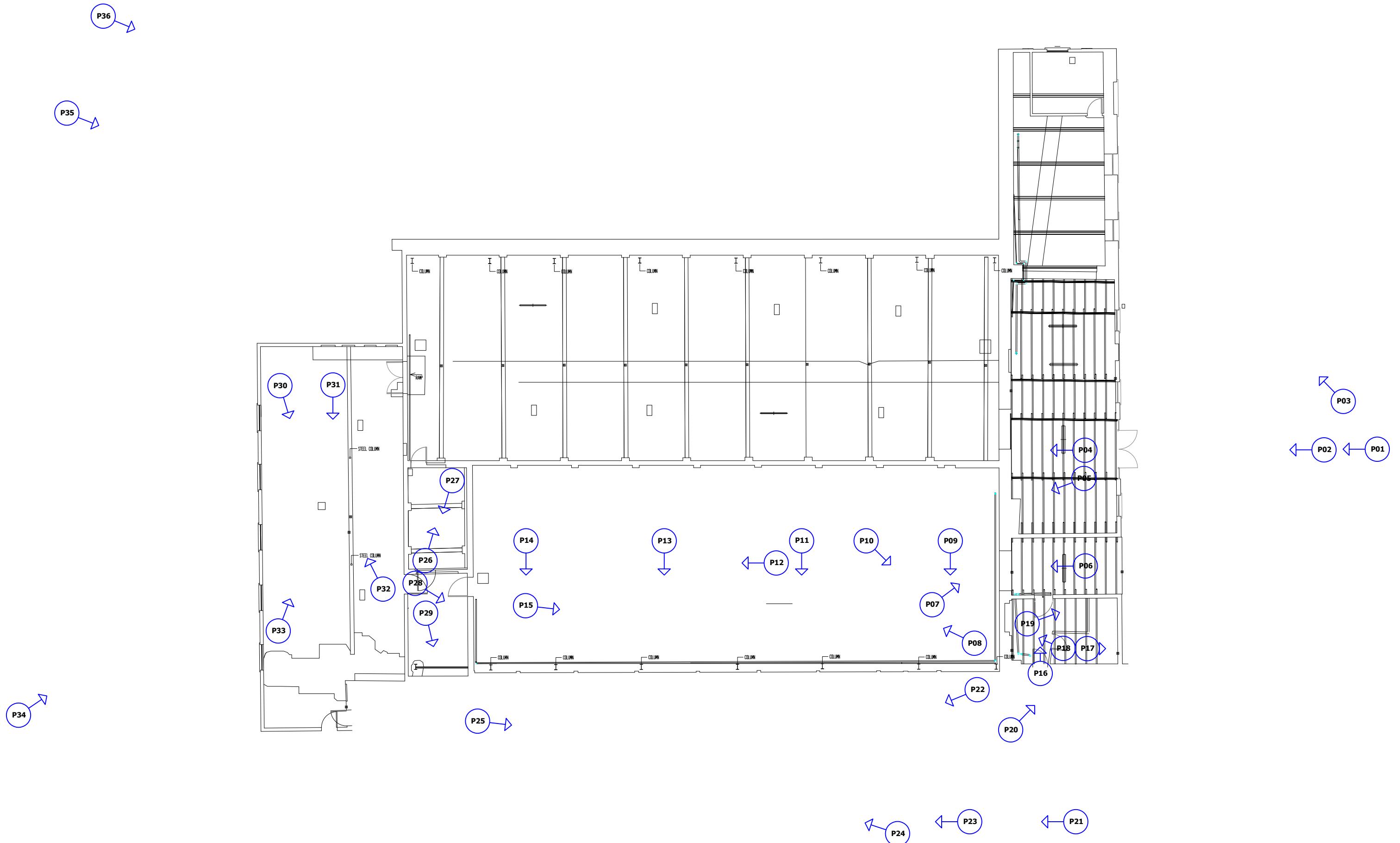
J1000_5_P34



J1000_5_P35



J1000_5_P36



Legend:

Photograph Number, Location and Orientation

P01 →



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

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

NOTE: THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING APPLICATION ONLY.

DO NOT SCALE FROM THESE DRAWINGS, WORK TO FIGURED DIMENSIONS. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

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cabe RICS Certified Historic Building Professional
Chartered Surveyors IHBC Landscape Institute

Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY

Scale: NTS | Date: 25/09/2025

Checked By: ME

Drawing By: SR

Revision: -

Title:
DRAWING 5 INFILTRATION GALLERY - PHOTOGRAPHIC RECORD LOCATION

Drawing No: J1000_5_D001

Client: LIMERICK 2030

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 The World Bank
 Heritage Foundation Newfoundland
 Kingdom of Saudi Arabia
 Private Clients



Architects & Conservation Architects

Chartered Building Surveyors

Building Conservation Accredited Surveyors (SCSI/RICS)

Conservation Building Engineers

Historic and Ecological Landscape Consultants

Project Managers, Quantity Surveyors and Building Economists

Historic Metalwork Consultants

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