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Building Record Report

For

Building 8 Workshop Building
Former Cleeves Condensed Milk Factory

Client: Limerick 2030



Date: 15th of October 2025

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

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



Authorship: This Report has been prepared by:-

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

Group Director

RICS Certified Historic Building Professional

SCSI Building Conservation Accredited Surveyor

Chartered Building Engineer

Chartered Building Surveyor

Chartered Landscape Architect

Chartered Project Manager

Chartered Environmentalist

Martin English, BSc (Hons) Building Surveying, BSc (Const. Mgmt), C.Build.E., MCABE

ACP Group Operations Director

RICS Certified Historic Building Professional

SCSI Building Conservation Accredited Surveyor

Chartered Building Engineer

Registered Building Surveyor

Sheena Ryan BA(Hons) Fine Art

Historic Building Consultant

And

Brigid Browne MSc., BSc., MIEI, MSCSI, MRICS

Chartered Building Surveyor

Chartered Building Control Surveyor



Copies of this report have been presented by ACP to:

The Client (Limerick 2030)

Acknowledgements:

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

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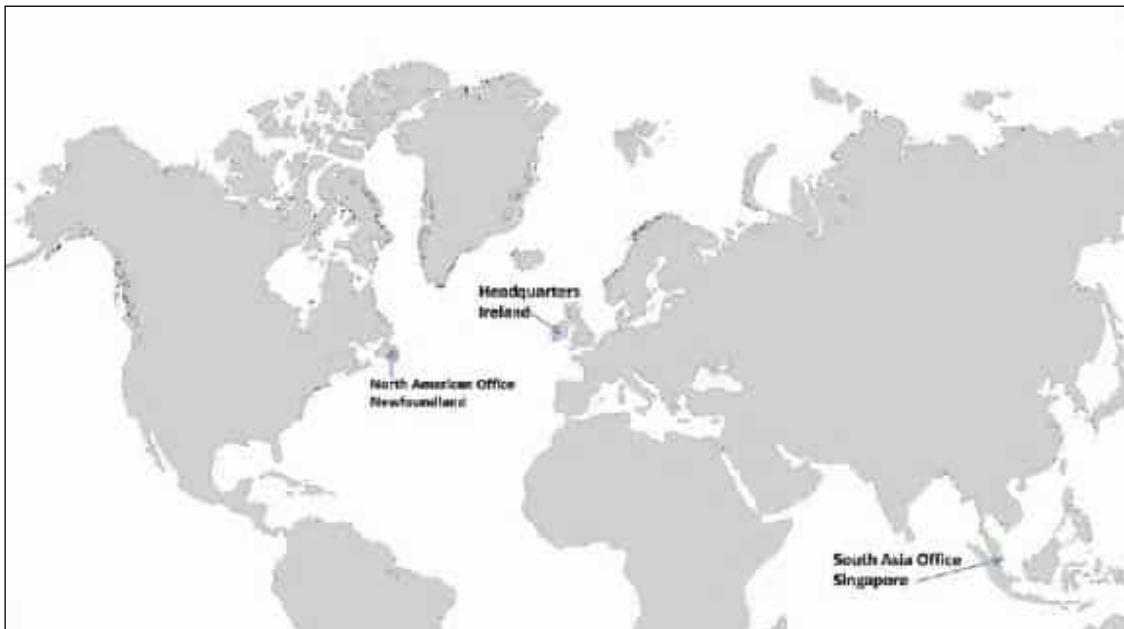
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Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
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Singapore:- 2 Venture Drive #19-18 Vision Exchange Singapore 608526
Phone: +65 97168833, **Email:** noel@acpgroup.sg
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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 8 Workshop Building at the Former Cleeves Condensed Milk Factory.
- A description of the existing fabric of the building.
- A record of the building to the equivalent of either Historic England Level 2 or Level 3 of Historic Building Recording.
- Recommended mitigations in order to complete the building record.

2.0 Method of Study

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

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



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

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

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Phone: +65 97168833, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



3.0 Existing Environment

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



Figure 1 - Ordnance Survey of Ireland Current Map

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

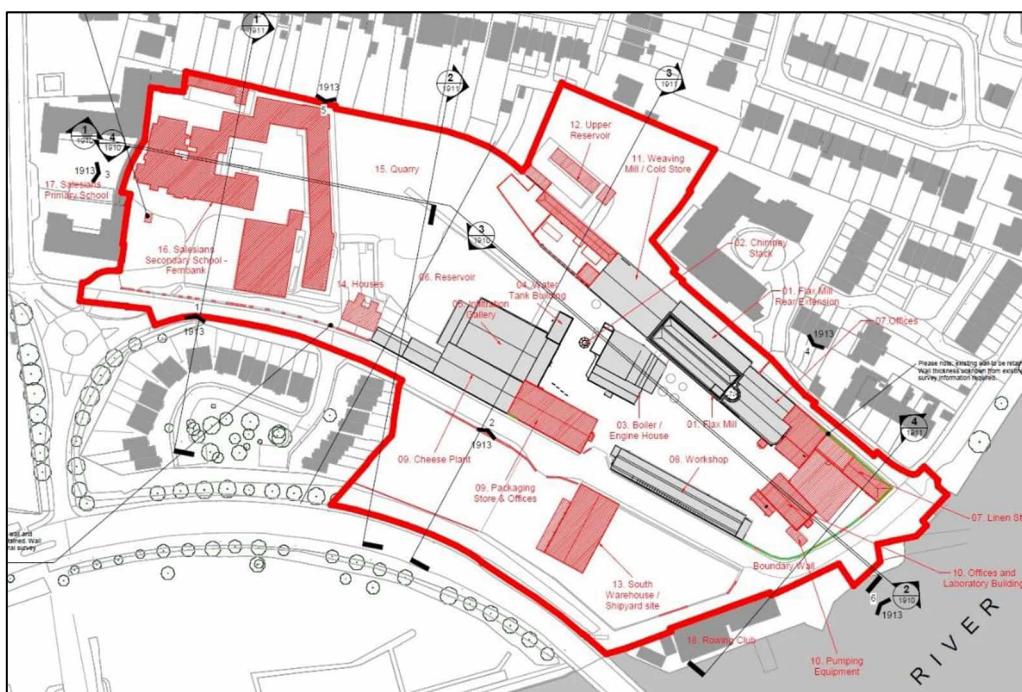


Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

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Web: www.acpgroup.ie

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Phone: +65 97168833, Email: noel@acpgroup.sg

Web: www.acpgroup.sg



3.1 Proposed Development

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

3.2 Site Inspection

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



Photograph 1 - View of Infiltration Gallery from North

3.3 Building Survey

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

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

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



4.0 History of the Site/Structure and Vicinity

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

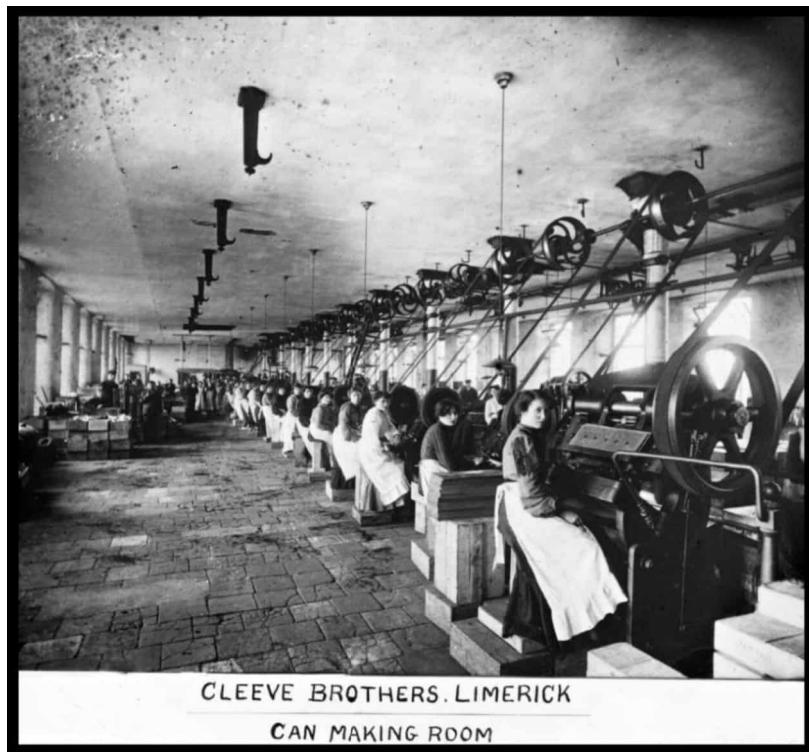


Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

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

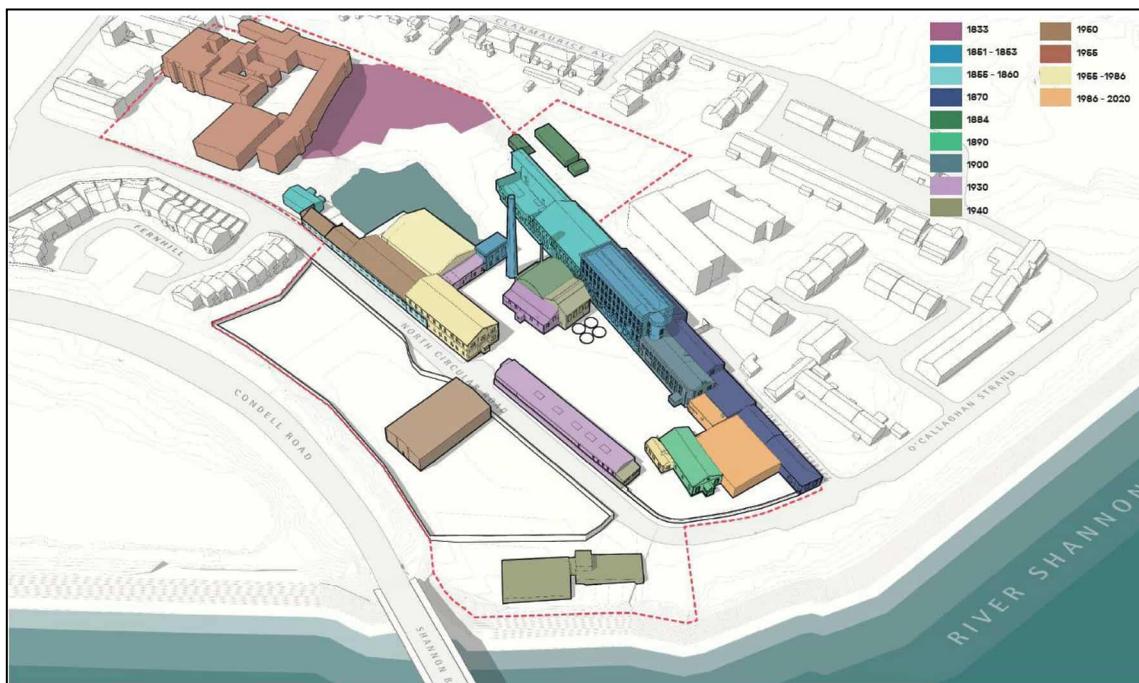


Figure 5 - Building Ages Diagram, Limerick 2030



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

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

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

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



4.2.2 NIAH

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

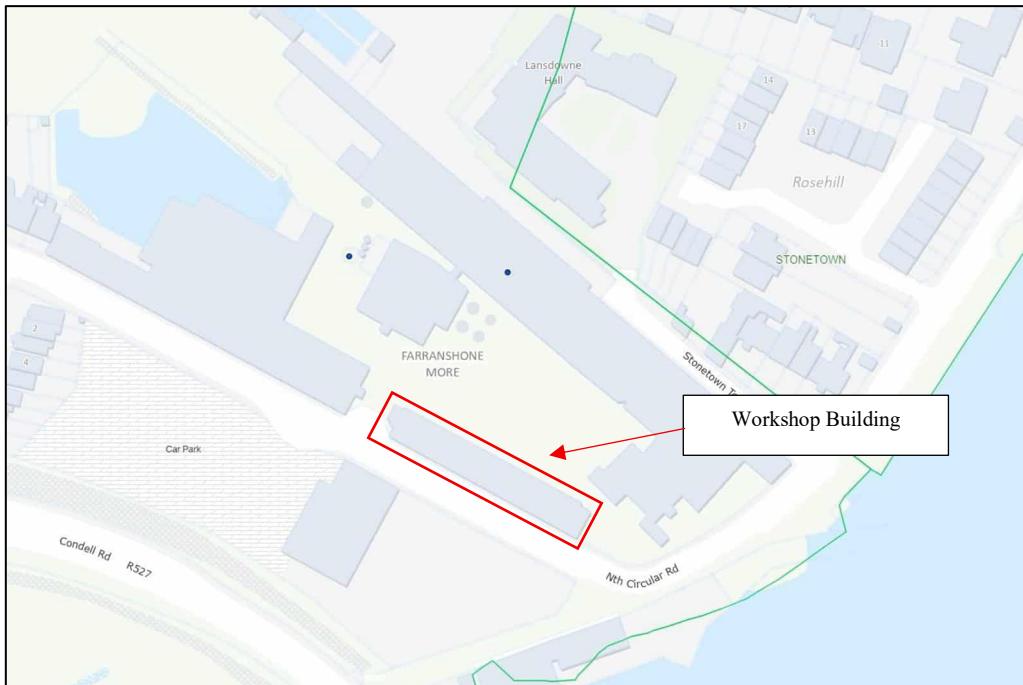


Figure 7 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

4.2.3 Archaeology

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



4.2.4 Historic Maps



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



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

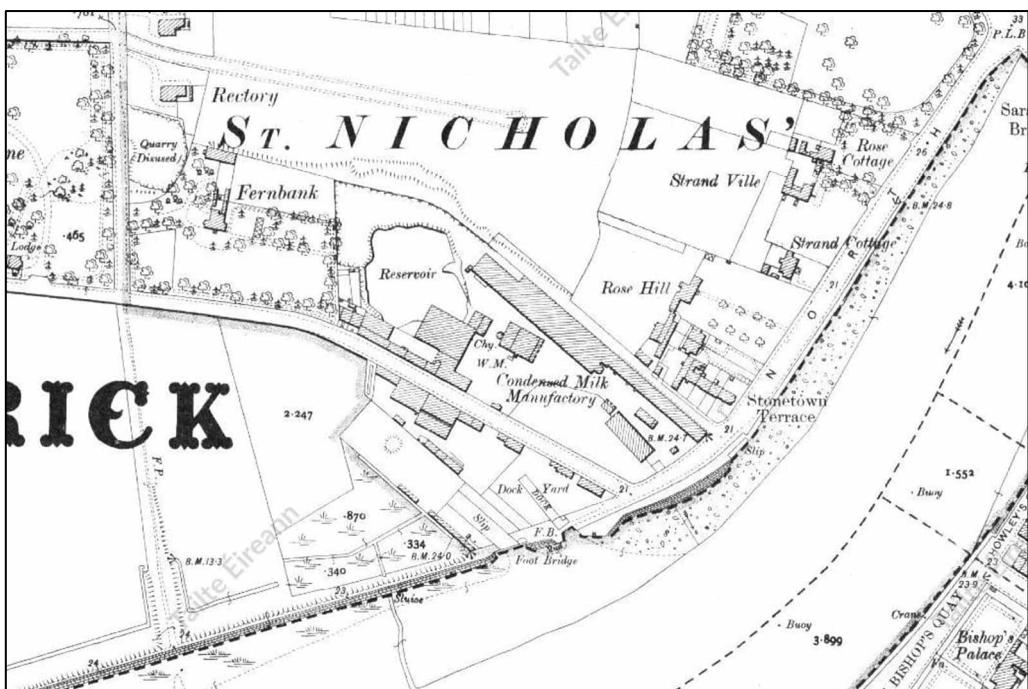


Figure 10 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919

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

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5.0 Description of Fabric

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

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

5.1 External Fabric

5.1.1 Roofs

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



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



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

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

5.1.2 External walls

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



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

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



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



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

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

5.1.3 Fenestration (General)

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



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

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

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

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

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



5.2 Internal

5.2.1 Roof structures

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



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

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



5.2.2 Internal Walls / Ceilings

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

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



Photograph 9 Internal elevation view of the southern external wall.

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



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



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



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

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



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



6.0 Suggested Measures to complete the Building Record

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

The following mitigation measures are proposed:

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

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. 8 – Workshop Building

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



8.0 Signing Off Statement

Conservation Company:

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

Author(s):

David Humphrey's, FRICS, FSCSI, FCABE, BCAS, CMLI, MILI, C.Env.
Group Director
RICS Certified Historic Building Professional
SCSI Building Conservation Accredited Surveyor
Chartered Building Engineer
Chartered Building Surveyor
Chartered Landscape Architect
Chartered Project Manager
Chartered Environmentalist

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

Sheena Ryan BA(Hons) Fine Art
Historic Building Consultant

And

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

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_8_D001 Photographic Record Location Drawing
2. Annotated Drawing J1000_8_D002
3. Geodata Measured Survey 2020, Registers & Drawings



J1000_8_P01



J1000_8_P02



J1000_8_P03



J1000_8_P04



J1000_8_P05



J1000_8_P06



J1000_8_P07



J1000_8_P08



J1000_8_P09



J1000_8_P10



J1000_8_P11



J1000_8_P12



J1000_8_P13



J1000_8_P14



J1000_8_P15



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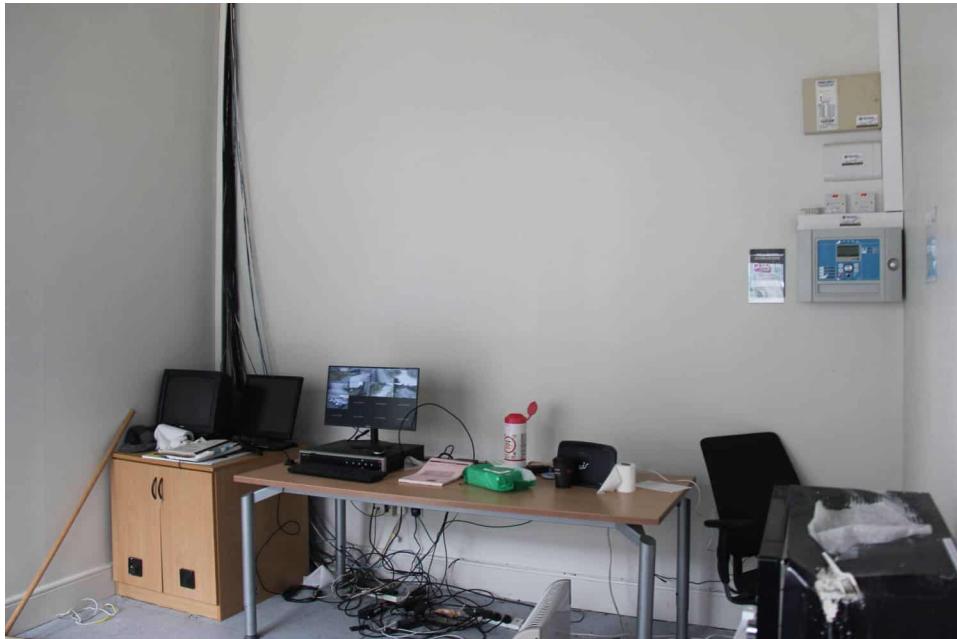
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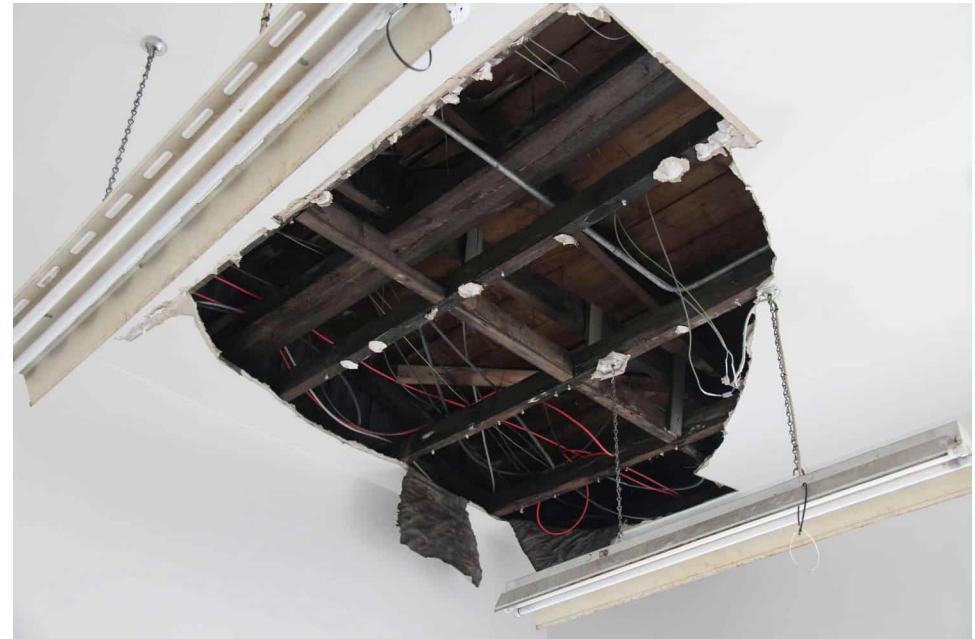
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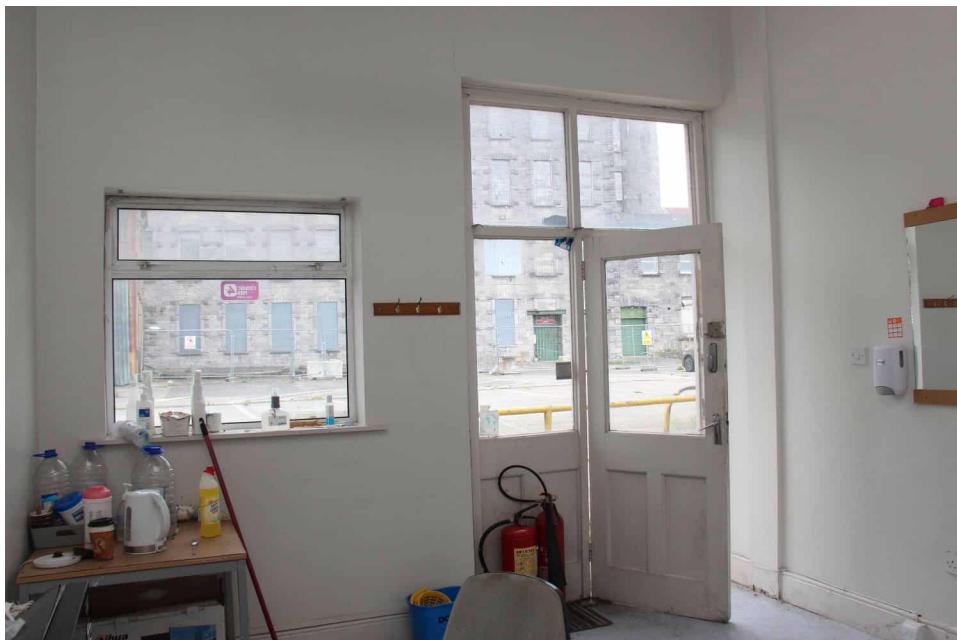
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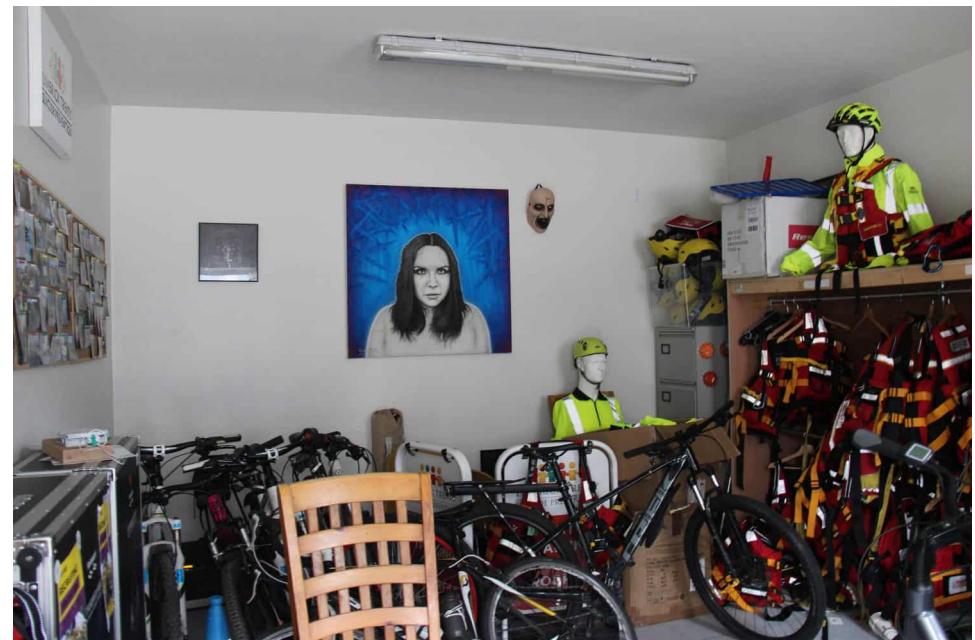
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J1000_8_P28



J1000_8_P29



J1000_8_P30



J1000_8_P31



J1000_8_P32



J1000_8_P33



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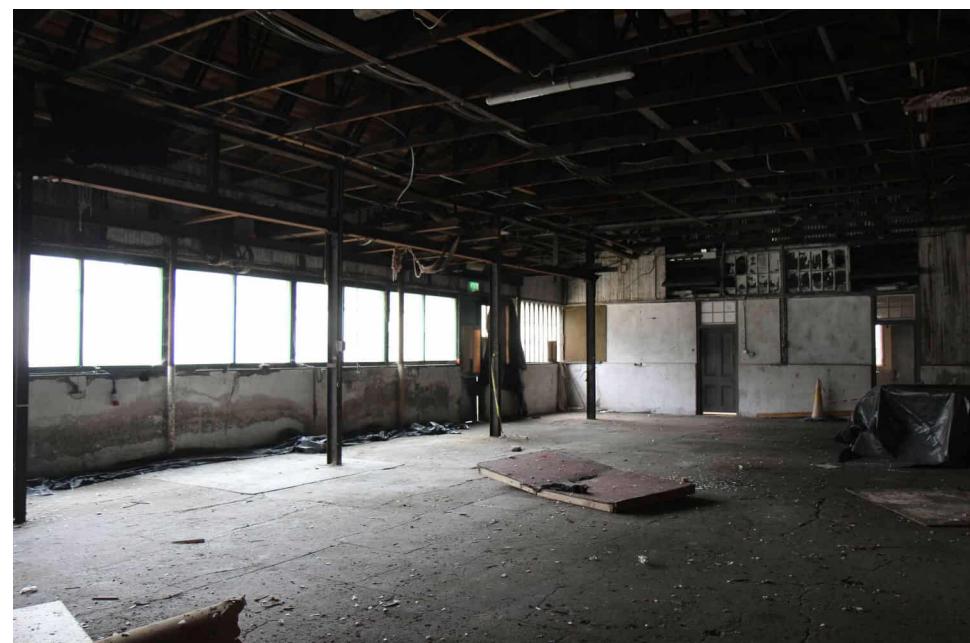
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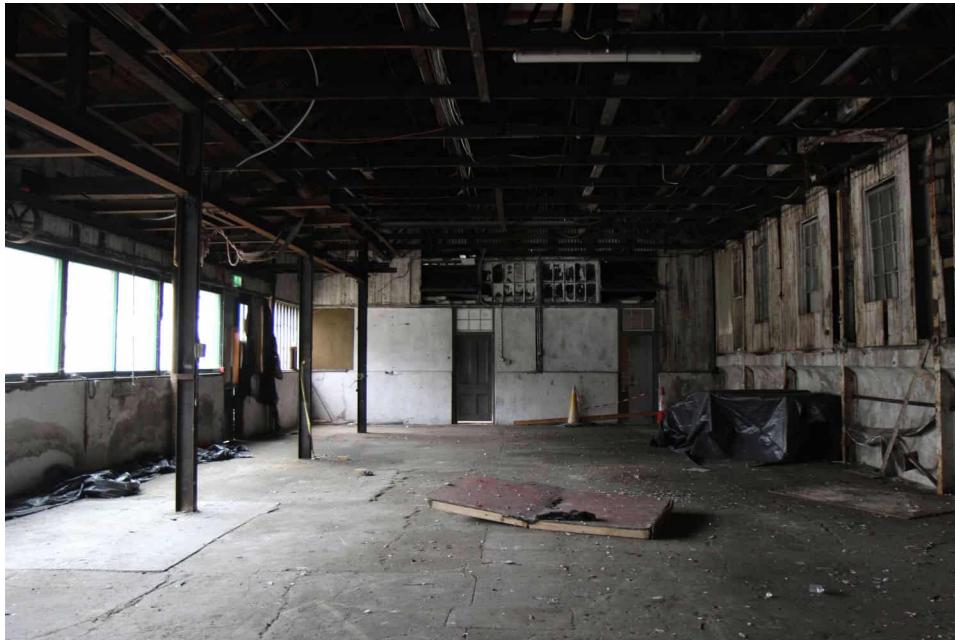
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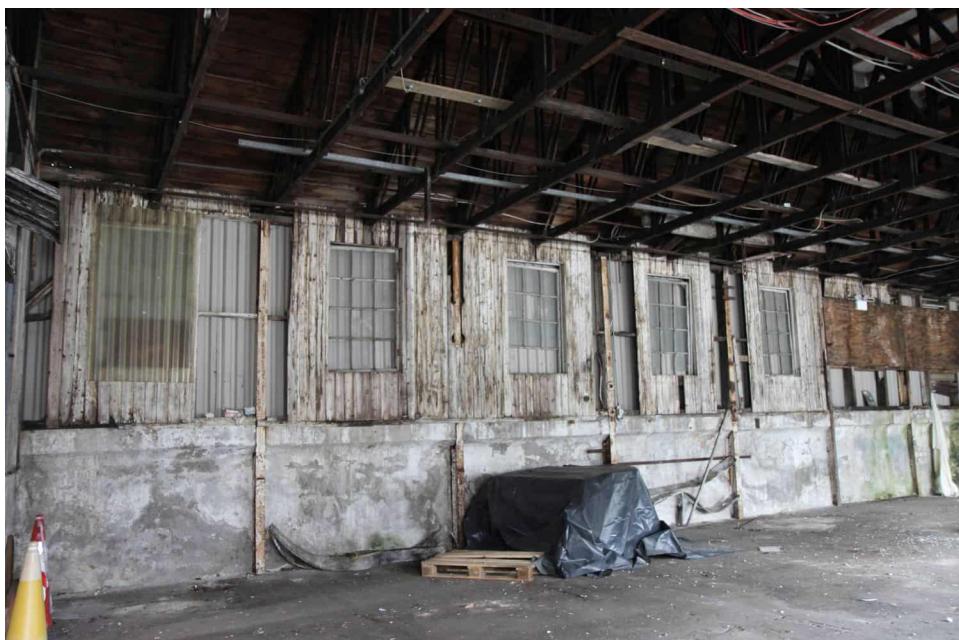
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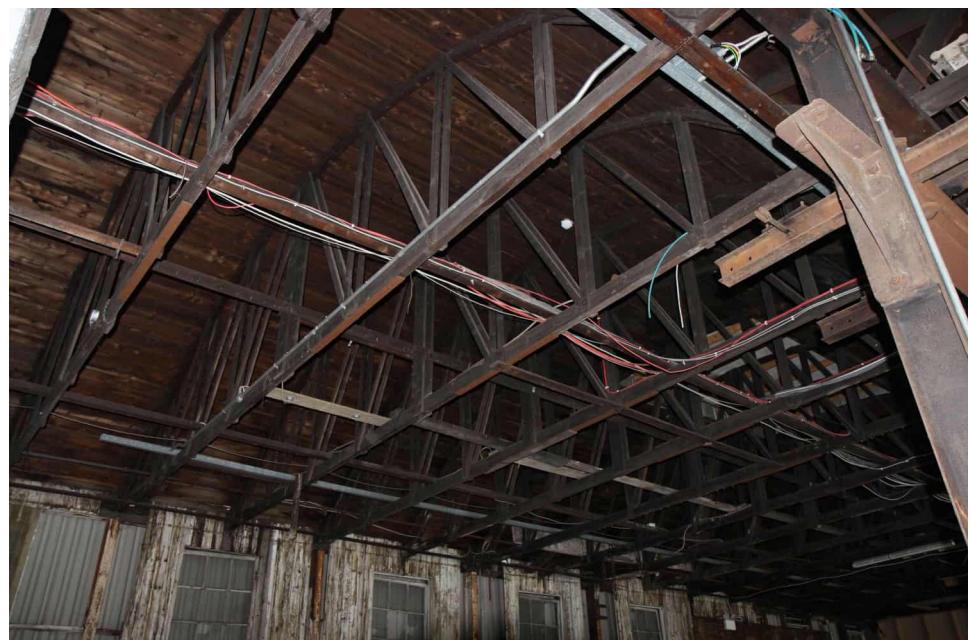
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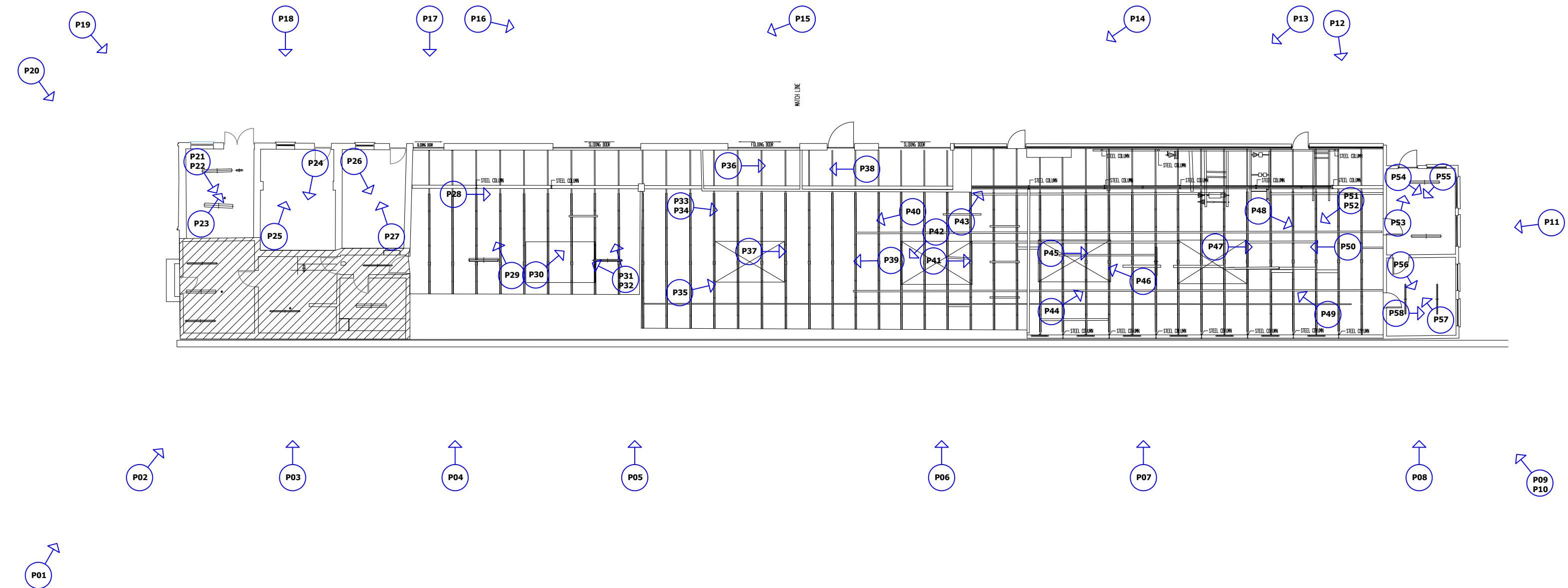
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J1000_8_P58



Legend:

Photograph Number, Location and Orientation
P01 →



Project Status:
Revision:
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2 | -
3 | -

cabie
RICS
Certified
Historic
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Professional
CHARTERED SURVEYORS
IHBC
Landscape
Institute

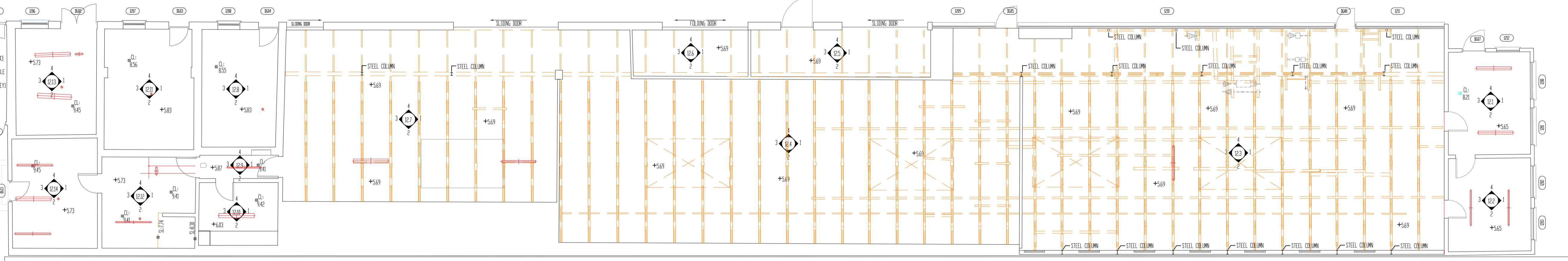
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Project:
J1000 FORMER CLEEVES CONDENSED MILK FACTORY
Scale: NTS
Drawing By: SR
Checked By: ME
Title:
BUILDING 8 WORKSHOP BUILDING - PHOTOGRAPHIC RECORD LOCATION
Drawing No: J1000_8_D001
Revision: -
Client:
LIMERICK 2030
Architectural Conservation Professionals
Group House, Cappamore, Co. Limerick, IRELAND
Mobile: 088 819509
Email: info@acpgroup.ie



Legend:



Description of Fabric

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

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

External Fabric

Roof

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

External walls

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

Fenestration (General)

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

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

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

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

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

Internal

Roof structures

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

Internal Walls / Ceilings

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

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

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

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

The ceilings within these rooms are also modern skimmed plastered ceilings.

Project Status:
Revision:

1 -
2 -
3 -

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SURVEY ONLY



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Building

Client: Limerick Twenty Thirty

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Drawing No: J1000_8_D002	Revision: 00

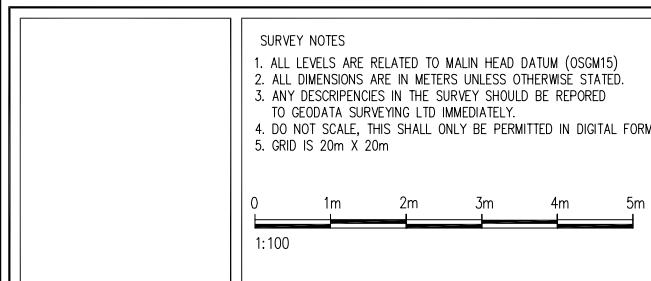
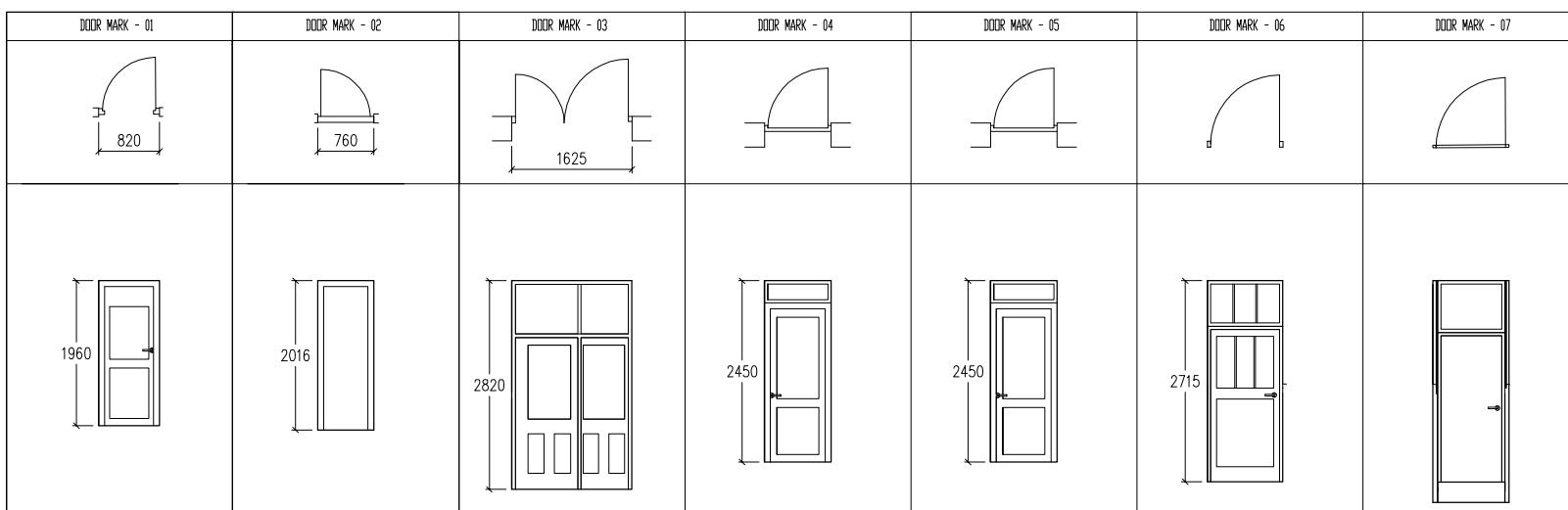
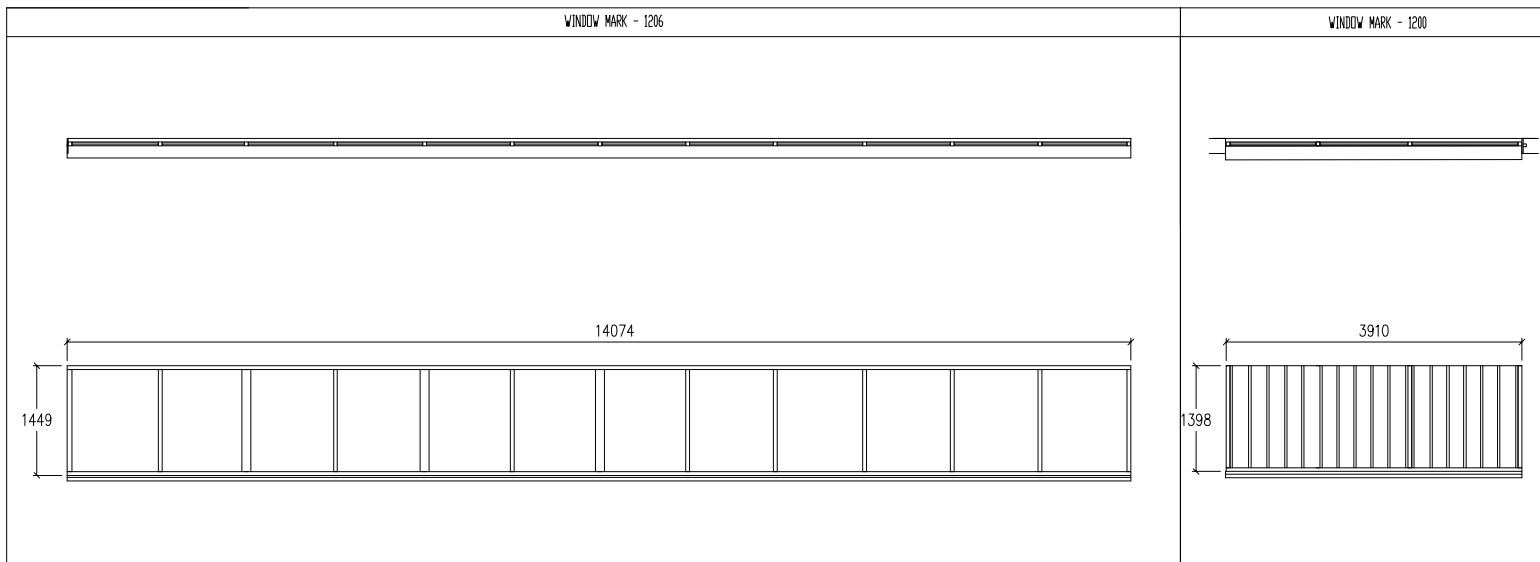
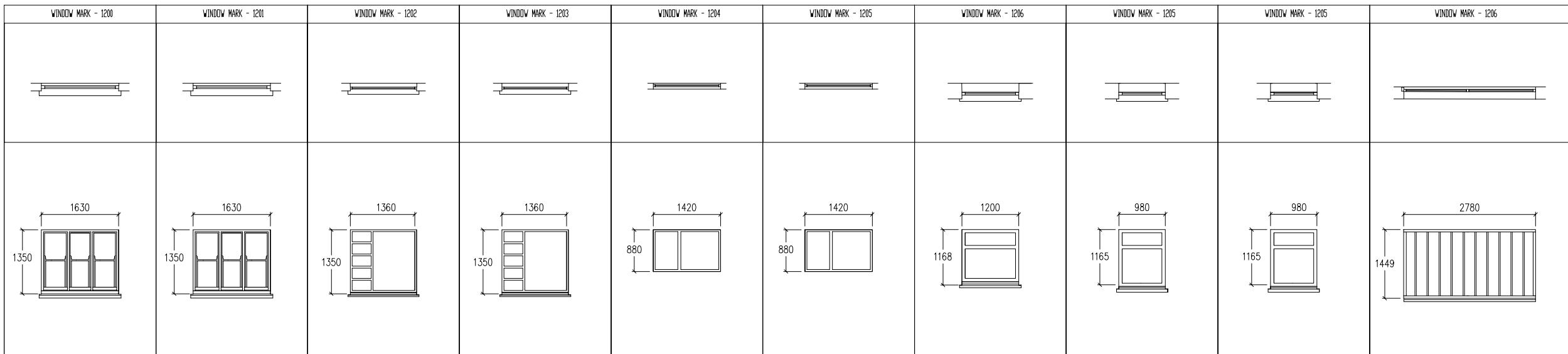
Architectural
Conservation
Professionals
Graiguen House, Cappanore, Limerick,
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Phone: 061 574894
Mobile: 086 8195009
Email: info@acpgroup.ie

Form 019 - Drawing Register

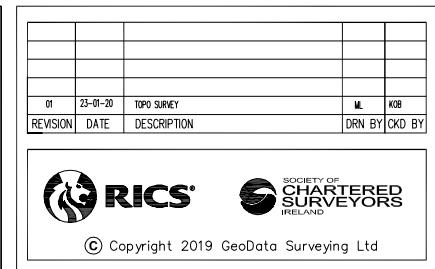
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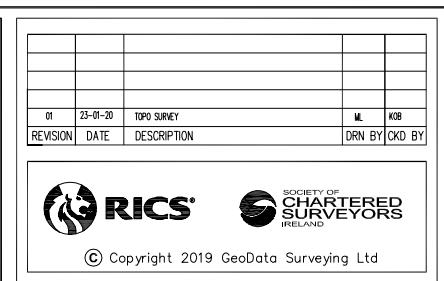
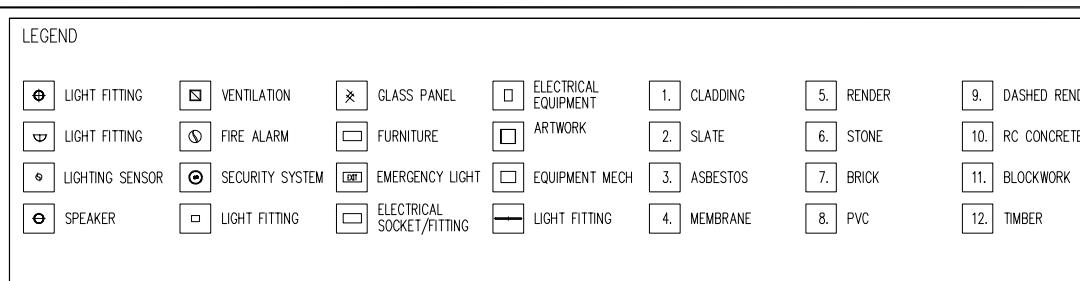
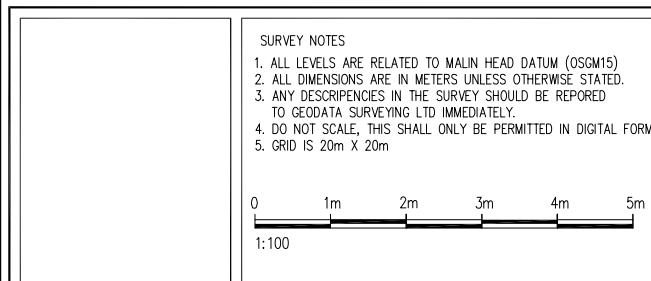
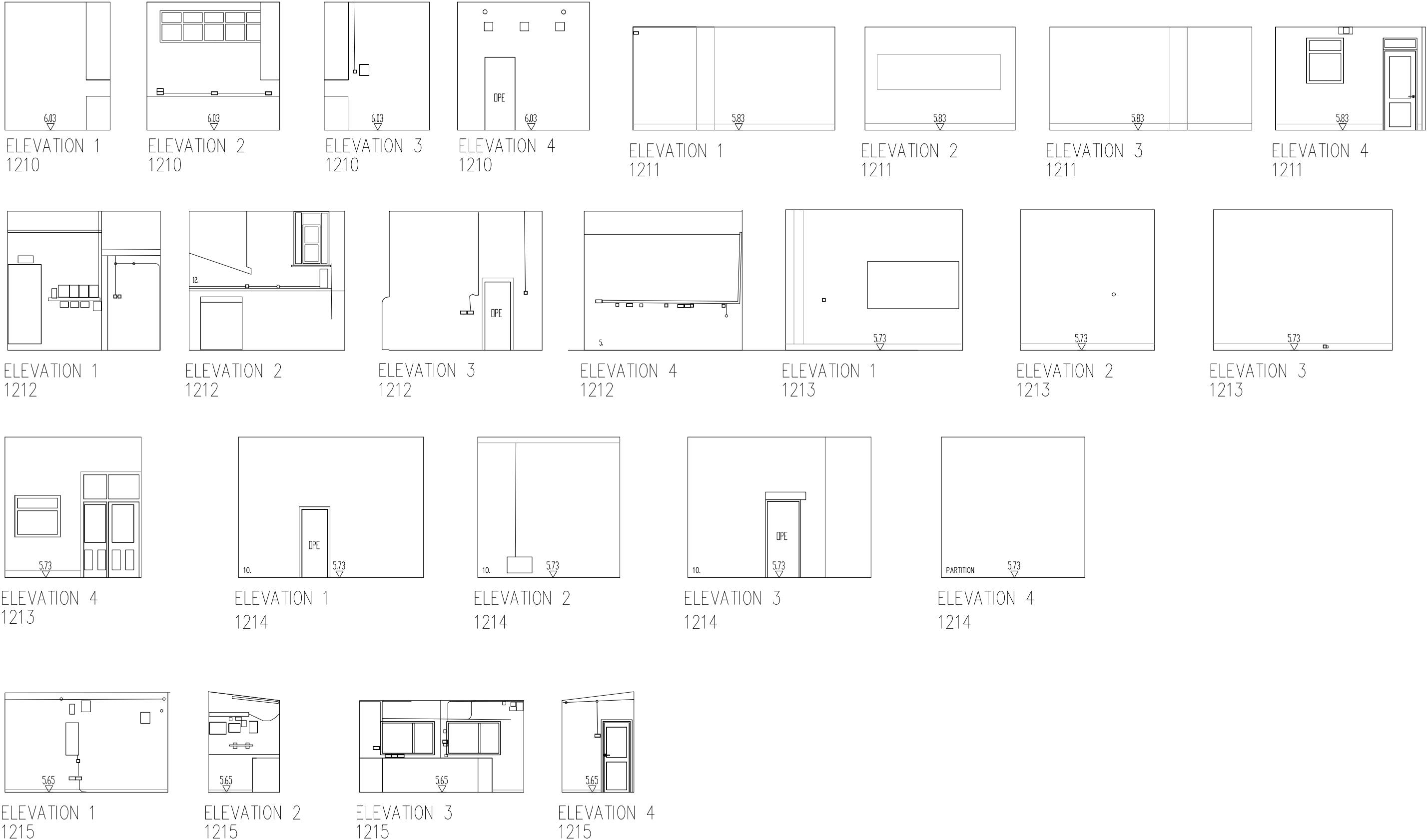
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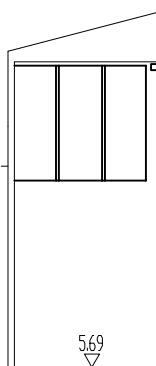

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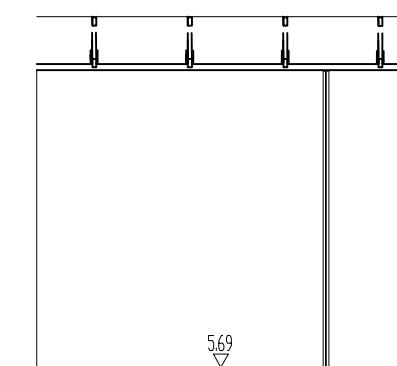


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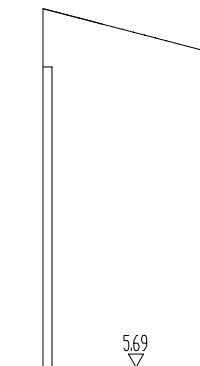




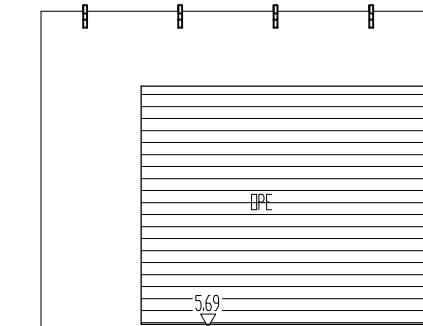
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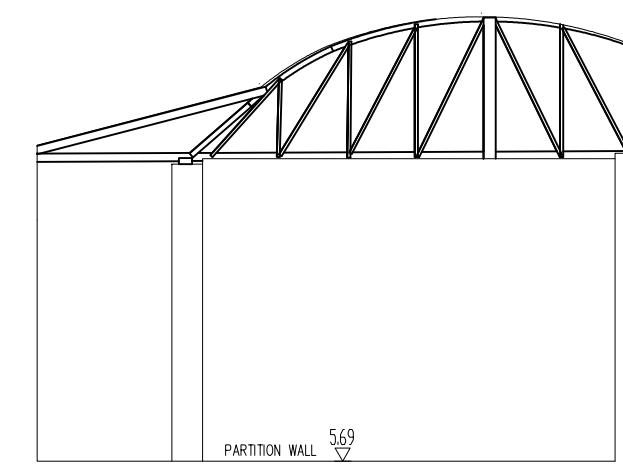
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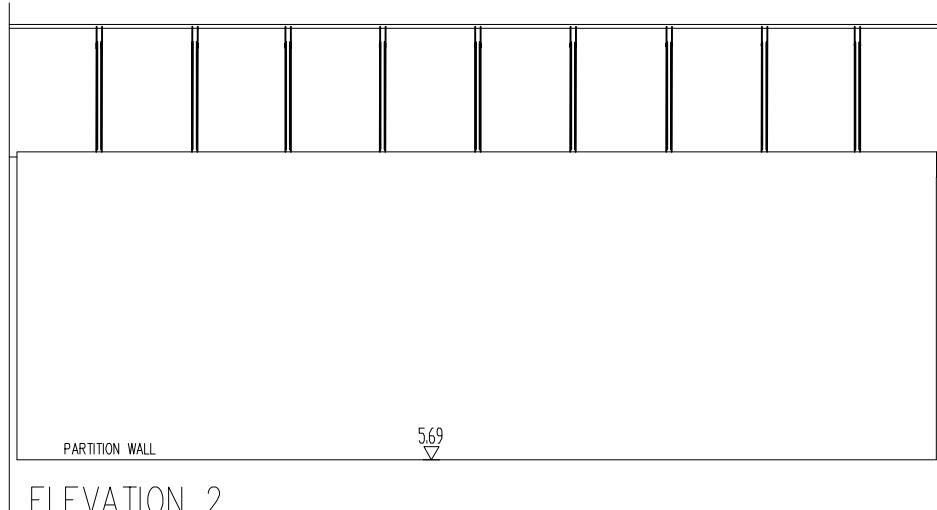
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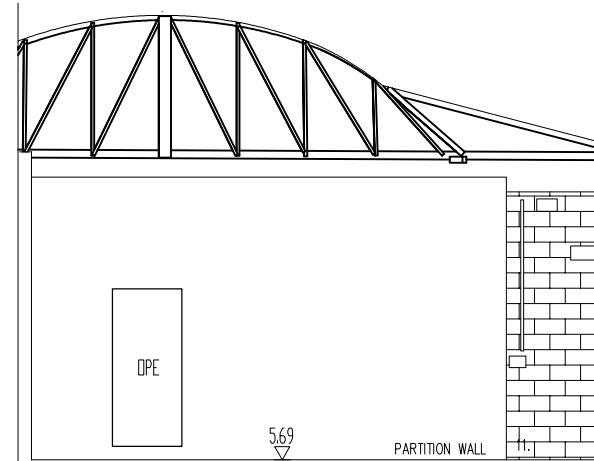
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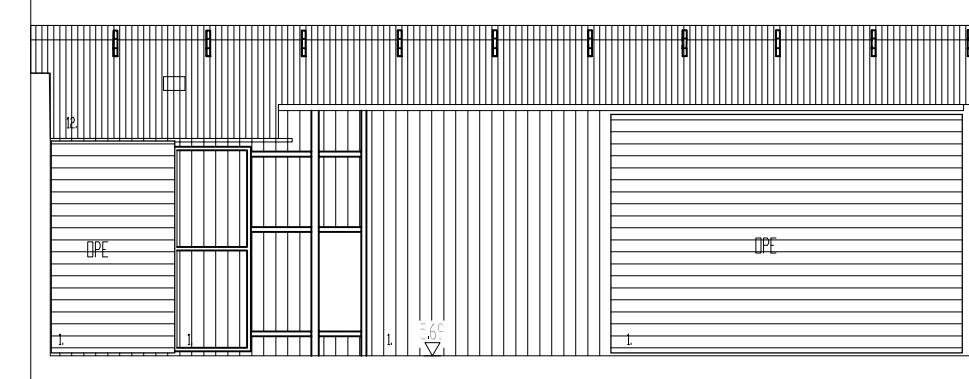
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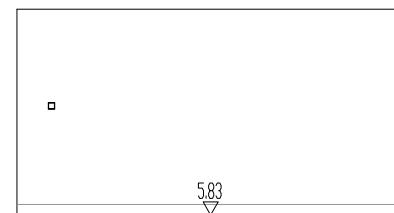
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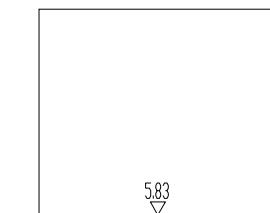
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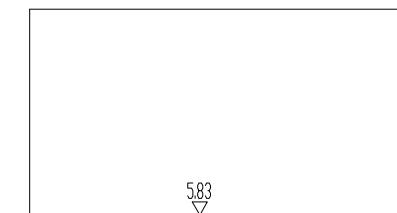
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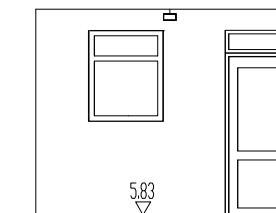
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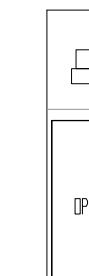
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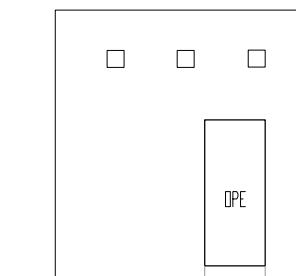
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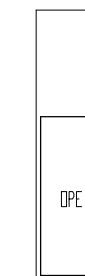
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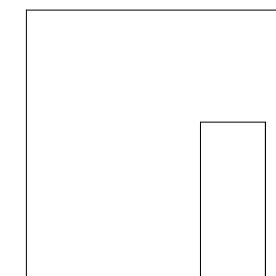
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ELEVATION 2
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ELEVATION 3
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ELEVATION 4
1209

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

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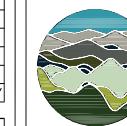
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	LIGHTING SENSOR		SECURITY SYSTEM		EMERGENCY LIGHT		EQUIPMENT MECH		3. ASBESTOS		7. BRICK		11. BLOCKWORK
	SPEAKER		LIGHT FITTING		ELECTRICAL SOCKET/FITTING		LIGHT FITTING		4. MEMBRANE		8. PVC		12. TIMBER

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REVISION	DATE	DESCRIPTION	DRN BY	CKD BY

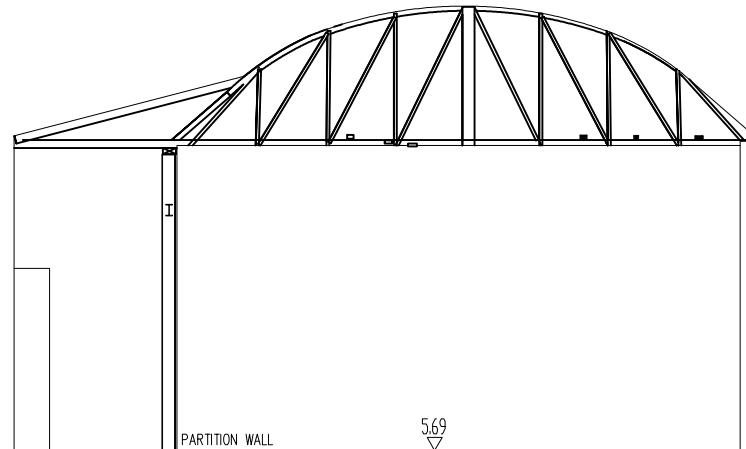


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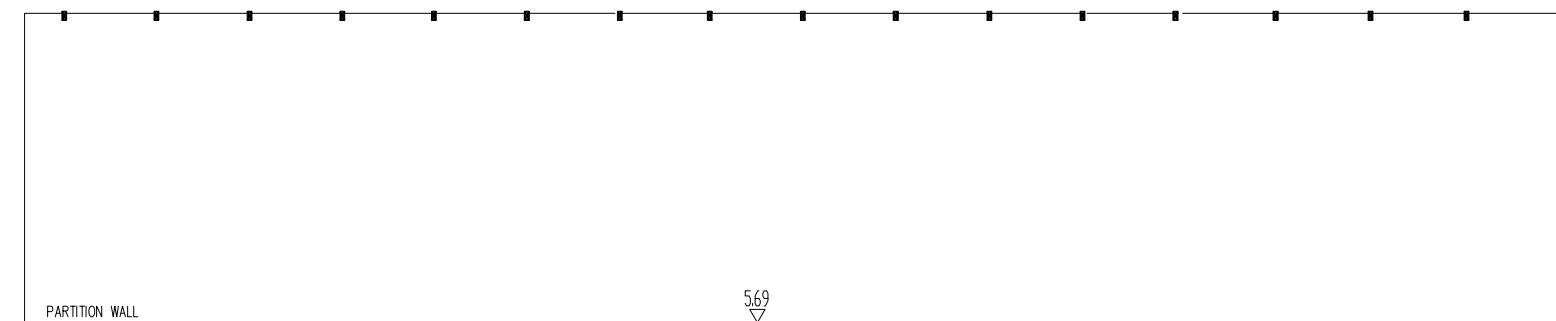


Geodata
Chartered Land Surveyors
47 Oliver Plunkett Street Bandon, Co Cork. P72 A443
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

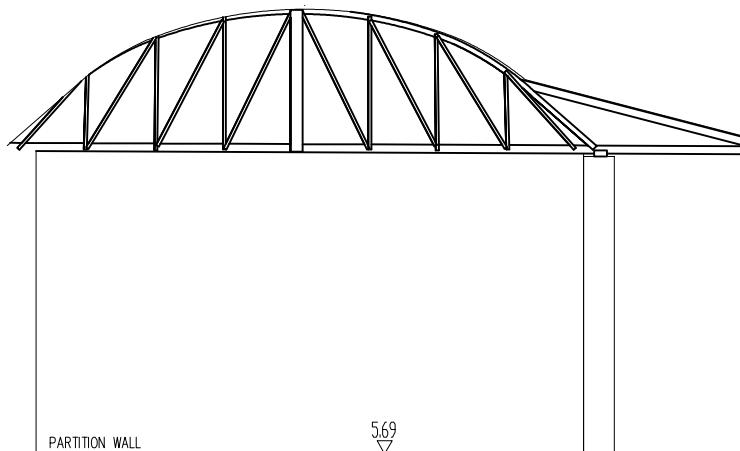
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Project: Former Cleeves Condensed Milk Factory
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Date: 10-01-20 Sheet: A3



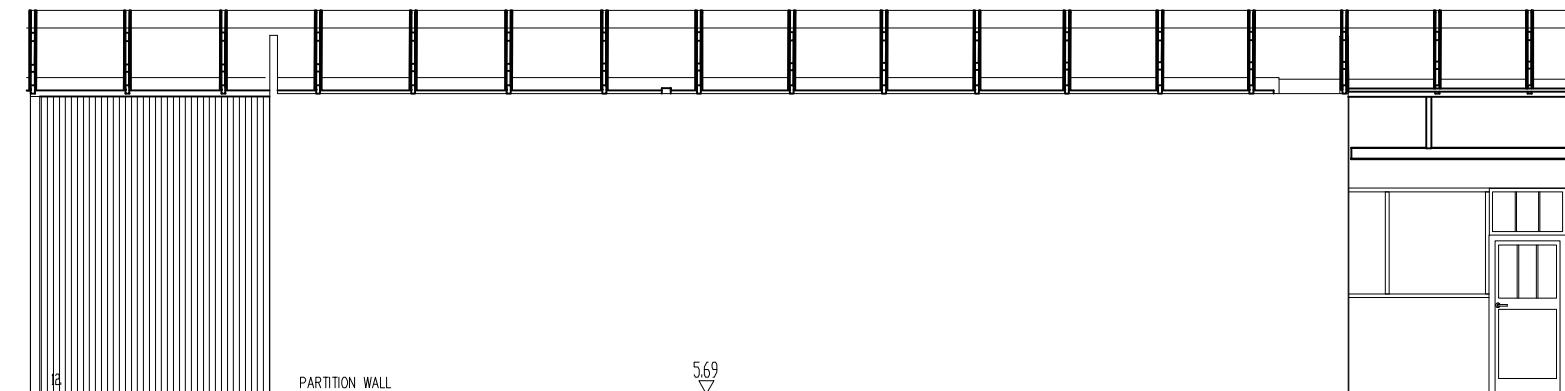
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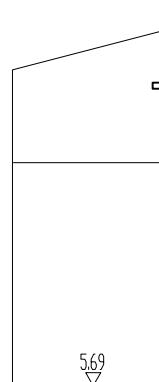
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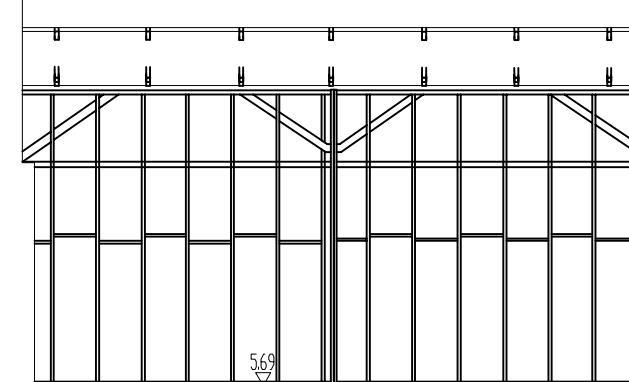
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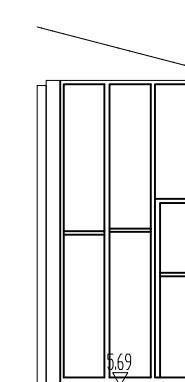
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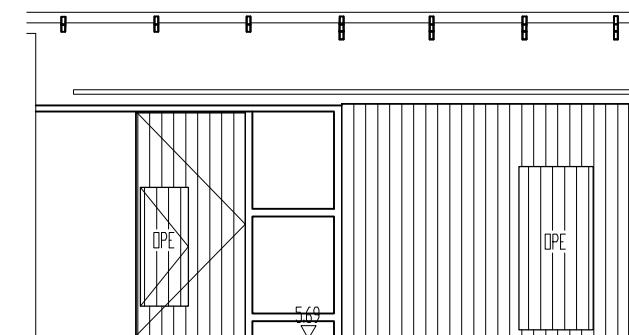
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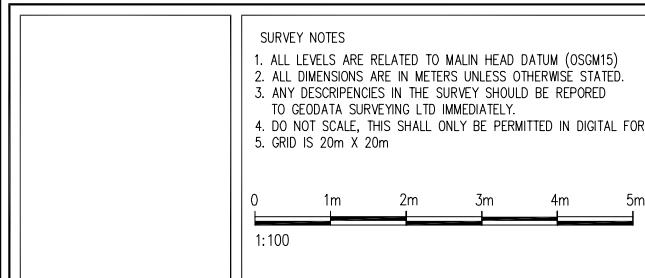
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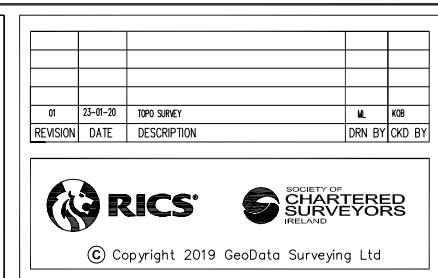
ELEVATION 3
1205



ELEVATION 4
1205

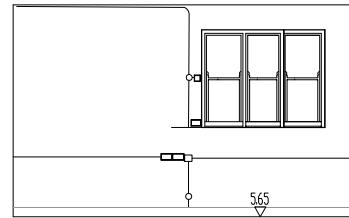


LEGEND

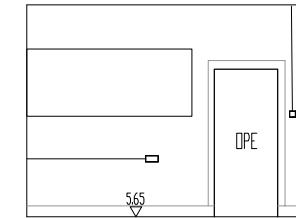


47 Oliver Plunkett Street Bandon, Co Cork. P72 A443
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799
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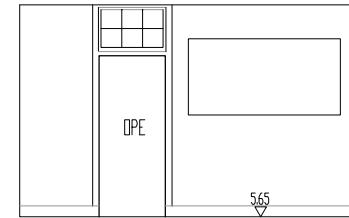
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Project:	Former Cleeves Condensed Milk Factory		
Title:	Building 12 – Int Elevations 1204–1205		
Scale:	1:100	Dwg. No:	18885-12-201
Date:	10-01-20	Sheet:	A3



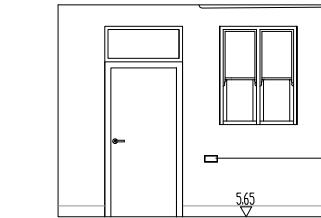
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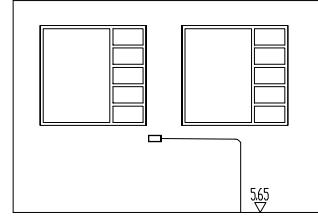
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1201



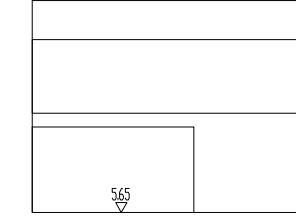
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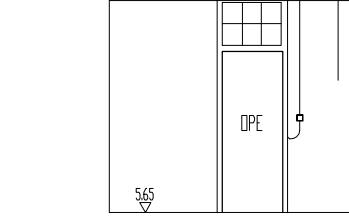
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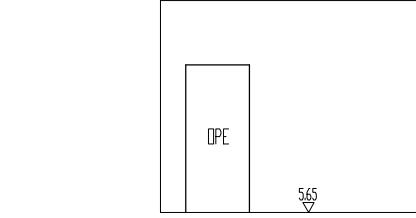
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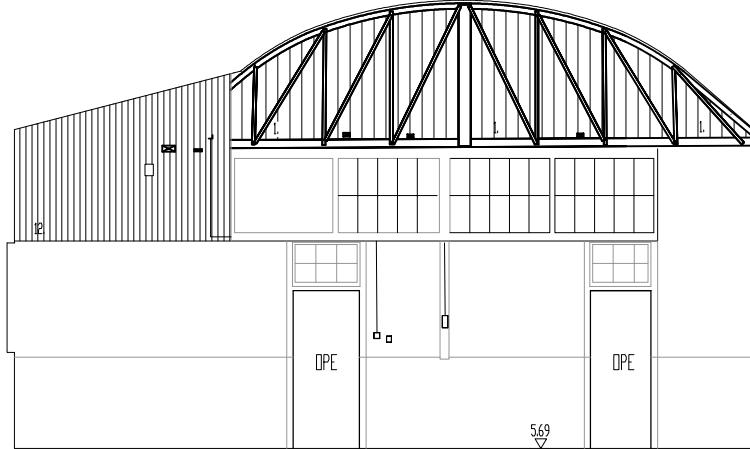
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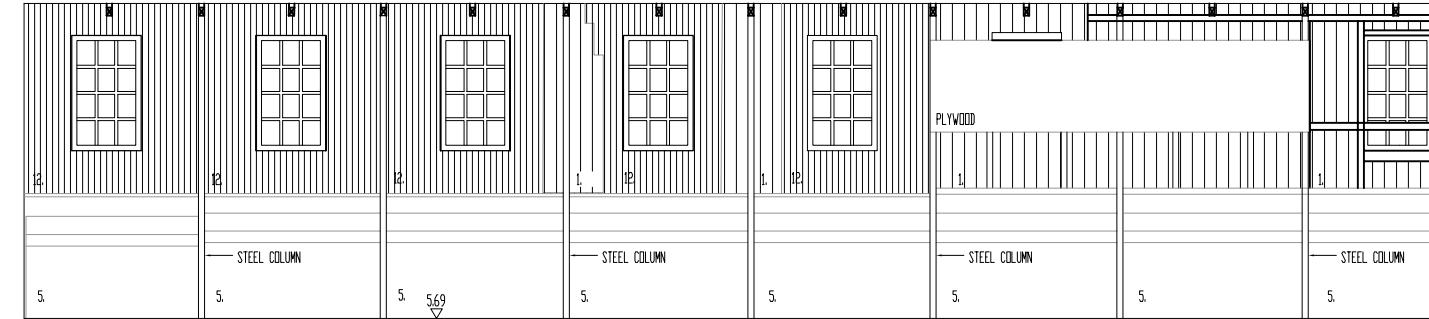
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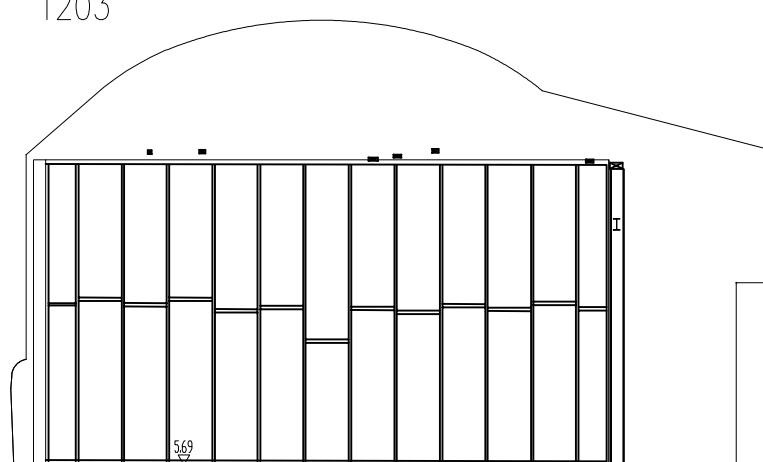
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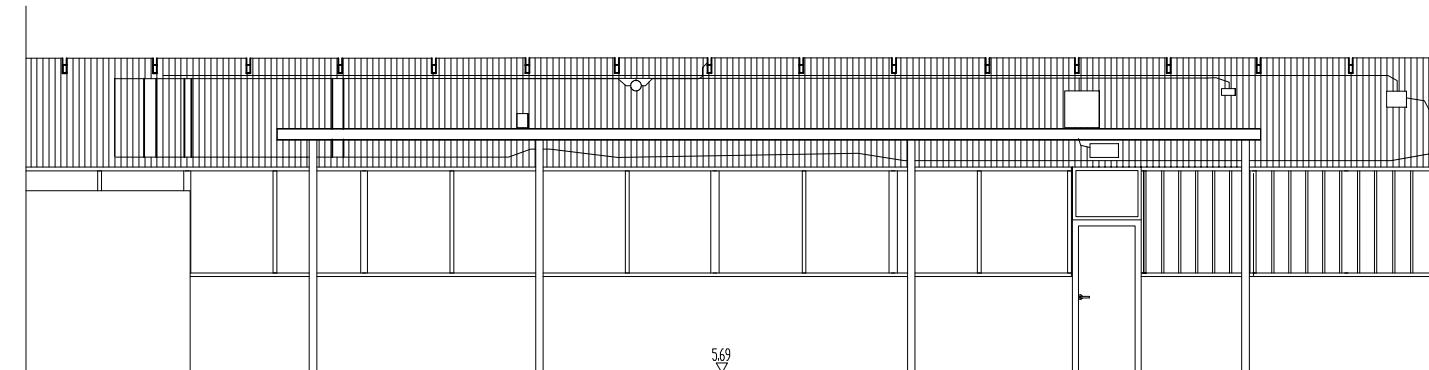
ELEVATION 1
1203



ELEVATION 2
1203



ELEVATION 3
1203



ELEVATION 4
1203

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

0 1m 2m 3m 4m 5m

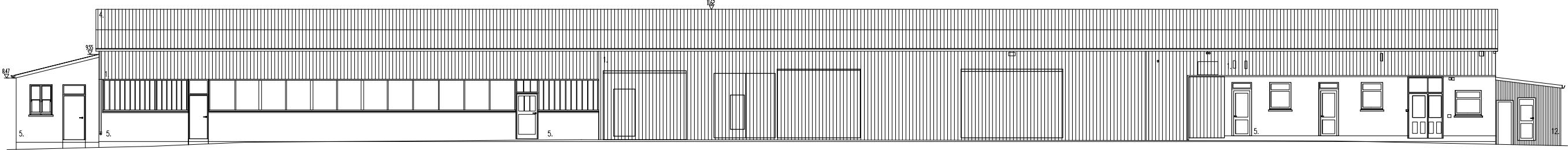
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LEGEND

	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

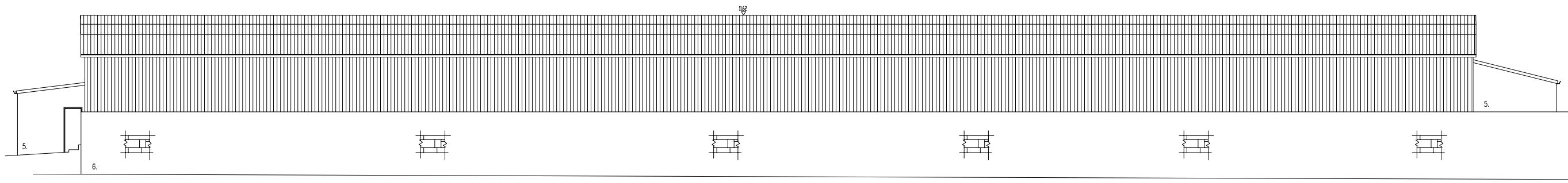
01	23-01-20	TOPO SURVEY	M	KOB
REVISION	DATE	DESCRIPTION	DRN BY	CKD BY

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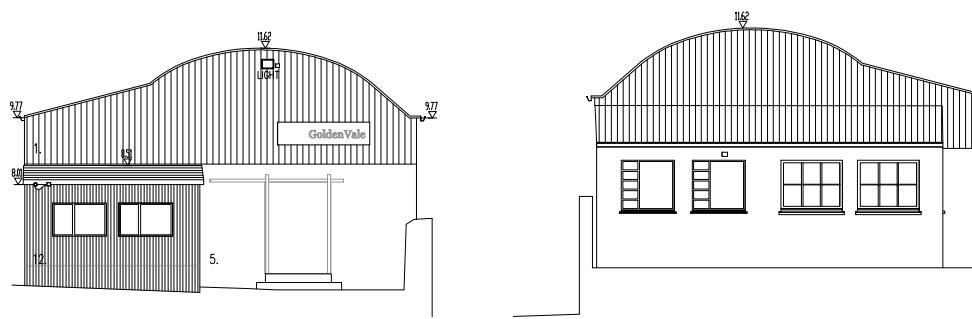
Elevation A-A

Scale 1:200



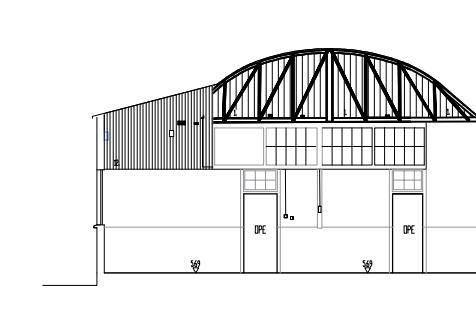
Elevation C-C

Scale 1:200



Elevation B-B

Scale 1:200

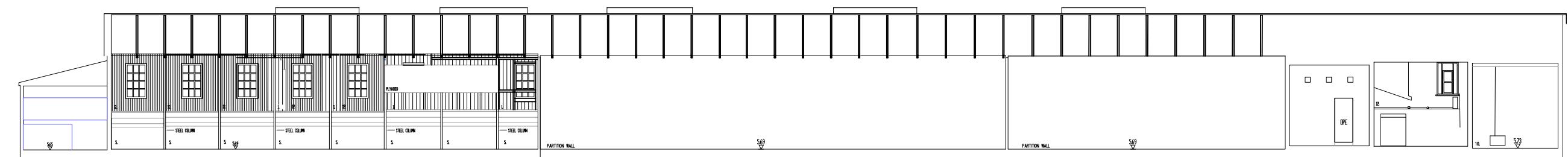


Elevation D-D

Scale 1:200

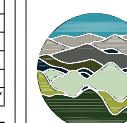
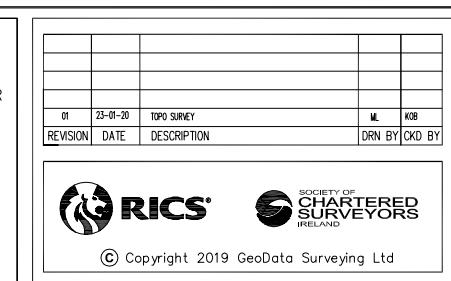
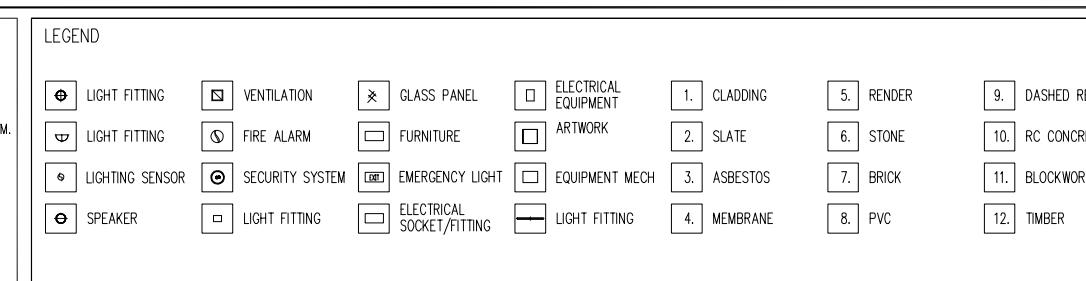
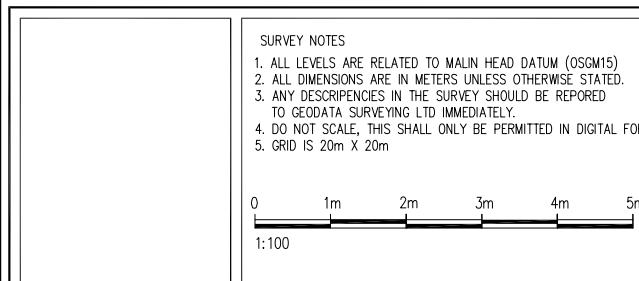
Section 2-2

Scale 1:200



Section 1-1

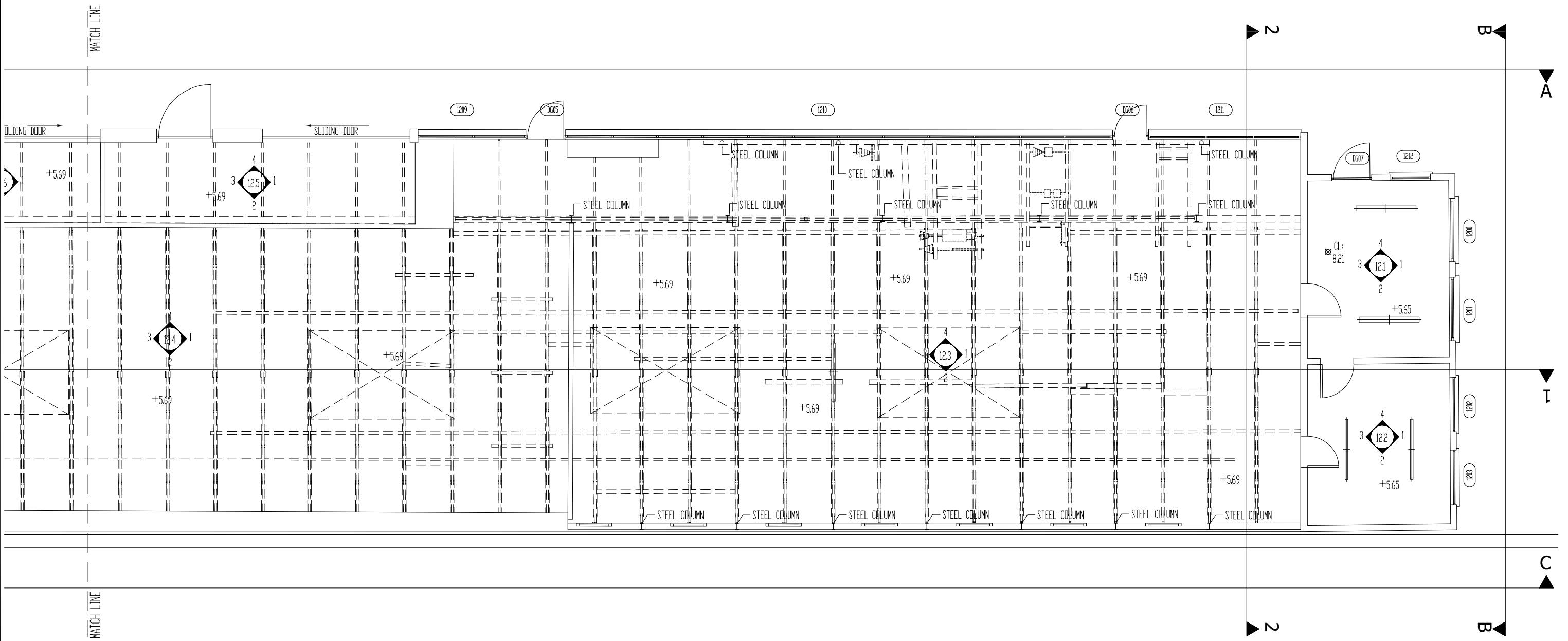
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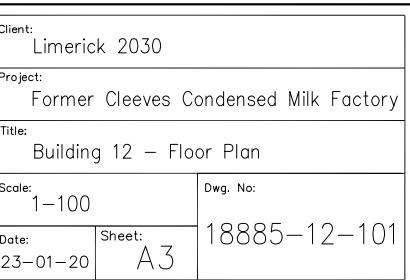
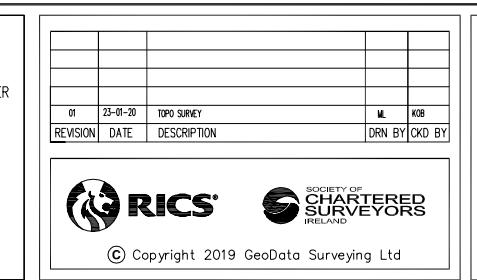
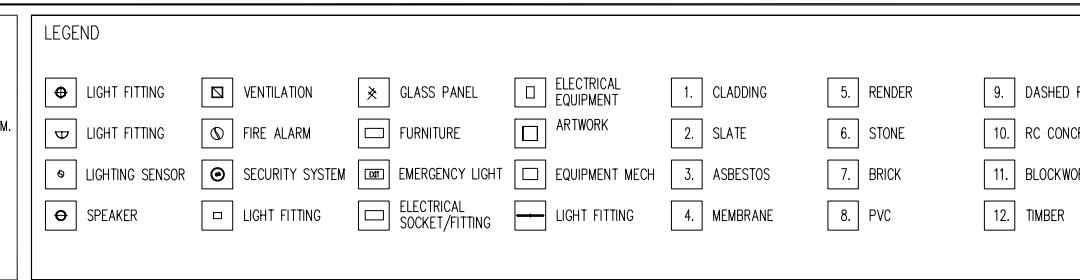
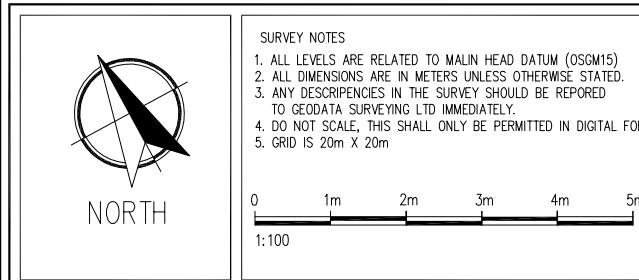
Geodata
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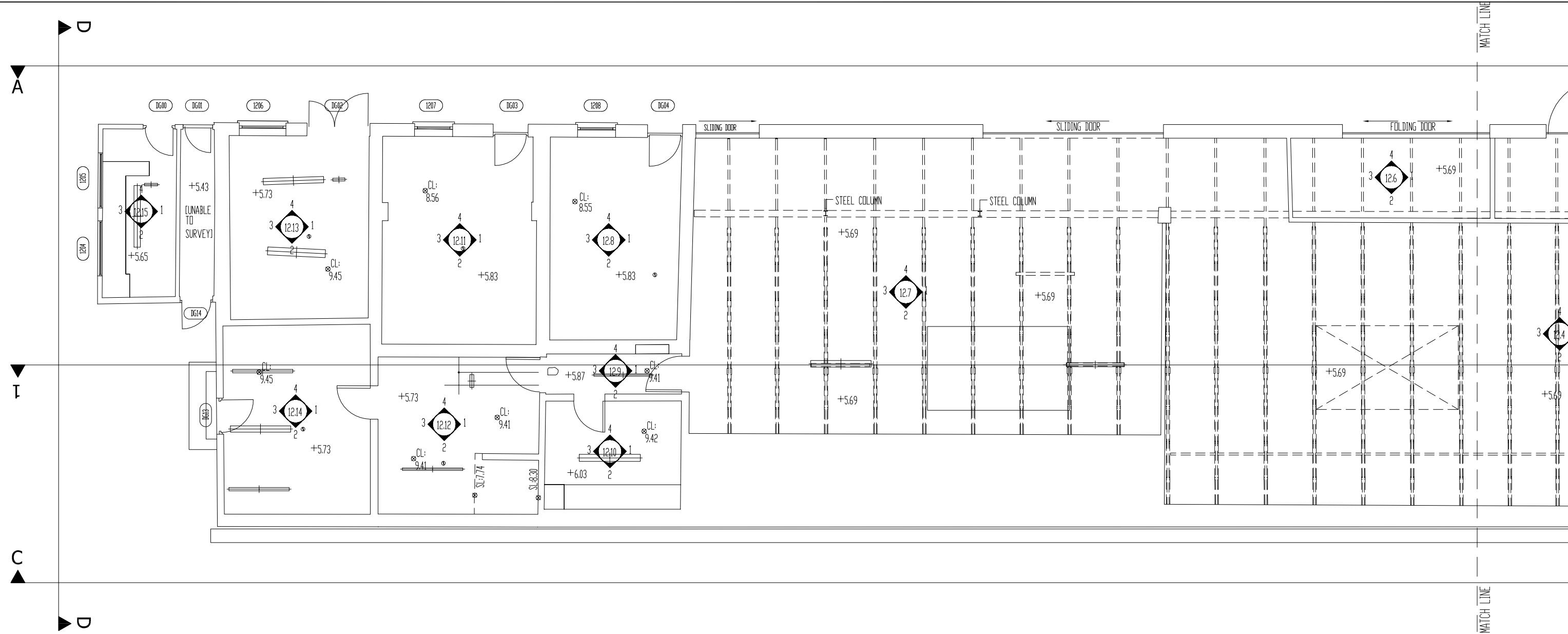
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Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

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

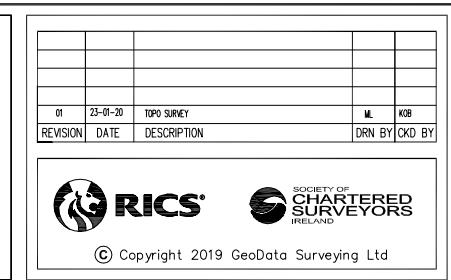
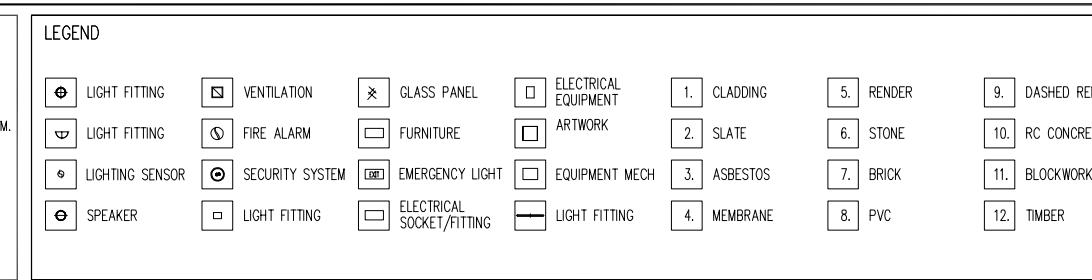
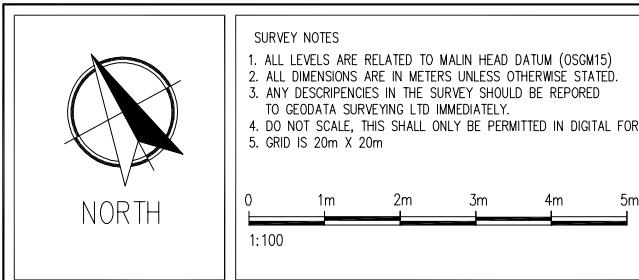


Ground Floor Plan
Scale 1:100





Ground Floor Plan
Scale 1:100





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