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22/05/2024

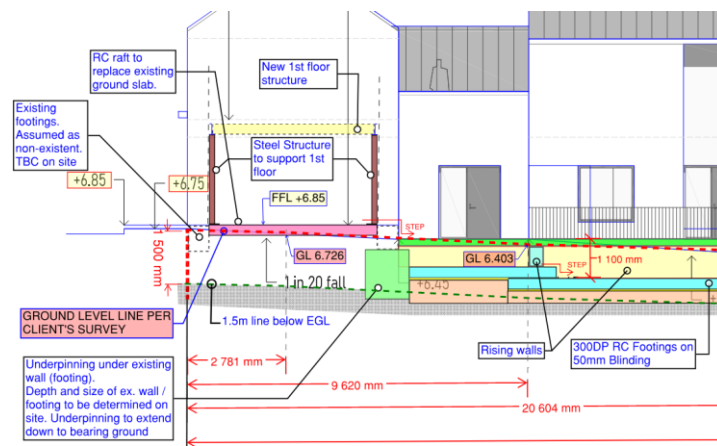
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PROJECT NO. L362

RE: OCSC ASSESSMENT OF EXISTING PUB STRUCTURE

Dear Derek,

As part of the 52 New Road Thomandgate project in Limerick the design of the adjacent new residential structure has progressed well in preparation for a planning application to be made shortly. We have prepared a series of interfaces with the existing Pub structure which will require the existing Pub to be underpinned. This underpinning is required due to the fact that reasonable bearing ground is located at depth to the rear of the site as advised in the IGSL report. This deep requirement for foundations means that the interface from the back of the Pub structure to this new development will require a step down in foundation and thus will require the existing Pub to be underpinned. Following on from this progress it was agreed to meet on site to assess the current condition of the existing Pub structure.



Extract from structural package outline works to the rear of the Pub structure.

This site walk was undertaken on the 2nd of May 2024. The purpose of our site visit on the day was to assess the Pub structure to review its current condition to ascertain if keeping the structure would offer the proposed development any advantages.

The following is a sample of the records that we taken on the day of the visit.

Civil / Structural / Environmental / Mechanical / Electrical / Sustainability

O'Connor Sutton Cronin & Associates Limited - Registered in Ireland No.138329

Directors: Martin McGrath (Group MD), James Barrett (Company Secretary), Shaun Doody, Patrick Field (MEP MD), Paul Healy, Brian Heron, Anthony Horan, Edward Lyons, John Millar, Andrew O'Brien, Michael O'Reilly, Brian O'Rourke

Associate Directors: Ian Crehan, Seamus Doyle, Niall McMenamin, Paul McSteen, Patrick Raggett, Colin Wilson

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 <p><u>Front elevation of Pub</u></p>	 <p><u>Front elevation of Pub interfacing with road and path</u></p>	 <p><u>Side elevation</u></p>
 <p><u>Side elevation</u></p>	 <p><u>Side elevation</u></p>	 <p><u>Front elevation showing signs of shear issues</u></p>
 <p><u>Front elevation will need update to match residential proposals</u></p>	 <p><u>Condition of side extension to be demolished.</u></p>	 <p><u>Condition of internal front ground floor section of pub- ceiling and floor structure over degraded.</u></p>
 <p><u>Condition of level 1 hallway-</u></p>	 <p><u>Condition of ceiling structure at level 1</u></p>	 <p><u>Collapsed ceiling framing structure at ground floor front of Pub</u></p>

Record of inspection

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It is of the opinion of the author that it would be a hindrance to the overall project to proceed with keeping the Pub structure to the front of the site. The detailed reasons for this are outlined below in our record of observations with the existing structure. It is the authors opinion that the time and programme investment required to found this existing Pub structure and update and repair the internal fabric of the Pub to modern standards will be considerable. This investment would be far better served in providing a new facility of new construction, controlled and recorded in line with modern standards which will have far less of a maintenance requirement in future for Limerick Co Co.

Record of observations with the existing structure

- The front elevation of the facade has two considerable cracks. These will need to be assessed to ascertain the depth and any associated issues.
- The roof is very poor repair- water ingress is evident over prolonged period of time.
- Following from this ingress the floors are also rotten; this would mean they offer very little in terms of diaphragm action and thus lateral support to walls. Hence stability of the walls would be a concern.
- Underpinning will be required as part of the existing scheme and this will undermine the existing footpath and roadway. It is believed no foundations are in existence under the walls.
- The refurb of the structure will require internal insulation and lining to prevent water ingress. This will lose Net internal Area to a space which is already quite small.
- In relation to programme for the construction works and specifically due to the proximity of the Pub structure to the adjacent road in combination with the depth as advised in the IGSL report of good firm ground the excavation and underpinning would need to continue to approximately 1m below ground which would require temporary shoring and trench boxing which will require further working space and thus impact on local access. Due to the complex nature of these works programme, time will be greatly increased with keeping the existing pub structure. This structure will also impede access to feed the site during construction works.
- The front elevation which contains many large opes and some movement cracking will need adjustment to cater for the new residential front elevation. All existing heads will need to be removed and infilled. This may involve the removal of the front wall due to the existing stonework construction method.
- Should the existing structure be replaced this would offer the new development a greater Net Internal Area, far greater quality of construction and less issues with water ingress during its service.

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Following on from the above record and assessment it is the authors opinion that demolishing the existing Pub structure and replacing it with a new purpose built residential unit in line with the rest of the development would add value to the development in terms of quality and control rather than undertaking major remedial and retrofit works to underpin the existing structure to modern standard.

I trust the above is satisfactory however if you require any further clarification then please do contact me.

Yours sincerely



Shaun Doody
BE MSc CEng MIEI MIStructE RConsEI
Director
For O'Connor Sutton Cronin

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