



Sligo Co Co

TCE Compliance Report 11258 - Tubbercurry Public Realm Realm 11258

PROJECT NAME:

REPORT NAME: 11258 - Tubbercurry Public Realm

Document Control Sheet	
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Report Status	FOR REVIEW
Report Date	
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Client	Sligo Co Co
Client Address	
Project Number	11258

Galway Office Fairgreen House, Fairgreen Road, Galway, H91 AXK8, Ireland. Tel: +353 (0)91 565 211	Dublin Office Block: 10-4, Blanchardstown Corporate Park Dublin 15, D15 X98N, Ireland. Tel: +353 (0)1 803 0406	Castlebar Office Market Square, Castlebar, Mayo, F23 Y427, Ireland. Tel: +353 (0)94 902 1401
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SITE INSPECTION REPORT

Project Name:

11258 - Tubbercurry Public Realm

Client Name:

Sligo Co Co

Description

DRAFT - Visual Structural Inspection of St Bridget's Hall and "Mary Jacks" Building

Prepared By

Cliona Casey

Inspection Date & Time

Inspection Number

001

Weather Conditions

Printed

02.12.2021 09:30

Findings

28 images / issues

Present During Inspection

Inspection Type

TCE Compliance Team



General Comment / Instruction Details

DRAFT REPORT

TOBIN Consulting Engineers was requested by Sligo County Council to carry out a structural inspection of the existing St Bridget's Hall and "Mary jacks " properties at Tobercurry County Sligo. This request was made as part of the Public Realm Project.

St Bridget's Hall is a two-storey community hall building situated off Wolfe Tone Square. The main structure was constructed approximately 90 years ago and a two-storey extension was constructed in 1980-1981.

The examination of St. Bridget's Hall comprised of a visual inspection of the property. No access was gained to the roof space during the inspection. Some internal walls were finished with lining paper which may hide defects. All floors were covered and the floor joists were not visible for inspection. No access could be gained to inspect the foundation or substructures and the current foundation construction is unknown.

The Construction date of Mary Jacks is unknown. The examination of Mary Jacks consisted of a visual inspection of the exterior of the building. No access was gained to the interior of Mary Jacks as it was deemed to be unsafe. No access could be gained to inspect the foundation or substructures and the current foundation construction is unknown.

Conclusion and Recommendations:

St. Bridget's Hall: Cracks are indicative of typical drying and shrinkage within the plaster work and minor settlement of foundations. No indication of serious movement or structural cracking were observed. The timber floor in some areas (stairs to dressing rooms, first floor dressing room, first floor Supper Room in the 1980s extension) appear to be deflecting more than serviceable limits. Further investigation of the floor joist will be needed to establish remedial works required in these areas. Two steel beams spanning from the kitchen area to the main auditorium area are very rusted and damaged. Further investigation will be required to establish their purpose and if they are to be repaired or removed. Some cracking apparent on front external steps. This is not unusual for external concrete of this age. The cracks are likely not still moving and can be repaired.

Mary Jacks: From the external walls it is apparent that water ingress is an issue in this structure. Cracks observed are indicative of typical drying and shrinkage within the plaster work and minor settlement of foundations. No indication of serious movement or structural cracking were observed from the external however it is important to note here that no conclusions regarding the full condition of the structure can be drawn until such time as the internal can be surveyed.

INSPECTION REPORT SUMMARY SHEET

Snag Item	Issue Description
# 001 / 001	St. Bridget's Hall A long vertical crack was observed in the auditorium adjacent to the stage.
# 001 / 002	St. Bridget's Hall A long vertical crack was observed in the auditorium adjacent to the stage.
# 001 / 003	St. Bridget's Hall - 1980s Extension Indication of dampness/water ingress in the corridor of the 1980s extension, plaster damaged.
# 001 / 004	St. Bridget's Hall - 1980s Extension Indication of dampness/water ingress in the corridor of the 1980s extension, plaster damaged.
# 001 / 005	St. Bridget's Hall - 1980s Extension Indication of dampness/water ingress on the ceiling in the 'snooker room' on the ground floor of the 1980s extension.
# 001 / 006	St. Bridget's Hall - 1980s Extension Horizontal cracking visible in between the windows in the 'snooker room' on the ground floor of the 1980s extension.
# 001 / 007	St. Bridget's Hall - 1980s Extension Horizontal cracking visible in between the windows in the 'snooker room' on the ground floor of the 1980s extension.
# 001 / 008	St. Bridget's Hall - 1980s Extension Horizontal cracking visible in between the windows in the 'snooker room' on the ground floor of the 1980s extension.
# 001 / 009	St. Bridget's Hall Excessive deflection and creaking felt underfoot on the stairs adjacent to the dressing rooms at the back of the building.
# 001 / 010	St. Bridget's Hall Indication of dampness/water ingress on the ceiling and chimney in the first floor dressing room, plaster damaged.
# 001 / 011	St. Bridget's Hall Indication of dampness/water ingress on the ceiling and chimney in the first floor dressing room, plaster damaged.
# 001 / 012	St. Bridget's Hall Excessive deflection and creaking felt underfoot in the first floor dressing rooms at the back of the building.
# 001 / 013	St. Bridget's Hall - 1980s Extension Horizontal cracking visible in between the windows in the 'supper room' on the first floor of the 1980s extension.
# 001 / 014	St. Bridget's Hall - 1980s Extension



	Horizontal cracking visible in between the windows in the 'supper room' on the first floor of the 1980s extension.
# 001 / 015	St. Bridget's Hall Deflection and creaking of timber floor felt underfoot on the balcony over the Auditorium. This is on the timber build up for the tiered seating in this area, examination of the floor structure below was not possible as the floor was not exposed.
# 001 / 016	St Bridget's Hall - External Some cracking apparent on front external steps.
# 001 / 017	St Bridget's Hall - External Some cracking apparent on front external steps.
# 001 / 018	St Bridget's Hall - External Some cracking apparent on front external steps.
# 001 / 019	St Bridget's Hall - External Some cracking apparent on front external steps.
# 001 / 020	St Bridget's Hall - External Some cracking apparent on front external steps.
# 001 / 021	St Bridget's Hall - External Two steel beams spanning from the kitchen area to the main auditorium area are very rusted and damaged. Further investigation will be required to establish their purpose and if they are to be repaired or removed.
# 001 / 022	St. Bridget's Hall - External Indication of dampness/water ingress on the external walls of the 1980s extension, plaster damaged.
# 001 / 023	Mary Jacks - External Dampness/water ingress apparent on the wall under the chimney at the rear.
# 001 / 024	Mary Jacks - External Vertical crack on side wall.
# 001 / 025	Mary Jacks - External Dampness/water ingress apparent on side wall, plaster damaged and fallen off in this area.
# 001 / 026	Mary Jacks - External Dampness/water ingress apparent on side wall, plaster damaged and fallen off in this area.
# 001 / 027	Mary Jacks - External Settlement cracking on side wall.
# 001 / 028	Mary Jacks - External Horizontal crack on side wall.

Issues Identified

To update the status of any of the issues identified in this report please click the link below, scan the QR code or visit : sitepal.io and enter report number 705-994

[Click here to view these issues in the contractor portal](#)



001 / 001

Comment



St. Bridget's Hall
A long vertical crack was observed in the auditorium adjacent to the stage.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 002

Comment



St. Bridget's Hall
A long vertical crack was observed in the auditorium adjacent to the stage.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 003

Comment



St. Bridget's Hall - 1980s Extension
Indication of dampness/water ingress in the corridor of the 1980s extension, plaster damaged.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 004

Comment



St. Bridget's Hall - 1980s Extension
Indication of dampness/water ingress in the corridor of the 1980s extension, plaster damaged.

Current Status

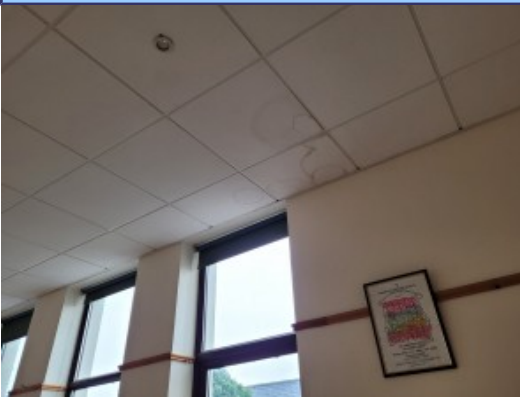
No issue

Location / Plan

Inspection Plan Element

001 / 005

Comment



St. Bridget's Hall - 1980s Extension
Indication of dampness/water ingress on the ceiling in the 'snooker room' on the ground floor of the 1980s extension.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 006

Comment



St. Bridget's Hall - 1980s Extension
Horizontal cracking visible in between the windows in the 'snooker room' on the ground floor of the 1980s extension.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 007

Comment



St. Bridget's Hall - 1980s Extension
Horizontal cracking visible in between the windows in the 'snooker room' on the ground floor of the 1980s extension.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 008

Comment



St. Bridget's Hall - 1980s Extension
Horizontal cracking visible in between the windows in the 'snooker room' on the ground floor of the 1980s extension.

Current Status

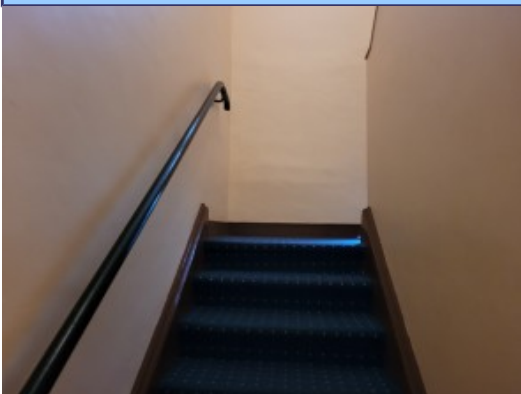
No issue

Location / Plan

Inspection Plan Element

001 / 009

Comment



St. Bridget's Hall
Excessive deflection and creaking felt underfoot on the stairs adjacent to the dressing rooms at the back of the building.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 010

Comment



St. Bridget's Hall
Indication of of dampness/water ingress on the ceiling and chimney in the first floor dressing room, plaster damaged.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 011

Comment



St. Bridget's Hall
Indication of of dampness/water ingress on the ceiling and chimney in the first floor dressing room, plaster damaged.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 012

Comment



St. Bridget's Hall
Excessive deflection and creaking felt underfoot in the first floor dressing rooms at the back of the building.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 013

Comment



St. Bridget's Hall - 1980s Extension
Horizontal cracking visible in between the windows in the 'supper room' on the first floor of the 1980s extension.

Current Status

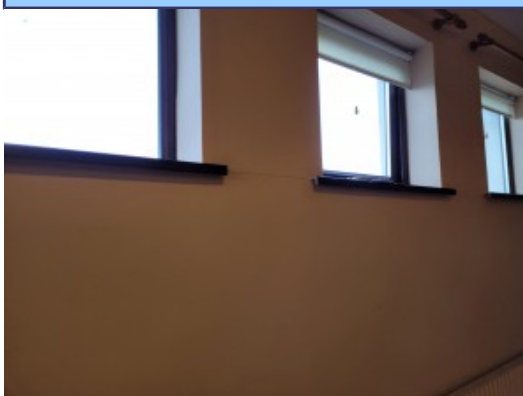
No issue

Location / Plan

Inspection Plan Element

001 / 014

Comment



St. Bridget's Hall - 1980s Extension
Horizontal cracking visible in between the windows in the 'supper room' on the first floor of the 1980s extension.

Current Status

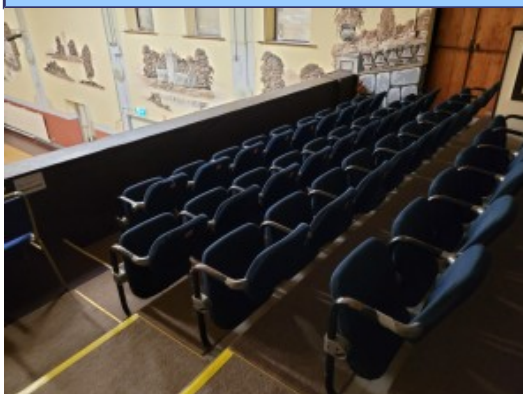
No issue

Location / Plan

Inspection Plan Element

001 / 015

Comment



St. Bridget's Hall
Deflection and creaking of timber floor felt underfoot on the balcony over the Auditorium. This is on the timber build up for the tiered seating in this area, examination of the floor structure below was not possible as the floor was not exposed.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 016

Comment



St Bridget's Hall - External
Some cracking apparent on front external steps.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 017

Comment



St Bridget's Hall - External
Some cracking apparent on front external steps.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 018

Comment



St Bridget's Hall - External
Some cracking apparent on front external steps.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 019

Comment



St Bridget's Hall - External
Some cracking apparent on front external steps.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 020

Comment



St Bridget's Hall - External
Some cracking apparent on front external steps.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 021

Comment



St Bridget's Hall - External
Two steel beams spanning from the kitchen area to the main auditorium area are very rusted and damaged. Further investigation will be required to establish their purpose and if they are to be repaired or removed.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 022

Comment



St. Bridget's Hall - External
Indication of dampness/water ingress on the external walls of
the 1980s extension, plaster damaged.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 023

Comment



Mary Jacks - External
Dampness/water ingress apparent on the wall under the
chimney at the rear.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 024

Comment



Mary Jacks - External
Vertical crack on side wall.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 025

Comment



Mary Jacks - External
Dampness/water ingress apparent on side wall, plaster damaged
and fallen off in this area.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 026

Comment



Mary Jacks - External
Dampness/water ingress apparent on side wall, plaster damaged
and fallen off in this area.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 027

Comment



Mary Jacks - External
Settlement cracking on side wall.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 028

Comment



Mary Jacks - External
Horizontal crack on side wall.

Current Status

No issue

Location / Plan

Inspection Plan Element