



**Structural Condition
and
Remedial Intervention Report
to
Church Street, Loughrea**

Report Ref: CORA-26110-RP-01

Date: 27th April, 2026

CORA Consulting Engineers
Behan House
10 Lower Mount Street
Dublin
D02 HT71

Phone: 01 6611100

Email: info@cora.ie

1.0 Introduction	3
2.0 Scope and Methodology of Inspection	3
3.0 Site Location and Cartographic History	3
4.0 General Arrangement and Building Typology	6
5.0 Photographic Record and Visual Evidence	7
6.0 Assessment of Structural Elements	9
6.1 Roof Structure and Coverings	9
6.2 Masonry Walls and Facade Geometry	9
6.3 Internal Floor Diaphragms and Ground Slabs	11
6.4 Masonry Chimney Stacks	12
7.0 Mechanisms of Structural Degradation	13
8.0 Health, Safety, and Hazardous Materials	14
9.0 Remedial Interventions and Stabilisation Strategy	15
9.1 Removal of Roof Finishes and Structure	15
9.2 Asbestos Survey and Abatement	15
9.3 Removal of First Floor Structure	15
9.4 Bracing of Window and Door Openings	15
9.5 Temporary Propping and Shoring	15
9.6 Trial Holes and Foundation Assessment	15
10.0 Conclusion	16

Revision Schedule

T _T Revision	T _T Date	👤 Owner	🔍 Status
Draft	27 Apr 2026	John Pigott	Created ▾
Issue 01	9 Jun 2026	John Pigott	Approved ▾

1.0 Introduction

This document contains a structural assessment of a property located at Church Street, Loughrea, Co. Galway. The survey was instructed by JP O'Carroll of Galway County Council following the council's purchase of the property. The assessment was required due to observed partial collapses of the roof and first-floor structures.

The site inspection was carried out by John Pigott of CORA Consulting Engineers on Thursday, 16th April at 09:00. The weather was dry. The purpose of this report is to document the current structural condition, identify the causes of the defects, and outline the remedial works required to stabilise the building.

2.0 Scope and Methodology of Inspection

The survey was visual. Due to the collapsed floors and associated safety risks, access was limited to specific areas of the ground floor.

No opening-up works or excavations were undertaken. The condition of the upper floor, roof void, and rear elevations was assessed from the ground floor and the public pavement.

The verticality of the masonry walls was measured using a manual 4-foot spirit level to record linear deviation. A digital inclinometer application was also used to record angular deviation, providing a correlation with the physical measurements.

3.0 Site Location and Cartographic History

The property is situated on Church Street in Loughrea. Loughrea is an Anglo-Norman settlement founded in the early 1200's and is characterised by a linear street layout. Church Street intersects with Barrack Street within the primary historic grid. The site is located within a zone of archaeological potential.

A review of historical maps was conducted using the Tailte Éireann Historic Mapping dashboard (Image 1).

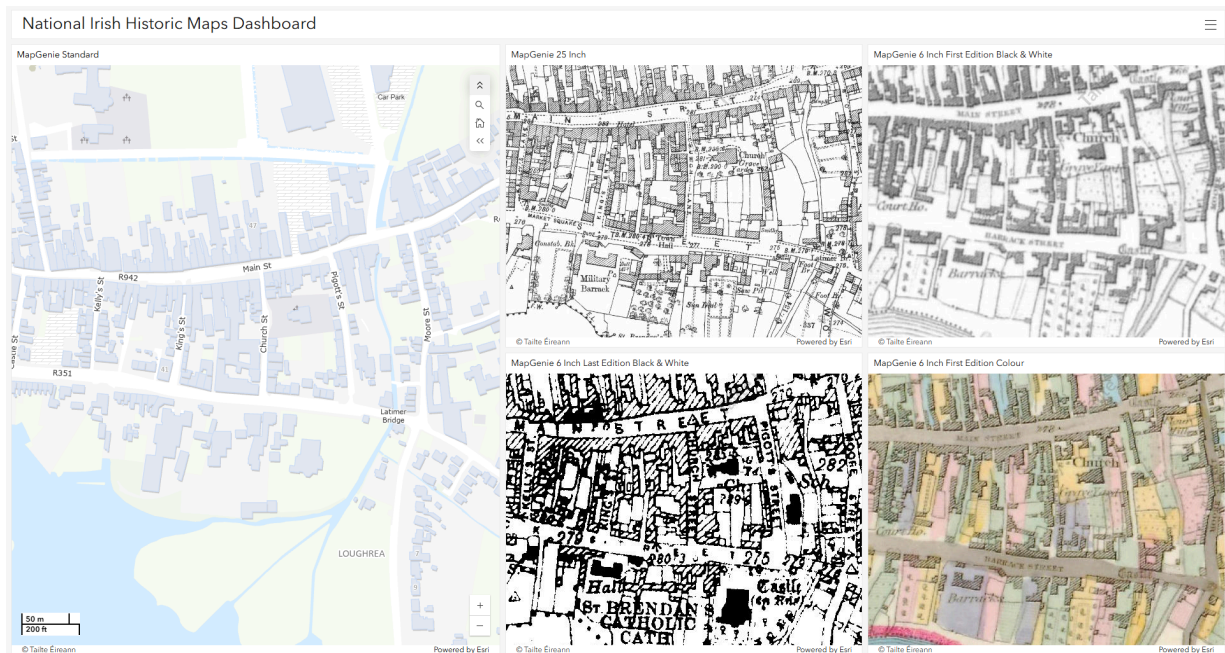
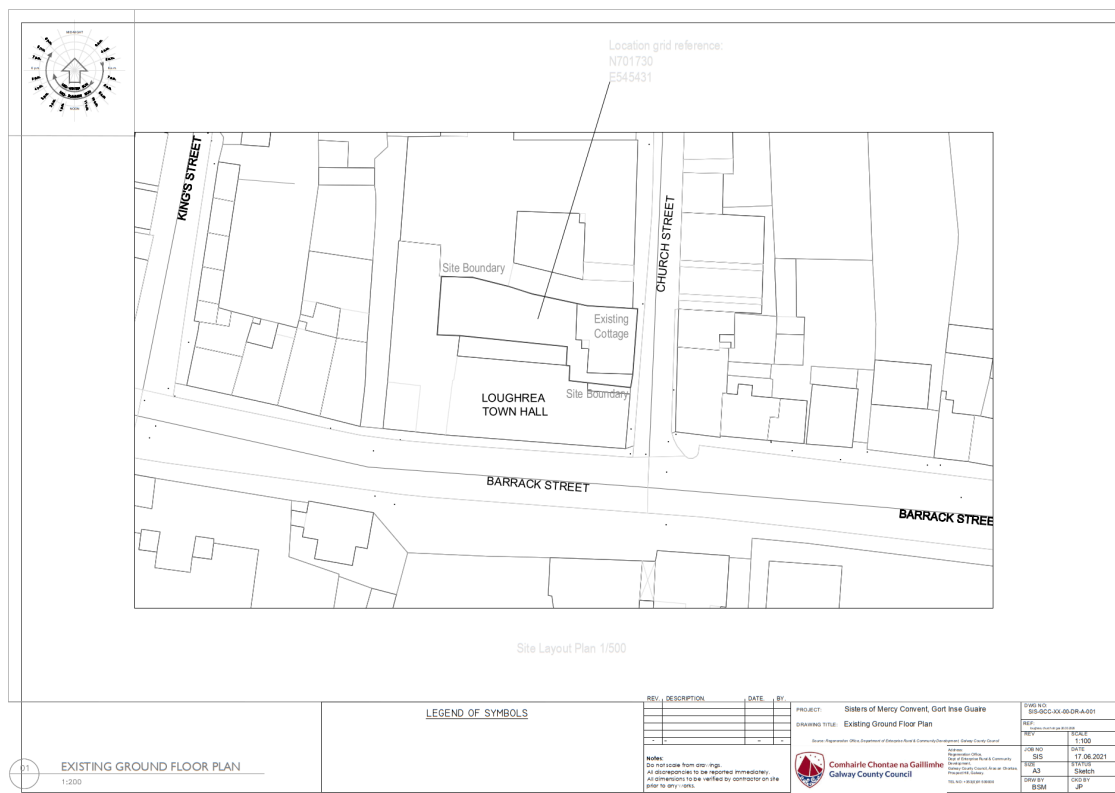


Image 1 - Tailte Eireann Mapping

Map Edition	Survey Date Range	Cartographic Observations
Ordnance Survey 6-Inch First Edition (Colour & B&W)	1829 – 1841	The mapping shows a continuous building line along Church Street, with a structure located on the subject plot. The narrow plot boundaries reflect historical divisions.
Ordnance Survey 25-Inch Edition	1863 – 1924	The footprint of the street-facing structure is defined, with additional ancillary structures and rear extensions present.
MapGenie Standard & Last Edition 6-Inch	Various	The spatial arrangement shows the retention of the historical plot width and primary facade configuration.

Based on the cartographic record and the use of random rubble stone and earth floors, the primary structure likely dates to the early-to-mid nineteenth century.

Drawings provided by Galway County Council show the site location along with a building general arrangement and elevations are shown in Drawing 1 and Drawing 2 below.



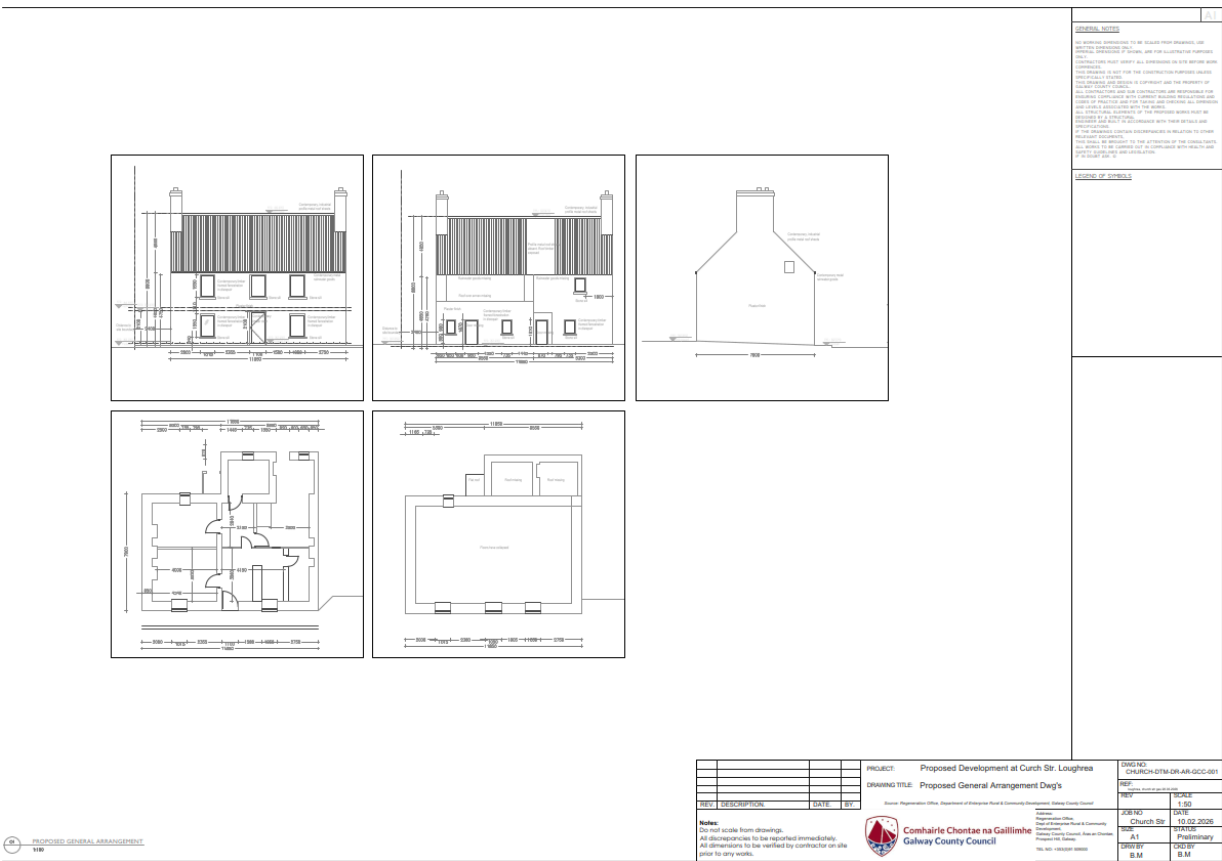
Drawing 1 - Site Location - Galway County Council

4.0 General Arrangement and Building Typology

The property consists of a two-storey building facing Church Street and a single-storey lean-to extension to the rear.

The load-bearing walls are unreinforced random rubble stone of varying thicknesses. The front elevation is finished with render, while the southern gable consists of exposed stone.

The internal floors comprised timber joists. The main roof is a pitched timber structure with profiled metal sheeting. The roof of the rear lean-to extension has collapsed.



Drawing 2 - General Arrangement - Galway County Council

5.0 Photographic Record and Visual Evidence

Photographs taken during the inspection document the condition of the property:

- **Image 1:** Tailte Éireann Historic Maps Dashboard showing six map panes of the site.
- **Image 2:** The front elevation on Church Street. It shows the rendered facade, metal roof, and boarded openings behind temporary fencing. An outward deflection is visible at the mid-height of the wall.
- **Image 3:** The ground-floor interior, containing collapsed timber joists, lath, plaster, and masonry debris. An orange bucket is present, and green algae and moss are visible on the exposed stone walls.
- **Image 4:** A horizontal timber member resting on a vertical post. The timber displays longitudinal cracking and fungal decay.
- **Image 5:** An internal view showing an exposed rubble wall, failing upper timber structure, and vegetation entering the building.
- **Image 6:** A ground-floor room with a displaced timber door.
- **Image 7:** An elevated view of the masonry structure covered in moss and ivy, with scattered roofing slates.
- **Image 8:** The main roof structure from the exterior. A central section of the profiled metal cladding is missing, exposing the timber rafters and internal vegetation. A rendered chimney stack is visible.

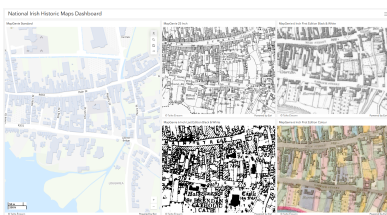


Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8

6.0 Assessment of Structural Elements

6.1 Roof Structure and Coverings

The central ridge capping and a large section of the profiled metal sheeting on the rear elevation are missing (Image 8). This permits water to enter the building. The exposed timber rafters show signs of decay. The roof over the rear single-storey extension has collapsed completely. Suspected asbestos-containing materials (ACMs) were noted at the roof level.



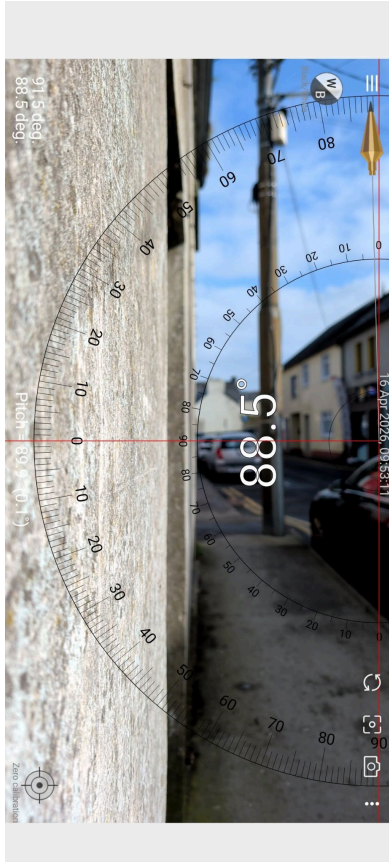
Image 8

6.2 Masonry Walls and Facade Geometry

The load-bearing structure consists of random rubble stone walls. The front elevation on Church Street bows outward at the first-floor level. A survey using a 4-foot manual spirit level recorded an outward deviation of 25mm to 40mm over the 4-foot span. A digital inclinometer recorded angles between 88.1 and 89.6 degrees.

Measurements of the rear facade were hindered by the uneven stone surface, but readings

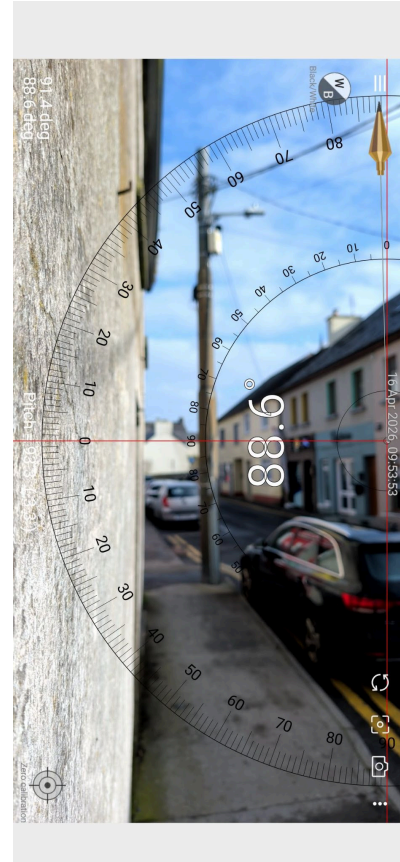
taken at the southern gable showed deviations of 20mm to 45mm over the 4-foot level. The southern gable exhibits a lean to the south.



Elevation Survey 1



Elevation Survey 2



Elevation Survey 3

Timber lintels over the door and window openings are decayed where exposed (Image 4).



Image 4

6.3 Internal Floor Diaphragms and Ground Slabs

The internal timber floor joists are decayed. The timber support structure between the front and back rooms has failed, resulting in the collapse of the first floor into the ground-floor rooms (Image 3). This collapsed material has displaced the polystyrene ceiling tiles in the southern front room (Image 6). The rear staircase has also collapsed.



Image 3



Image 6

The front southern room has a concrete or solid floor slab. The other rooms have clay or earth floors, though stored materials and debris prevented a complete inspection of the floor surfaces.

6.4 Masonry Chimney Stacks

Two chimney stacks are present. The northern stack is rendered and has a vertical crack, indicating thermal movement. The southern stack is constructed of exposed random rubble stone and is covered in cut-back vegetation. It leans to the south. Both chimneys appear to have two pots, indicating four internal open fireplaces, though this could not be verified internally.

7.0 Mechanisms of Structural Degradation

The structural defects are primarily the result of water ingress through the compromised roof. This water exposure has increased the moisture content of the internal timber elements, leading to fungal decay. The loss of structural integrity in the timber joists and lintels caused the first floor to collapse.

The unreinforced masonry walls rely on the internal floor joists for lateral restraint. The collapse of these joists removed this restraint. Combined with potential mortar degradation from the water ingress, the loss of lateral support has resulted in the outward bowing of the front elevation and the leaning of the southern gable. The walls are currently unrestrained.

8.0 Health, Safety, and Hazardous Materials

The building is structurally unsafe. The collapsed first floor exerts loads on the ground-floor structures, and the unrestrained external walls pose a risk to the adjacent public street. Access must remain restricted. The suspected ACMs at roof level (Image 7) require a formal survey and removal by licensed specialists prior to other works.



Image 7

9.0 Remedial Interventions and Stabilisation Strategy

Temporary structural interventions are required to stabilise the building. These works should be designed by a temporary works engineer and carried out by experienced contractors.

9.1 Removal of Roof Finishes and Structure

The remaining roof cladding and timber structure must be removed to eliminate uneven vertical loads and reduce the wind load on the unrestrained facades. This work must be executed from the exterior using mobile elevating work platforms (MEWPs) or cranes.

9.2 Asbestos Survey and Abatement

A Refurbishment and Demolition (R&D) Asbestos Survey must be conducted before roof removal. Any confirmed ACMs must be removed under controlled conditions by a licensed contractor.

9.3 Removal of First Floor Structure

The collapsed first-floor materials must be removed to reduce loads on the lower structures and to expose the internal masonry for the design of a temporary propping system. Mechanical extraction from the exterior is advised to limit personnel access to the interior.

9.4 Bracing of Window and Door Openings

Timber or steel cross-bracing must be installed within the window and door reveals to support the masonry above the decayed timber lintels.

9.5 Temporary Propping and Shoring

To address the recorded deviations (25-40mm and 20-45mm over a 4-foot level), a system of raking shores must be installed against the front elevation and southern gable to counteract the outward movement. Internal flying shores or wall ties may also be required between the front and rear elevations. The final design will follow the internal clearance.

9.6 Trial Holes and Foundation Assessment

Trial holes should be excavated at the front, rear, and gable elevations to determine the wall formation level, assess the foundation geometry, and verify the bearing capacity of the subsoil for the temporary shoring design.

10.0 Conclusion

The visual inspection of the property at Church Street, Loughrea, indicates extensive structural defects. The failure of the roof covering has resulted in water ingress and subsequent decay of the internal timber components. The collapse of the first-floor structure has removed lateral restraint from the masonry walls, causing outward bowing and leaning. The building is unsafe and requires immediate temporary stabilisation, including roof and debris removal, the bracing of openings, and the installation of engineered shoring.

Given the degree of degradation in the structural building elements, there is little in the way of historic building fabric that could be retained, with the exception of the external walls. Given the poor condition of the property, consideration should be given to demolition of the building. If the building is to be retained, the roof and first-floor structure should be removed and significant temporary works should be installed to secure and stabilise the retained wall sections.