

**Project Title: Monaleen Church Limerick**

**Document Title: Church Tower Water  
ingress**

**101184-PUNCH-XX-XX-RP-S-001**

## Document Control

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## 1 Introduction

Fr Seamus Madigan of Monaleen Church Limerick request PUNCH Engineers to investigate water ingress through the bell tower & to report on findings.



Photograph 001 Showing the external saturated Bell Tower.

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1626	None	New Castle	Newcastle	Medieval structure - castle	
1627	21821004	Saint Mary Magdalen Roman Catholic Church	Monaleen Road, Newcastle, Castletroy	Roman Catholic Church, built in 1873	
1628	None	Groody Toll House	Rhebogue Meadows	Turn pike house	

Photograph 002. Record of Protected Structure in Limerick City Development Plan.

## **2 Scope**

Investigate water ingress in the bell tower & report on findings.

## **3 Details / Findings**

Preliminary review of the bell tower indicates that the tower, from the bell louvers down to the ground was repointed some years ago using a cementitious mortar or a very strong pointing mortar that does not now allow the ingress water to egress the masonry structure via the mortar pointing. Mortar pointing if done properly in these type of masonry structures is a sacrificial pointing which allows ingress water to egress via the joint mortar such as a lime mortar, the erosion of the mortar pointing indicates egress of moisture through the mortar pointing, but in this case this is not happening, therefore the moisture is being held within the masonry structure & penetrating into the internal face of the bell tower wall.

## **4 Recommendations**

The history of the mortar pointing needs to be investigated, Fr Seamus will contact the previous parish priests & inquire about any works carried out to the bell tower in the past.

The mortar in the masonry joints should be removed & the masonry re-pointed using the appropriate lime mortar mix to allow the water to egress from the structure via the mortar joints including copper weep holes if deemed necessary.

Sealing the external stone face can be considered once the walls have dried out.

Dehumidifiers can be placed in the bell tower to extract moisture once the mortar joints have been re-pointed in a breathable lime mortar & natural drying out has taken place.

In such structure as these it will take many months even over a year to dry the walls after the external works are completed.

Any works to this protected structure must be agreed first with the local conservation officer of Limerick County Council.

## **5 Conditions of Engagement**

This survey and report was undertaken under the conditions of engagement Agreement RA9101 for the Appointment of Consulting Engineers for Report and Advisory Work Published in agreement with The Association of Consulting Engineers of Ireland

## **6 Disclaimer**

1. This report is based on a visual inspection only. All external elements of the property were inspected from ground level only.
2. No form of opening up works and/or uncovering or exposing of any surfaces was undertaken and therefore, we are unable to report that such parts are free from defect.
3. This report and its contents have been prepared and is intended solely for use by Monaleen Parish and should not be used or relied upon wholly or partly by any third party without the prior written consent and approval of the report writer.
4. The report is solely based on the condition of the property at the time of the inspection and therefore, no liability is accepted for any deterioration or otherwise, of the property thereafter.

**Appendix A Images**



Photograph 003 Showing internal photograph of the Bell Tower at the bell level, water ingress on wall walls noticed on the internal plaster.





Photograph 004 Showing internal photograph of the Bell Tower lower level at exposed random rubble stone walls, all face of the exposed stone are wet & some having dripping water for surface water.