

Ballingaddy Wall Reconstruction

Project Brief & Instruction to Tenderers

251262-PUNCH-XX-XX-D003-RO

September 2026

Document Control

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1 Introduction

PUNCH Consulting Engineers were commissioned by Limerick City & County Council to carry out a structural condition survey of a collapsed boundary wall in Ballingaddy Co Limerick. Following recommendations for reconstruction, this document provides a structural review and an outline of our proposed strategy for the reconstruction of the boundary wall.



Figure 1-1: Collapsed Wall

The intention is to rebuild this wall now as part of this project.

2 Scope

2.1 Site Location

The site location is south of Kilmallock in the cemetery across from St Mary's Church Ballingaddy Co Limerick – [Ballingaddy – Google Maps](#).



Figure 2-1: Site Location

The scope involves reconstructing the existing stone wall and removal of existing hoarding.



Figure 2-1: Site Plan

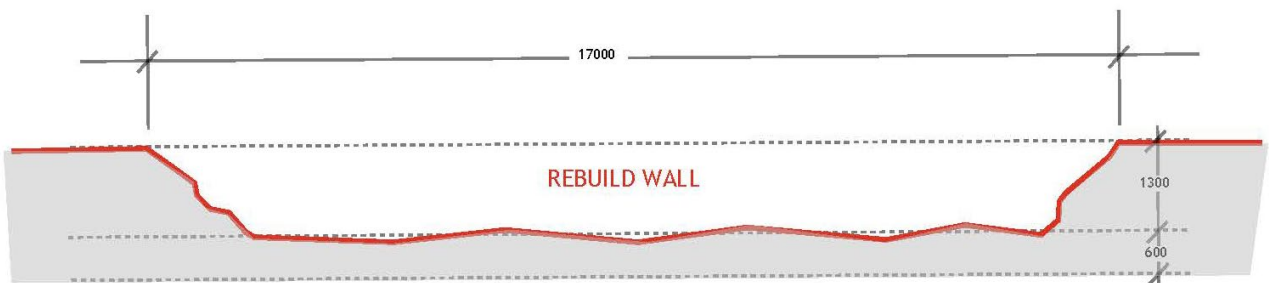


Figure 2-2: Dimensions

3 Project Particulars

3.1 Objectives

The objective is for the Tenderer to assemble and lead a team which includes a stone mason with appropriate experience.

The Tenderer shall:

- Survey and review both faces of the west wall and gable currently located on the ground.
- Carefully review the existing stone left on the ground.
- Carefully reconstruct the collapsed wall from the temporary location on ground (by a suitably qualified and experienced stone mason), comparing the new construction to the pre-collapse images.
- Consolidate the wall at either end of the collapse.
- Timing: Reconstruction works must proceed first and be finished by within a tight time frame i.e. by the end of November 2026.

3.2 Experience

The Tenderer should have the relevant experience and provide examples of their experience:

- The Tenderer must provide CV and detailed description of their role in at least 3 projects on buildings dating prior to 1800.
- The stone mason must provide CV and provide examples of 3 projects where he/she worked on pre 1800 elements of buildings.
- The Tenderer should act as PSCS.
- The Tenderer should provide PL and EL insurance and CWPS.
- The Tenderer must be on site to oversee all works.

3.3 Quality / Price Ratio

The Quality / Price ratio is 70/30 as follows:

- | | |
|---------------------|-----|
| • CVs | 20% |
| • Previous Projects | 50% |
| • Price | 30% |

3.4 General Notes on Tenders

Please note the following General Tender Conditions:

- The cost of preparing a tender and submitting same rests solely with the Tenderer and no reimbursement will be available in respect of same.
- Please note that quantities do not form part of the Contract. Any notes, estimates or internal pricing papers will not be incorporated so as to form a Contract document in the event that an Agreement arises.
- The Tender is on the basis of a fixed price Contract. Submission of a Tender is deemed to imply that the Tender remains open for acceptance within a period of 6 months from the date of receipt by the Clients Agent.
- Funding for the project is not dependent on successful grant applications.

- Tenderers are requested not to submit Qualified Tenders unless Agreement to the proposed qualification has been reached with the Agent in advance.

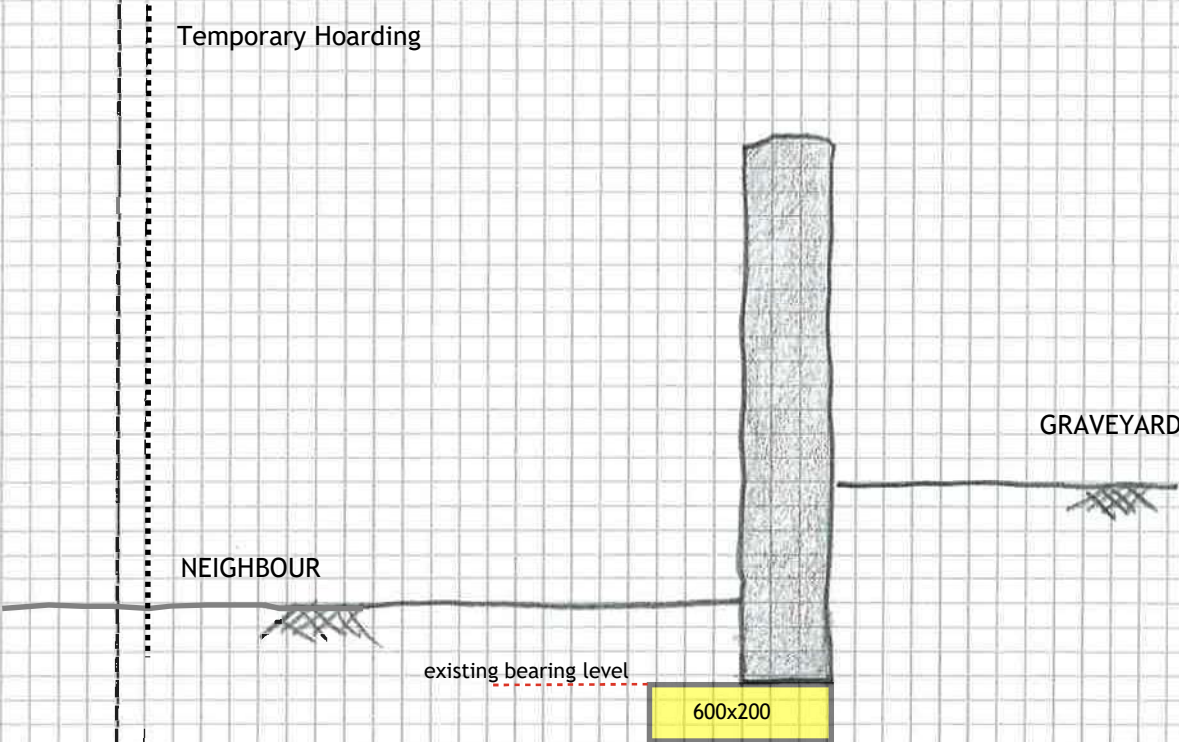
3.5 Appendices

Please note the following appendices are included:

- Appendix A – Specification
- Appendix B – Ministerial Consent
- Appendix C – Pre-Collapse Images

Appendix A Specification

Project title	Ballingaddy Church - Collapsed Stone Wall	Design by	Kevin Mullery	Date	11/09/2025
Project no.	251262	Checked by		Date	
QMS ref:		Page	of		
Subject	Stone Wall Reinstatement	Comp file ref			

Ref	Calculation	Output
	 PROPOSED WORKS The following works are proposed to be carried out by a competent contractor and experienced stone mason: 1. Assess and review risks regarding temporary hoarding and safe access. 2. Record and photograph fallen stone. 3. Carefully collect and store stone for re-use in reconstruction. 4. Engineer and contractor to inspect and assess suitable ground bearing level for new foundation. Inspect and ensure excavations do not undermine or disturb existing graves. Contractor to complete method statement outlining procedure to protect graves. 5. Contractor to install a new 600mm wide x 200mm deep reinforced concrete foundation (one layer A393). 6. Contractor to construct new wall re-using existing fallen stone. 7. Contractor to reinstate neighbour's grass verge and remove temporary hoarding and harris fencing.	

Ballingaddy Church & Graveyard

Ballingaddy Church & Graveyard are protected by the National Monuments Act 1930-2014. The works have been notified to the Department of Housing, Local Government & Heritage and permission granted, the terms and conditions of this permission must be adhered to. A section of the 19th century boundary wall collapsed in 2025.

The wall is a coursed masonry wall and must be rebuilt in the same style and only use the material on site. The dimensions of the wall to be rebuilt are roughly 12m in length with a tie-in to the existing wall at either end.

Location: <https://maps.app.goo.gl/YarKYd1tfAtvsq1RA>

The following specific Employer's Requirements should be noted:

1. The successful candidate will be appointed as Project Supervisor Construction Stage for the duration of the work.
2. The stone on site shall be sorted prior to works and the capping course identified before works start. All stone will be set with its weathered face outwards. No imported stone shall be used and the style (including pinnings) and coursing of the existing wall must be replicated, (see Point 5 below).
3. NHL3.5 lime mortar is to be used in construction, with sharp sand sourced as locally as possible with a small amount of slightly larger local aggregate mixed through. The intent is that the mix, aggregates and texture of the existing mortar be replicated in the new works.
4. There is a requirement for the contractor to provide protection for all of the lime-based works for the duration of the works. This requires the provision of hessian and visqueen as required to achieve protection both from wet conditions and too rapid drying. The protection should be left in place for a month after the completion of works.
5. The quality of the work both with regard to the selection and bedding of the stone and the quality and finish of the mortar is of particular importance. The Contractor is to allow for a sample panel of finished work, typically 1m x 1m to be prepared for inspection.
6. All work areas must be kept clean and suitably restored on completion.
7. Limerick City & County Council and the adjoining land-owner should be indemnified.





Appendix B Ministerial Consent



National Monuments Service,
Department of Housing, Local Government and Heritage,
Custom House,
Flood Street,
Galway.

30 October 2025

Our Reference: NM07573\2025

Sarah McCutcheon,
Local Authority Archaeologist,
Limerick City and County Council,
Corporate Headquarters,
Merchants Quay,
Limerick.

**Re: S12 (3) Notification of proposed works at Recorded Monument LI048-02602-,
Ballingaddy North townland, Co. Limerick**

Dear Sarah,

Thank you for the notification of the rebuilding of c. 15m of collapsed boundary wall, Ballingaddy Graveyard, Ballingaddy North townland, Co. Limerick, Recorded Monument LI048-02602-, graveyard.

Please note this notice pertains to the requirements of section 12 of the National Monuments (Amendment) Act 1994 only and the works outlined in the papers submitted on 22 September 2025.

The National Monuments Service has assessed the proposals submitted and, should planning requirements not apply, we recommend the following:

1. That the works be carried out in accordance with papers submitted on 22 September 2025.
2. That the works be carried out in accordance with the standards of practice as outlined in the Department's Architectural Heritage Protection Guidelines for Planning Authorities (2011), <https://www.buildingsofireland.ie/app/uploads/2019/10/Architectural-Heritage-Protection-Guidelines-for-Planning-Authorities-2011.pdf> and the Advice Series issued by the Department of Housing, Local Government and Heritage and in particular, Ruins, The Conservation and Repair of Masonry Ruins (2010) <https://www.buildingsofireland.ie/app/uploads/2019/10/Ruins-The-Conservation-and-Repair-of-Masonry-Ruins-2010.pdf>.

Seirbhís na Séadchomharthaí Náisiúnta

National Monuments Service

Teach an Chustaim, Sráid Thobar an Iarla, Gaillimh, H91 XV2C.

Customs House, Flood Street, Galway H91 XV2C.

anne.carey@housing.gov.ie



3. That all works be carried out on a like for like basis and modern interventions should be kept to a minimum and under the supervision of the conservation engineer.
4. That, where NHLs are being proposed in relation to mortar use and repointing, it is advised that the use of NHL 2 for repointing or NHL 3.5 for wall heads is considered to be a more flexible lime mortar which may more readily accommodate movement. The reuse of existing pinnings is essential within any repointing works.
5. That all ground disturbance be monitored by a suitably qualified archaeologist. We recommend that an archaeological excavation licence be obtained due to the potential for the discovery of finds or features associated with the Recorded Monument.
6. That, in the event that material of archaeological interest/potential is found during the course of monitoring, then excavations at the location should cease, pending consultation with the National Monuments Service, Department of Housing, Local Government and Heritage.
7. That, following completion of the programme of archaeological monitoring, a report describing the results of such will be required to be submitted to the National Monuments Service and National Museum of Ireland.

This response does not confer any authority to carry out the work other than with the owner's permission and in compliance with all other statutory requirements.

Please do not hesitate to contact this office should you have any queries.

Yours sincerely,

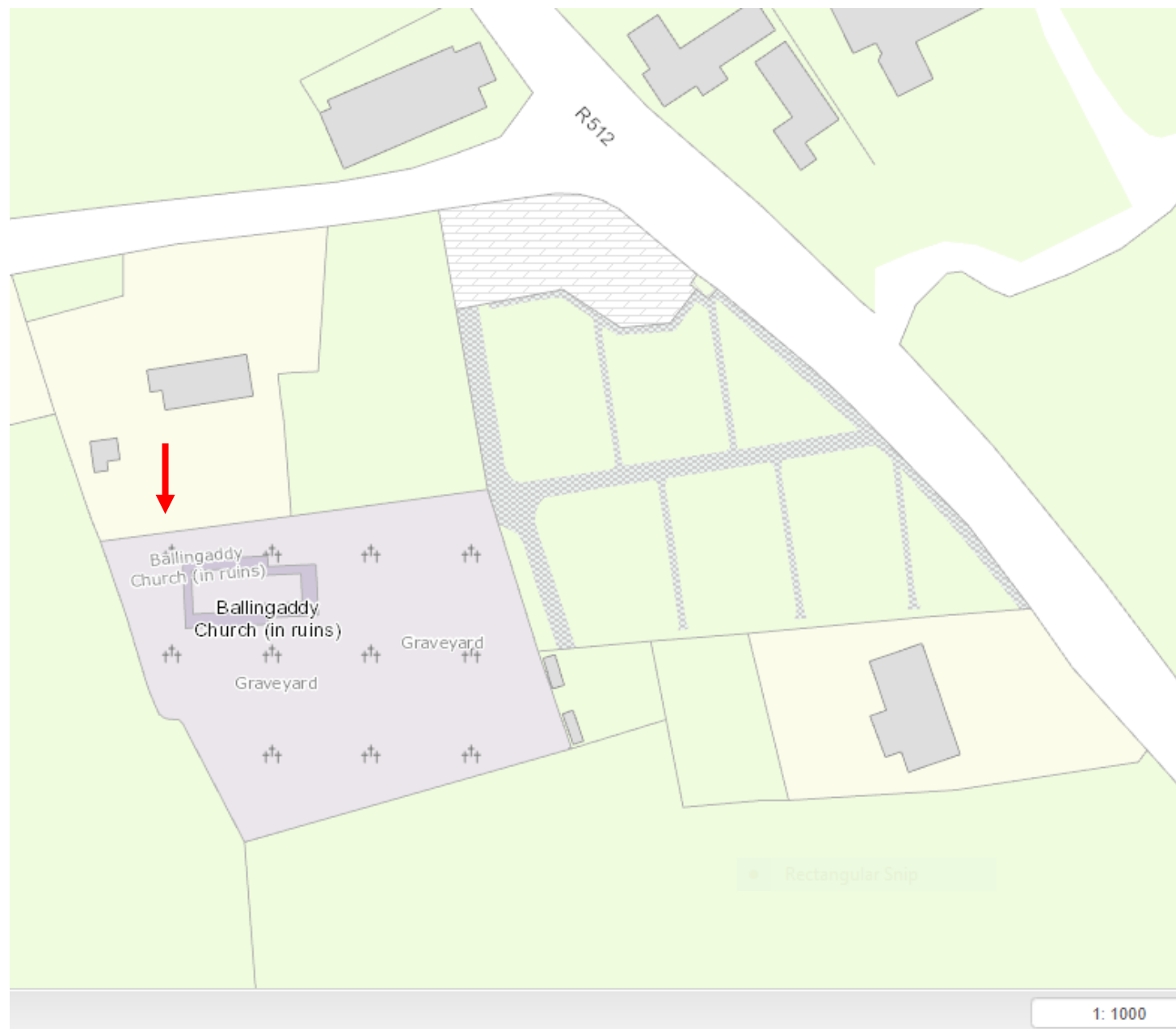
Anne Carey

Appendix C Pre-Collapse Images

Location of Ballingaddy Graveyard LI048-026002



Location of repair works





Long view of outer face of wall, prior to collapse; from east

From W
To indicate lean
prior to collapse





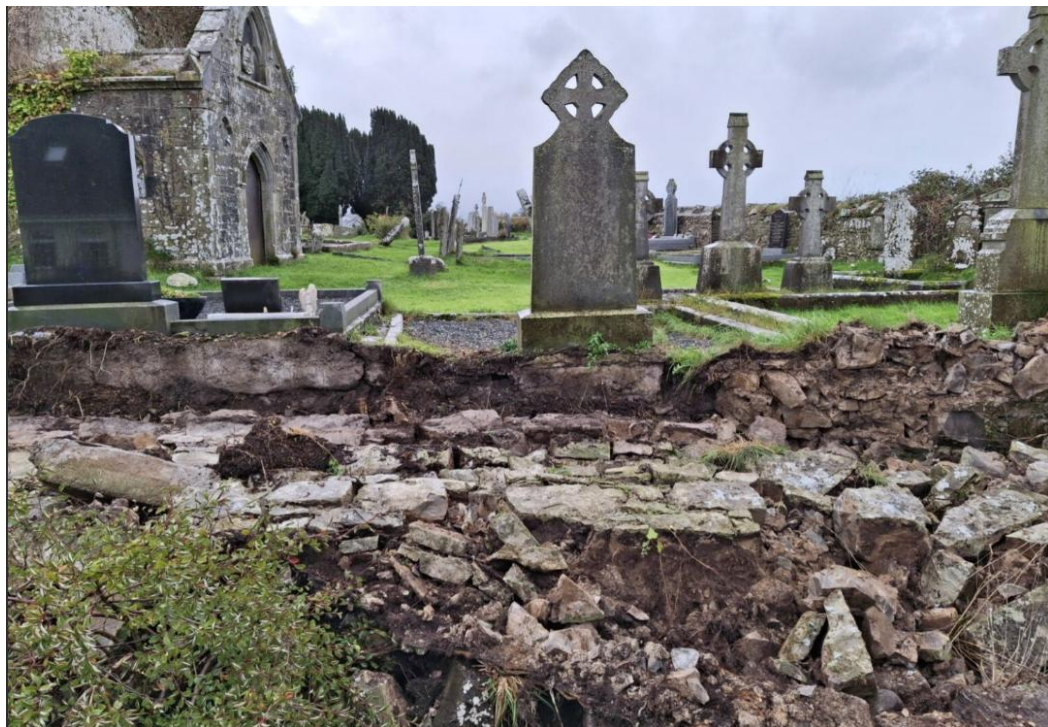
Outer face prior to collapse left to right east to west



Interior view of wall prior to collapse



Section of wall, looking east



Left to right, East to West
 Inner face of wall as
 collapsed into private
 garden.
 Also showing exposed
 section of higher burial
 ground strata.
 Headstones were largely
 abutting the inner face of
 the wall.

