



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Archaeology, Conservation & Heritage,  
Planning & Property Development Department,  
Block 3, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Seandálaíocht, Caomhantas & Oidhreacht  
Roinn Pleanála & Forbairt Maoin  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

## Archaeology Section Report

**To:** Area Planner

**Re:** SHD0014/22 - At the Junction of Santry Avenue & Swords Road, Santry, Dublin, occupying the site of the existing Chadwick Builders Merchants

**Date:** 02.08.22

**Proposal:** Demolition of the existing building on site i.e. the existing Chadwicks Builders Merchants (c. 4,196.8m<sup>2</sup>). Construction of 350 no. 1, 2, & 3 bed apartments, retail / commercial and community uses in 4 no. buildings that are subdivided into Blocks A-G

**Applicant:** Dwyer Nolan Developments Ltd

### Statutory Protection

The site is not located within a Zone of Archaeological Constraint for a Recorded Monument listed on the Record of Monuments and Places (RMP), and is therefore not subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994.

It is the policy of the Dublin City Development Plan 2016-22 (Section 11.1.5.15 CHC9) to protect and preserve monuments: 1. To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of the re-use of buildings, light buildings, foundation design or the omission of basements in the Zones of Archaeological Interest. 2. That where preservation in situ is not feasible, sites of archaeological interest shall be subject to 'preservation by record' according to best practice in advance of redevelopment.

The site contains a Protected Structure (Glebe House, RPS Ref: 7560) as defined in the Dublin City Development Plan 2016-22. It is the policy of the Dublin City Development Plan 2016-22 (Section 11.1.5.15: CHC2): to ensure that the special interest of protected structures is protected.

### Review of Documents Submitted

The documentation submitted has been reviewed by the Archaeology Section of Dublin City Council and our comments are noted below. A document entitled *Archaeological Assessment, Heiton Buckley site, Santry Avenue, Santry*, by Steven McGlade of Archaeology Plan, dated 08.04.21, discusses the potential archaeological impact of the proposed development. This document notes that the subject site is adjacent to a Recorded Monument DU014-057 (ecclesiastical remains), around which the medieval village of Santry developed. This RMP designation refers to the current St Pappan's Church, which was built in 1709 on the site of a twelfth century parish church, which in turn had been built within an earlier sixth-century ecclesiastical enclosure associated with St Pappan. The remains of the enclosure and a holy well (RMP DU014-057004) survive near the present church (RMP DU014-057001) and graveyard (DU014-057006). The remains of Santry House, built in 1703 (RMP DU014-030), survive approximately 400m to the northwest of the proposed scheme.

This assessment involved a site inspection and analyses of baseline resources. When discussing the potential archaeological impact of the proposed development Section 5 of the assessment states:

'The eastern portion of the Proposed Development has a moderate archaeological potential. This is due to it fronting onto the Swords Road and proximity to the medieval boundaries and drainage channels uncovered on the opposite site of the road to the south of St Pappan's Church in 2003, along with its closer proximity to the ecclesiastic foundation itself' (p 22).

As the development site is currently occupied by an existing building, with the remainder covered by a layer of concrete, the assessment report concluded that archaeological test trenching of the site would not be suitable. It was therefore recommended that archaeological monitoring be carried out under licence after the demolition of the existing building during the removal of the concrete layer.

#### Conclusion

The Archaeology Section concurs with potential archaeological impact and mitigation as proposed in the submitted archaeological assessment. It is the recommendation of this office that archaeological monitoring, as outlined below, should be undertaken.

#### **Recommendation**

In the event of a Grant of Permission, it is the Archaeology Section's recommendation that the following condition be applied.

1. It is the recommendation of this office that the site be subject to archaeological monitoring, as outlined in Section 3.7 of the *Framework and Principles for the protection of the archaeological heritage* (see <https://www.archaeology.ie/sites/default/files/media/publications/framework-and-principles-for-protection-of-archaeological-heritage.pdf>)
2. In the event of in situ archaeological features being located in the course of the monitoring, the developer shall facilitate the archaeologist in fully recording such features, including post-1700 AD. The development should provide for situations in which elements of the archaeological heritage are uncovered. There should be requirements for the stopping (on the advice of the monitoring archaeologist) of all works which might affect elements of the archaeological heritage, the recording of exposed archaeological material, and preservation by record or preservation in-situ of the elements of the archaeological heritage, as appropriate. At minimum, the recording of all archaeological features shall include a written, photographic and drawn survey record.

#### **Reason**

In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

Signed



Dr Niall Colfer Assistant City Archaeologist (Executive)



Dr Ruth Johnson City Archaeologist (Senior)

*Cc Planner; Planning Registry; Development Applications Unit, National Monuments Service, Dept. of Housing, Local Government and Heritage, FAO Tom Condit*