



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 Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Archaeology Section Report

To: Area Planner; Darren Brereton

Re: SHD0019/22- North West Corner of the Omni Shopping Centre, Santry and Santry Hall
Industrial Estate, Swords Road, Dublin 9, D09 FX31 & D09HC84

Date: 5 October 2022

Proposal: The demolition of existing buildings (including 2 no. ESB sub stations) and the construction of a mixed use residential (457 apartments) and commercial development ranging in height from 4 to 12 storeys over basement in four blocks, with internal residential amenity space, childcare facility, community building and two retail/café/restaurant units.

Applicant: Serendale Limited

1. Recommendation

The Archaeology Section of Dublin City Council has reviewed the above and recommends:

X	Condition
X	See Commentary

2. Commentary

Statutory Protection

The site is located outside of the Zone of Archaeological Constraint for the Recorded Monuments listed on the Record of Monuments and Places (RMP) and is not subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. The Record of Monuments and Places (RMP) consists of a published county-by-county set of Ordnance Survey maps, on which monuments and places are marked by a circle or polygon, and an accompanying book for each county listing the monuments and places.

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.*

Review of Documents Submitted

The documentation submitted has been reviewed by the Archaeology Section of Dublin City Council and our comments are noted below.

Section 13 of the EIAR discusses the potential archaeological, architectural and cultural heritage impact of the proposed development. This was written by Faith Bailey and Sam Fairhead of IAC Ltd. Following a desktop based assessment of the site this document states:

The proposed development comprises a fully developed site occupied by industrial buildings, roadways and car parking areas in the townland of Santry.

There are no recorded monuments, protected structures or NIAH structures located within the study area of 250m. The development area partially occupies the former demesne landscape of Santry Hall/Santry Lodge, which is visible from Rocque's map of 1760 onwards. Sometime during the latter half of the 20th century the house and demesne were demolished and redeveloped. The site of the principal structure of Santry Hall/Lodge is located outside the area of the proposed development, although the main section of the development occupies part of the site of the formal gardens. No trace of the demesne or any associated features survive within the landscape today.

A review of the Excavations Bulletin (1970–2020) has revealed that only one previous archaeological investigation carried out within 250m of the proposed development revealed anything of archaeological significance. This took place c. 200m to the northeast and uncovered features associated with medieval cultivation. Three further investigations within the vicinity revealed nothing of significance.

Analysis of aerial photography revealed no changes to the area of the proposed development since the mid-1990s and little change to the surrounding area. A field inspection confirmed the findings of the desk-based survey, revealing no upstanding remains associated with Santry Hall/Lodge or its demesne. Due to the level of modern development within the site, no previously unrecorded features of archaeological potential, or structures of architectural heritage merit, were noted.

No archaeological mitigation is recommended in the EIAR.

Conclusion

Whilst it is acknowledged that due to the reasons outlined above the archaeological potential of the proposed site is low, it is the opinion of this office that due to the overall size of the site (2.5ha), and the proximity to the former location of Santry Hall/Santry Lodge, it is possible that some subsurface archaeological features may survive within the site. As such it is the recommendation of this office that the following condition is attached to any grant of planning permission for this application.

3. Recommendation

If, during the course of site works any archaeological material is discovered, the City Archaeologist should be notified immediately. Further, it is obligatory under the National Monuments Act that the National Monuments Service, Dept. of Housing, Heritage and Local Government and the National Museum of Ireland are notified.

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



Dr Ruth Johnson City Archaeologist

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