

Conservation Research Analysis

Grain Store, John Street, New Ross, Co. Wexford: Archaeological Assessment

Archaeological potential of a proposed development site

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IMPORTANT

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1. Introduction & Purpose of the Report

This report was undertaken at the request of ODKM Architects on behalf of Wexford County Council. The purpose of the report is to assess the archaeological potential of a grain store site on John Street, New Ross, Co. Wexford (671766N, 627778E)¹ and to make recommendations regarding any mitigation which may be required to preserve any archaeological heritage at the site, as part of a plan for proposed development at the site. The work comprised a literature review, field inspection, and collation of currently known data to make recommendations regarding any archaeological mitigation which may be required.



Fig.1: GoogleMaps image showing the location and extent of the site

1.1 Location and Extent of Survey & Limitations of Inspection: The proposed development is located on John Street (R700) in New Ross, Co. Wexford, and is centered on 671766 North 627778 East (Irish National Grid). The site is located within the medieval walled town, adjacent to the River Barrow and upstream of the crossing point to Rosbercon, Co. Kilkenny. The bedrock below the site lies at the interface between the green to grey slate and siltstone of the Ballylane Formation, and the green, red-purple and buff slate and siltstone and greywackes from the Oaklands Formation which was historically quarried on the east side of John Street². The site was visited in May 2023 and a photographic record of relevant features was made at that time. The site inspection included inspection of the site and adjacent accessible archaeological sites within New Ross. The desktop survey drew on published and unpublished resources as detailed in the body of the report. Architectural heritage aspects of the site are treated separately in an accompanying report. No invasive investigations were undertaken at the time of inspection, and this report is based on site inspection and desktop survey only.

1.2 Nature of the Development: The proposed development consists of demolitions, extensions and external works to the former Grain Store and grounds on John Street, New Ross, Co. Wexford (a Protected

¹ The site does not have an Eircode. The neighbouring property to the south is 7 John Street, Eircode Y34 R523

² The 1840 OS map depicts ten quarries within the town, and two at Rosbercon.

Structure). The development is shown on the accompanying plans by ODKM Architects, and on the Site Notice, with a summary and analysis of impact provided in Section 4 below.

1.3 Legislative Framework: The grain store is a Protected Structure (Ref. No.NR0143 'Nolan and Cooney, 8 John Street, New Ross, NIAH Ref No.15605016), and formed part of a proposed Architectural Conservation Area within New Ross proposed in the New Ross Town and Environs Development Plan 2011-2017³. The grain store is not an archaeological monument. However, the site lies within the Historic Town of New Ross (WX029-013----: Historic Town) and within the zone of archaeological potential of New Ross (Fig.2). The site lies adjacent to river walls forming the boundary with the River Barrow which may incorporate fabric associated with the town walls (WX029-013005- : Town Defences).

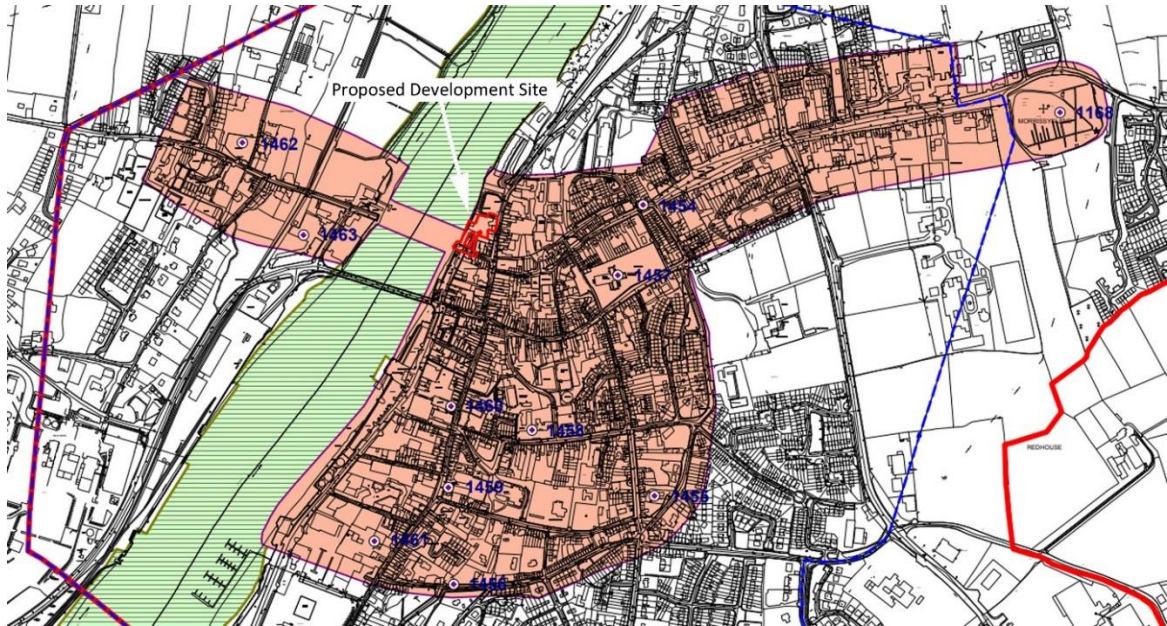


Fig.2: The proposed development site lies within the Zone of Archaeological Potential as shown in the New Ross Town and Environs Development Plan 2011-2017⁴. See Fig.10 also.

2. Historical and Archaeological Background

2.1 Early Medieval Period: St. Abban, a fifth century saint and member of the Dal Chormaic of Lagen, was said in mid-eighth to mid-ninth century manuscript sources to have founded a monastery near the River Barrow at New Ross⁵. Most commentators consider the monastery to have been located on John Street (WX029-013012--) or St. Mary's parish church, though Coilin O'Drisceoil has argued⁶ that St. Abban's early medieval monastery might also have been located at St. Stephen's graveyard. There is no archaeological evidence indicating the location of an early medieval ecclesiastical settlement, and no early medieval ringforts or other settlement evidence within 2km of New Ross which might aid in its identification.

2.2 The Manor of New Ross: The arrival of the Anglo-Normans in Ireland in the late twelfth century was accompanied by a period of great upheaval, changes in political structures and land ownership throughout Leinster. New manors were granted throughout Leinster, with the 'Forest of Ross' retained by Richard de

³<https://www.wexfordcoco.ie/sites/default/files/content/Planning/NewRossPlan11-17/Map7-ArchitecturalConservationAreas.pdf>

⁴<https://www.wexfordcoco.ie/sites/default/files/content/Planning/NewRossPlan11-17/Map19-ArchaeologyAndNaturalHeritage.pdf> The ZAP is shown slightly larger configuration on the online historic environment viewer, but the site remains within the ZAP of both.

⁵ St Abban is associated with a number of other ecclesiastical sites in the catchment of the River Barrow.

⁶ O'Drisceoil, C. (1996) *The archaeology, topography and layout of medieval New Ross, County Wexford. An M.A. thesis submitted to the Archaeology Department, University College Dublin. Pp.4-9.*

Clare (Strongbow) as a seignorial manor; which subsequently passed to the lord of Leinster William Marshall who married Strongbow's daughter Isabel in 1189. A motte was constructed at Old Ross (WX030-052001-) to defend the manor of Ross which was located at the northern border of the Marches; and this settlement included a castle, market place, mills and a church. A new settlement at New Ross was established sometime between the 1190s and c.1207 subsequently achieving borough status with a bridge to Rosbercon on the Kilkenny side of the Barrow. The settlement is referred to as *Pons Novus* (new bridge) a town of William Marshall in 1210, and as *la Novele vile* (the new town) c.1226-9. The town is called variants of *Rospont* [Ros + bridge) until the mid-sixteenth century when New Ross becomes the norm⁷.

2.3 The Walled Town of New Ross: William Marshall established a number of new settlements in the navigable river valleys of the Barrow and the Nore including New Ross, Kilkenny, Carlow and Athy. The importance of waterborne communication and trade is reflected in the construction of a beacon tower on Hook Head (WX054-010—Lighthouse) to guide ships safely into the estuary to reach these new settlements. New Ross (along with its rival, the King's city of Waterford) became an important port of entry for Ireland during the thirteenth century, allowing it to become a thriving town with trading links to Britain and Europe. The town was enclosed with a wall and town defences c.1265⁸, the elaborate parish church of St. Mary's was built⁹, and three religious houses¹⁰ were established in or adjacent to New Ross. A series of town charters outlined the privileges of the town, the granting of markets, courts and tolls, the extension of burgages by reclamation of land from the river. The wall was c.2325m long including the riverfront wall, making New Ross the third largest walled town in Ireland after Kilkenny and Drogheda. John Street was located in the north-west corner of the walled town, rising along a rocky slope parallel to the river towards the North Gate. Linda Doran has argued that John Street was adjacent to the *Slighe Chualann*, the main route down the Barrow Valley which entered the town through the North Gate, and continued over the bridge into Kilkenny through Rosbercon; and that the majority of early streets, including John Street, are located in the northern core¹¹.



Fig.3: Down Survey barony map of Bantry, Co. Wexford showing the walled town of New Ross. However, the lands were not subject to forfeitures and were not included in more detailed maps or terriers.

The Barrow quayside would have been the main economic focus of the town, and early maps show a river frontage of projecting sections probably forming jetties, and probably served by the narrow lanes which ran

⁷ <https://www.logainm.ie/en/53634>

⁸ Alistair Coey Architects. *New Ross Town Walls Conservation Plan prepared for New Ross Town Council and The Heritage Council, June 2008.*

⁹ H.G. Leask calculated the nave as measuring 47m, making it the largest medieval parish church in Ireland.

¹⁰ The Franciscan house of St. Saviours in Priory Street; an Augustinian friary bounded by Sugar House Lane, South Street, Charles Street and the Barrow; and the Dominican friary of St. Mary at Rosbercon.

¹¹ Doran, L. (2012) "New Ross: From European Archetype to Town "Situated in the Marches", in NiGhradaigh, J. & O'Byrne, E. eds] *The March in the Islands of the Medieval West*. Brill. Leiden & Boston, Pp.79-96

at right angles to the river. The riverfront also formed part of the defensive circuit of the town. Very little is known about the western defences beyond that shown on the 1649 schematic which shows c.750m of wall, postern gate, bridge gate, two Watergates and a flanking tower. The Civil Survey for New Ross of 1654-56 notes “7 gates on the waterside”¹²; while the topographer Samuel Lewis noted in 1837 that the quays were protected by a stone parapet, shown on Bartlett’s drawing (Fig.6).

New Ross was burned by Art McMurrugh in 1394, and New Ross began to deteriorate during the fifteenth century at a time when the rest of the Anglo-Norman held lands were also under strain. The citizens of New Ross became frontiersmen, with increasing isolation and increasing raids and attacks throughout the rest of the medieval period. Avril Thomas notes that in 1537 New Ross was a ‘good haven and well walled but desolate of inhabitants’ and in 1577 ‘the walls stand to this day, a few streets and houses in the town, no small part thereof is turned to orchards. The greater part of the town is steep and streaming upwards’. During the Confederate Wars, New Ross resisted the Ormond siege of 1643, but surrendered to Parliamentary forces in 1649 after a three-day siege during which time the bridge was destroyed and a temporary bridge made from three small boats¹³. In 1684, Robert Thomas Leigh of Rosegarland noted:

‘New Ross is surrounded with a strong wall, built of lime and stone, seated upon a rock, which is cut on the outside of the wall in the nature of a ditch and adds much to the strength of it. It is in circumference above a mile, and is fortified by the waterside by a citadel and fort, and has twelve strong towers or castles, and four gates to the land aide, besides some slips to the waterside. The town so much remains thereof built, being about 150 stone houses, slated, and as many thatched ones, lines of the side of a steep hill or rock, shelving down to the river which lies to the west of it and is navigable for ships of great burden...’.

John Street lies in the northern part of the town, which has been argued as being the early focus for development within the walled town. Coilin O’Drisceoil *ibid.* has collated historical references to houses and gardens on John Street from the thirteenth and fourteenth century; and the proposed development site appears to have been laid out as gardens in 1687 (Fig.4). However, while the palimpsest of the medieval layout can be traced (see Section 2.4), the interior of New Ross has also undergone changes, including war damage (e.g. during the seventeenth century Confederate Wars and the 1798 rebellion) and periodic redevelopment and reconfiguration of individual sites (including the grain store site) over time.

2.4 Historical Cartography: New Ross is named on maps of Ireland by Mercator (1594), Boazio (1606), Norden (1609) Sanson (1665) and de Wit (1680). The earliest known town plan of New Ross, a schematic drawn to facilitate an assault on the town, dates from 1649 and shows a D-shaped walled enclosure with a grid of streets, three Watergates on the quay, five land gates and mural towers. The medieval street plan is irregularly gridded (similar to Drogheda¹⁴), formed by three streets running parallel to the river, with seven intersecting cross streets. In general, settlement was most dense in the north-east of the town, with the edges of the enclosed town under-developed, and with large areas of land in the southern half of the town used for agriculture or left unused. A map of 1687 shows the site at John Street laid out as a garden without indications of buildings (Fig.4). The first edition OS map¹⁵ shows five projecting quays along the riverfront, and a relatively narrow terrace of buildings on John Street at the site of the granary (Fig.7). This is also shown on the earlier 1827 map (Fig.5) and as two separate buildings on the mid-nineteenth century Griffiths Valuation town plan of New Ross (Fig.8). The site was redeveloped before 1881 (Fig.9) which shows a new

¹² Simington, R.C. (1953). *The Civil Survey AD 1654-1656, vol. IX, County of Wexford. Dublin Stationery Office. P.223*

¹³ *Three bridges appear to have been built between New Ross and Rosbercon during the medieval period – William Marshall’s bridge built before 1207; a new bridge was petitioned by the Dominicans c.1270-90 with pontage granted in 1311; and Hore also refers to a bridge built during the reign of Henry VI (1427-71).*

¹⁴ *Drogheda’s medieval street layout was four streets lying parallel to the River Boyne, intersected by a main north-south street and a series of cross streets.*

¹⁵ *Probable burgage plots can be seen on the OS first edition map of New Ross of 1840 on Maiden Lane and elsewhere.*

deep building with off-set return to rear corresponding with the current grain store building found on the site. The rear 'coal yard' contains a lime-kiln, a small landing quay with crane, as well as a collection of small buildings and extensions surrounding the open coal yard.



Fig.4: 1687 map of New Ross, at which time the John Street site was set out as a garden. John Street lies on the edge of a rocky slope, and provided access to the North Gate, with a relatively steep drop overlooking the River Barrow.



Fig.5: 1827 Tottenham Estate rent-map of New Ross showing the John Street site with a line of buildings on John Street, overlooking an open courtyard and river wall. The map shows quite a number of plots in use as gardens or waste land, with relatively dense settlement in the built-up areas.

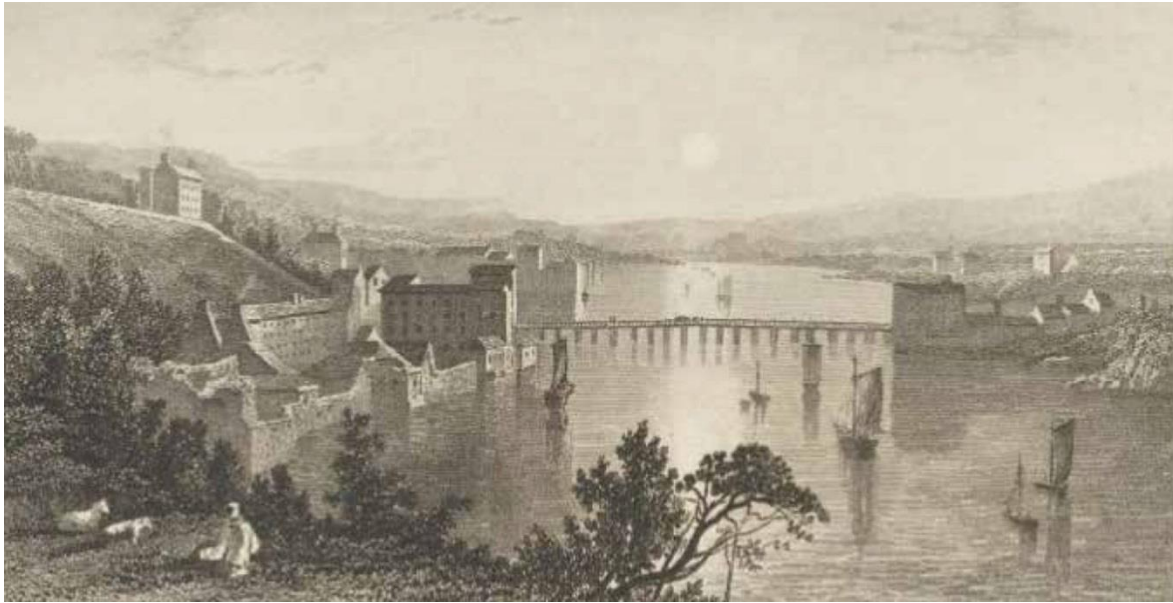


Fig.6: Engraving by William Bartlett of New Ross c.1830 showing the John Street buildings and river frontage at the site.



Fig.7: First edition Ordnance Survey map c.1840 showing the layout of the site.



Fig.8: Mid-nineteenth century Griffith's Valuation map of New Ross showing the layout of the site; with two narrow buildings on John Street, overlooking an enclosed courtyard below and the river frontage.



Fig.9: Mid-nineteenth century Griffiths Valuation town map (left) depicting two buildings on John Street at the proposed development overlooking a large courtyard to the west. The 1881 Ordnance Survey 25-inch map (right) shows that the site has been redeveloped, with a new large grain store with off-set return to rear.

2.5 Previous Archaeological Investigations: The proposed development site lies with the Zone of Archaeological Notification¹⁶ of New Ross (WX029-013- Historic Town), positioned on sloping rock ground in the north-west quadrant of the town between the rocky hill and the River Barrow (Fig.10). The topographical files of the National Museum of Ireland record a single find (a stone coffin) from the area of New Ross (Fig.10), while archaeological excavations in and around the town (Fig.12 & Appendix 2) have often found no archaeological finds apart from pottery and occasional below-ground stone structures. The John Street site appears to have formerly acted as a garden associated with the 'Abbey' (WX029-013012), later used as a school from the seventeenth century, and one of a number of potential sites for the early medieval monastery associated with St. Abban. The western edge of the site is bordered by the River Barrow, and this formed part of the defensive circuit of the town. A number of standing sections of the town wall have been identified¹⁷.

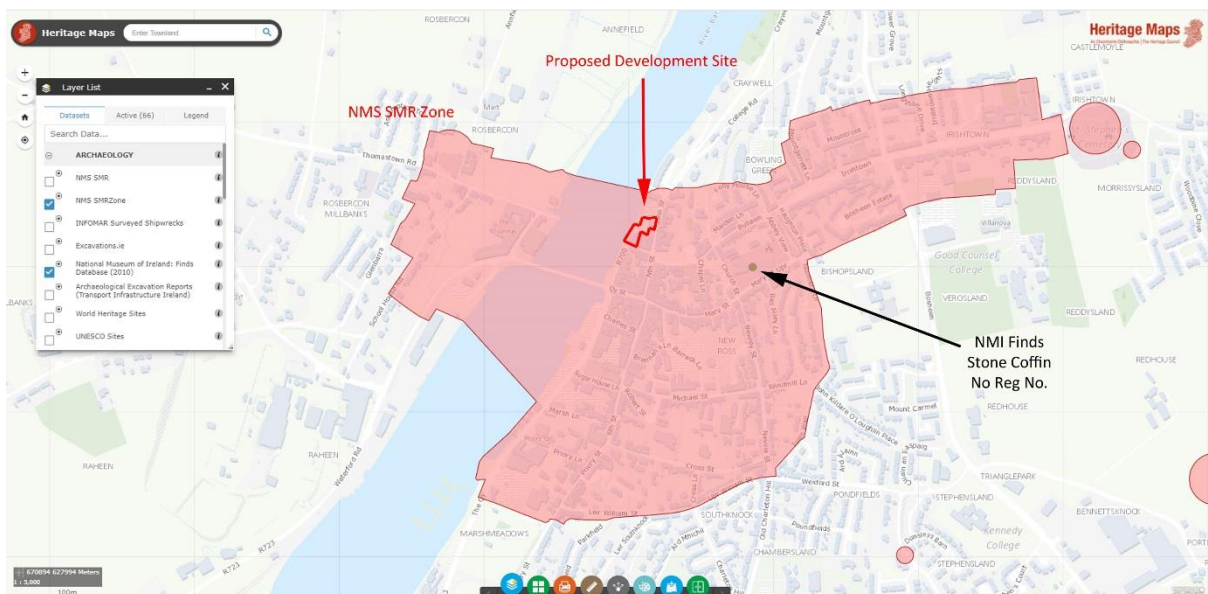


Fig.10: Annotated screenshot of heritagemaps.ie showing the National Monuments SMR zones for New Ross, the position of the proposed development site, and the single NMI find recorded from the town and immediate environs.

¹⁶ Formerly known as Zone of Archaeological Potential.

¹⁷ Alistair Coey Architects *ibid.* New Ross Town Walls Conservation Plan; & see Fig.12 & E004572, Appendix 2.



Fig.11: Annotated screengrab of heritagemaps.ie showing known archaeological monuments in the vicinity of the proposed development site. The site lies within the walled town of New Ross which included riverside defences and structures.

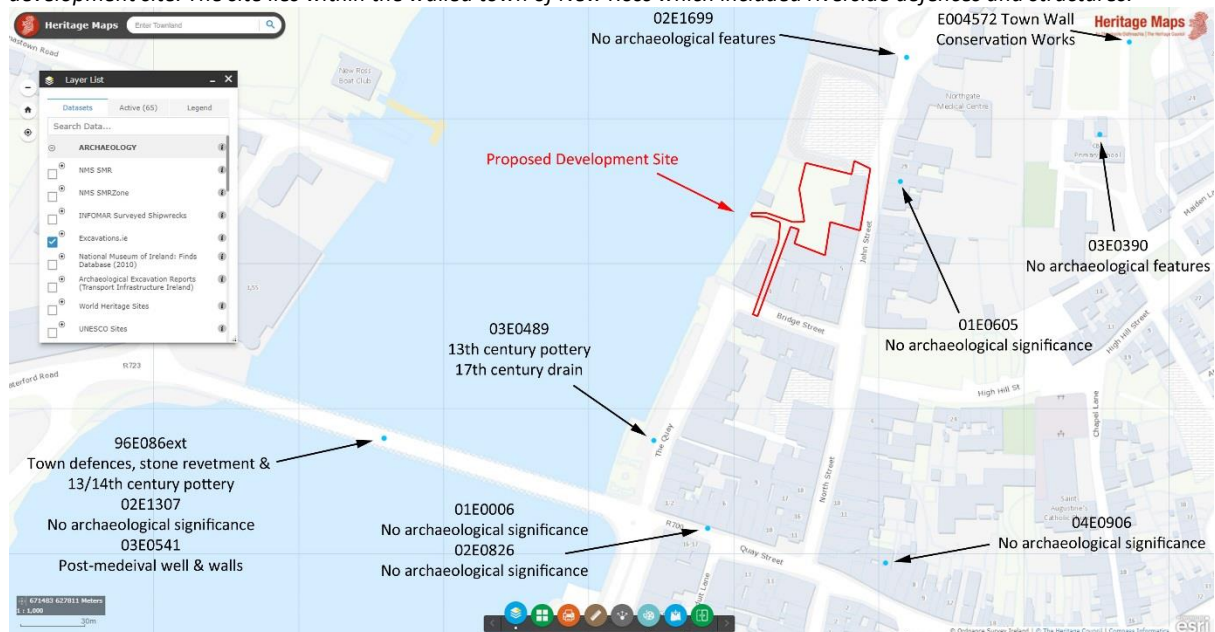


Fig.12: Annotated screengrab of heritagemaps.ie showing archaeological excavations in the vicinity of the proposed development site (see Appendix 2 also).

Archaeological excavations in and around the John Street development site have often found no archaeological finds though the site remains within the walled town (WX029-013- Historic Town). The interior of the town includes a great deal of exposed bedrock and rocky high ground¹⁸ including ten known historic quarries, and both bedrock and the walls of adjacent buildings frame and enclose the grain store site. The

¹⁸ The military survey of Charles Vallancey (begun 1776) describes New Ross as ‘built on the side of a hill so steep carriages cannot pass in a straight line from Dublin gate [Maiden Gate] to the Quay, but are obliged to make the circuit of the town’. He was also struck by the extent of the town that was under garden noting ‘The church formerly enjoyed great privileges in this town; the buildings and gardens belonging to ecclesiastics, occupy a fourth part of the place; the buildings are become dwellings and the gardens still subsist’.

river frontage of the site may contain below-ground deposits, structures or features associated with the town defences and riverine trade. The river and riverbed¹⁹ may contain archaeology from all periods.

3. Description of the Site: The site consists of two adjacent grain stores (Protected Structure RPS No.NR0143, Figs.13-16)²⁰ on the west side of John Street and includes part of the courtyard to rear, a passage to the river wall, and a passage to Bridge Street (Fig.19). The river wall and structures along the River Barrow are outside the proposed development site. The north boundary wall consists of the lower parts of a now-removed warehouse. The site contains no visible surface traces of any structures, areas or features of archaeological interest.



Fig.13: Three-storey facades of the two buildings on John Street.



Fig.14: View of the grain store from the north showing the north gable and off-set return.

¹⁹ Which is outside the scope of the development.

²⁰ The impact on the grain store buildings is described in the accompanying Architectural Heritage Impact Assessment.

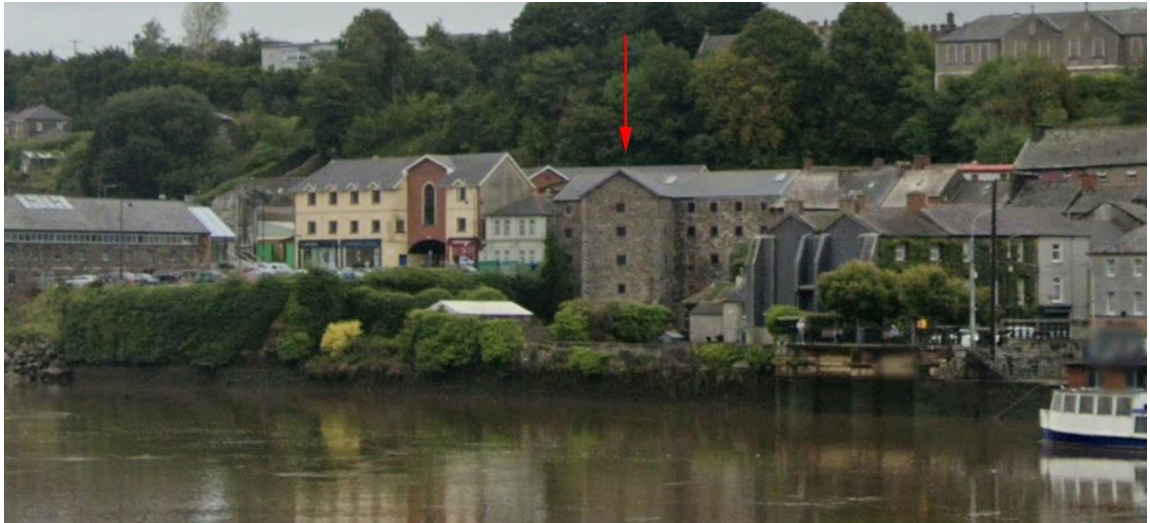


Fig.15: View of the riverside and west elevation of the grain store from Rosbercon, Co. Kilkenny..



Fig.16: The rear (west) elevation of the grain store, with hard landscaped courtyard.



Fig.17: View of the courtyard from the north showing hard landscaped surface, and the buildings to the rear of Bridge Street (forming the southern boundary of the development site).



Fig.18: The western extent of the proposed development site is shown in red. The riverside structures in the background which open onto the River Barrow are outside the scope of the proposed development.



Fig.19: GoogleMaps view of the proposed development site.



Fig.20: View of the grain store in 1906 by A.H. Poole (National Library of Ireland Ref: POOLEWP 0547).

4. Assessment of Impact

4.1 Assessment of Archaeological Potential: The site lies on the west side of John Street within the walled town of New Ross. John Street is first mentioned in 1284²¹ located between the Abbey²² and the river wall, and the area is named as the abbey garden on the 1687 map (Fig.4). The grain stores were built during the second half of the nineteenth century, replacing earlier buildings on the street (Fig.9). The site is bordered by masonry walls and the rear elevations of other properties. The buildings, structures and river wall to the west are outside the development site. The courtyard, indicated as a 'coal yard' on the 1881 OS map, is hard landscaped with no surface traces of the lime kiln shown on nineteenth century maps (Figs.7-9).

The site is located within the medieval walled town (WX029-013-), and immediately adjacent to the River Barrow which was both part of the defensive circuit (WX029-013005-) as well as the economic focus of the town. The site is depicted as the abbey garden in the late seventeenth century, and lies to the west of the possible site of the early medieval ecclesiastical site attributed to St. Abban (WX029-013012-). A number of shipwrecks are known from the River Barrow (Appendix 3) and the riverbed has high archaeological potential. Archaeological excavations in this part of New Ross have uncovered evidence of medieval settlement as well as seventeenth century stone structures (Section 2.5 & Appendix 2). **The known buildings and features on the site all date to the nineteenth (and possibly eighteenth) century and do not retain any archaeological significance**, though they are of architectural and industrial heritage interest²³. On the balance of probabilities and with the currently available information, it is reasonable to suggest that **there is potential for below-ground archaeological features or remains to be located within the courtyard area**²⁴.

4.2 Potential Archaeological Impacts of Development

The proposed development is described in detail in the Description of Works and accompanying drawings prepared by ODKM Architects, but can be summarised as comprising:

- a) Conservation, repair and refurbishment **works to The Grain Store building**²⁵ (a Protected Structure);
- b) **Demolition of Ground Finishes** (part tarmac, part concrete) to the courtyard area to facilitate the proposed new extension and plaza landscaping (demolition estimated to disturb existing surface to a depth of c.500mm);
- c) Excavation (to a depth of c.900mm) to allow for **concrete slab foundation of the new extension**.

4.2.1 Conservation, Repair & Refurbishment of the Grain Store: The proposed development intends a series of alterations to the built fabric of the existing two grain stores on John Street. These are detailed on the accompanying drawings prepared by ODKM Architects, and the impact on the fabric of the buildings is dealt with in the accompanying Architectural Heritage Impact Assessment. The building dates to the third quarter of the nineteenth century, and is a Protected Structure (RPS No. NR0143) but is not an archaeological monument. The proposed work includes **removal of the existing floor**, including eleven (11 no.) structural steel posts (Fig.22), at courtyard level (level -2 on the ODKM drawings) **to a depth of c.500mm**

²¹ St. John St. 1284 (Bigod Min. Accounts).

²² Samuel Lewis referred to this as a 'Mansion house commonly called the Abbey...[with] the outhouses, messuages, courtyards, stables, coach houses, brew houses, gardens, orchards, closes and other...Lying on the north-east side of North St ..which street leads from the Markett Cross to that Gate of the said town commonly called North Gate or Sir John Ivory's Gate', and which was used as the Endowed school founded in 1713 and rebuilt in 1791.

²³ This is reflected in their status as Protected Structures.

²⁴ Though this may have been disturbed or destroyed by nineteenth century alterations to the site, archaeological excavations on the river fronts of Dublin and Drogheda (for example) have shown that substantial evidence for medieval quays, revetments, ships and other structures, features and deposits of archaeological significance can survive below ground adjacent to a riverine port.

²⁵ The impacts to the historic building are considered in the accompanying Architectural Heritage Impact Assessment.

and its replacement with a new floor surface (Fig.21). This has the potential to reveal previously unknown archaeological finds, features, deposits of structures; and the **removal of the floor finish should be archaeologically monitored by an appropriately qualified archaeologist under an excavation license.**

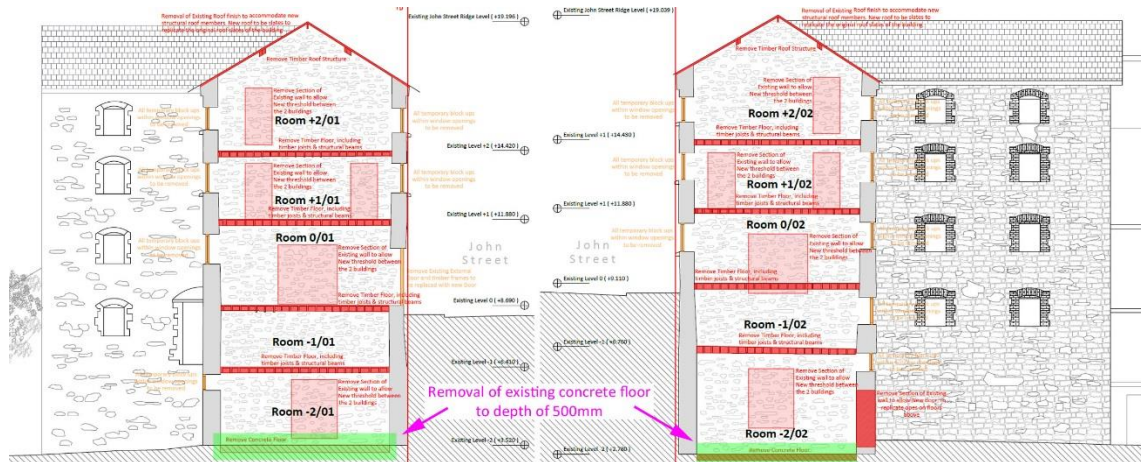


Fig.21: Extract from ODKM drawings showing the location of concrete floors at courtyard level within the footprint of the grain store to be removed to a depth of 500mm (highlighted in green) and replaced with a new concrete floor.



Fig.22: Plan view of the courtyard level (Level -2 on the ODKM drawings) showing the proposed removal of the existing concrete floor (highlighted in green) to a depth of c.500mm, and the removal of eleven (11 no.) steel posts.

4.2.2 Demolition of Courtyard Ground Finishes: The existing courtyard is composed of a concrete surface (Figs.16-19). The proposed development intends to remove this surface, necessitating **ground disturbance in the courtyard to a depth of c.500mm** (Figs.23-24); and replacement with a new hard landscaping and planting scheme, as detailed on the accompanying drawings by ODKM Architects. The courtyard is in proximity to the medieval riverwall and formerly contained a lime kiln (Fig.9). The removal of this surface has the potential to reveal previously unknown archaeological finds, features, deposits of structures; and the **removal of the concrete ground cover in the courtyard area should be archaeologically monitored by an appropriately qualified archaeologist under an excavation license.**



Fig.23: The concrete ground surfaces at courtyard level within the red line are to be removed to a depth of 500mm; the area may retain traces of a lime kiln known from 19th century maps (inset map shows the lime kiln as depicted on the 1881 OS map) as well as other below-ground archaeology.

4.2.3 Excavation for New Foundation of Proposed Extension: The proposed development intends the construction of a new extension to the rear of the Grain Store to comprise a 179m² part single-storey and part single-storey (double-height) extension to the rear (west) of the Protected Structure. The construction of this extension will necessitate a new concrete slab foundation, requiring removal of the existing concrete courtyard surface and excavation to a depth of c.900mm (Fig.24: area highlighted in green). This is adjacent within the courtyard where the existing ground surface is intended to be removed and replaced (see Section 4.2.2) with a new hard landscaping and planting scheme requiring ground disturbance to a depth of c.500mm (Fig.24: area highlighted in red).

The courtyard is in proximity to the medieval riverwall and its associated river defences, quays and infrastructure, and formerly contained a lime kiln (Figs.9 & 23). Given the location of the proposed development within the historic town core (WX029-013-), and its proximity to the riverside and defensive circuit (WX029-013005-) and an ecclesiastical site Abban (WX029-013012-), it is **possible that previously unrecorded archaeological remains may be disturbed during the course of ground disturbance** required for the proposed development. **The removal of the concrete ground cover and excavation for the concrete foundation slab should be archaeologically monitored by an appropriately qualified archaeologist under an excavation license.**

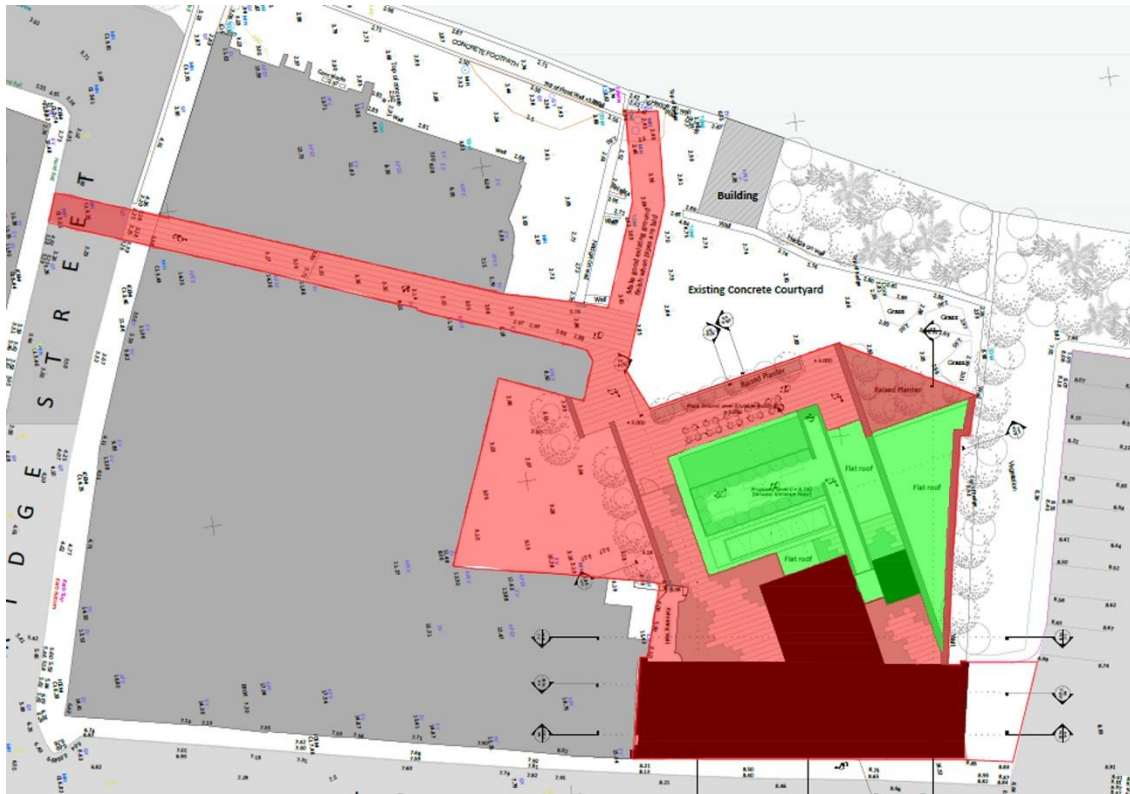


Fig.24: Extract from ODKM drawings showing the location of new concrete foundation slab for the new extension buildings to the rear of the existing Grain Store within the courtyard level, with excavation for same to a depth of c.900mm (highlighted in green); with the proposed excavation of the existing concrete courtyard ground surface to a depth of c.500mm highlighted in red.

5. Recommendations

Archaeological Monitoring should be carried out of any ground disturbance works which take place as part of the development. It should be borne in mind that if any significant archaeological remains are found during the construction phase, further archaeological mitigation may be required.

Monitoring is licensed by the National Monuments Service, Department of Housing, Local Government and Heritage and licence applications take a minimum of three weeks to process. As such, this must be factored into the lead-in time for the schedule for a planning application for any development work at the site.

Retaining an Archaeologist: A licensed and qualified archaeologist should be retained for the duration of the relevant works.

The Time Scale for the construction phase should be made available to the archaeologist, with information on where and when ground disturbances will take place. Given the surface area to be exposed (Fig.24), **it is strongly advised that this element of work be undertaken well in advance of any planned construction to allow for any archaeological issues to be resolved.**

Sufficient Notice: It is essential for the developer to give sufficient notice to the archaeologist/s in advance of the construction works commencing. This will allow for prompt arrival on site to monitor any ground disturbances. As often happens, intervals may occur during the construction phase. In this case, it is also necessary to inform the archaeologist/s as to when any ground disturbance works will recommence.

Discovery of Archaeological Material: In the event of archaeological features or material being uncovered during the construction phase, it is crucial that any machine work cease in the immediate area to allow the archaeologist/s to inspect any such material.

Archaeological Material: Once the presence of archaeologically significant material is established, full archaeological recording of such material is recommended. If it is not possible for the construction works to avoid the material, full excavation would be recommended. The extent and duration of excavation would be a matter for discussion between the client and the licensing authorities.

Archaeological Team: It is recommended that the core of a suitable archaeological team be on standby to deal with any such rescue excavation. This would be complimented in the event of a full excavation.

- **Secure Site Offices** and facilities should be provided on or near those sites where excavation is required.
- **Buoying** of any such areas would be necessary once discovered and during excavation.
- **Adequate Funds** to cover excavation, post-excavation analysis, and any testing or conservation work required should be made available.
- **Machinery traffic** during construction must be restricted as to avoid any of the selected sites and their environs.
- **Spoil** should not be dumped on any of the selected sites or their environs.

Report on Archaeological Monitoring: On completion of the monitoring, a report describing the results of the monitoring shall be furnished to the National Monuments Service of the Department of Housing, Local Government and Heritage.

PLEASE NOTE: Recommendations are subject to the approval of the Department of Housing, Local Government and Heritage.

Appendix 1: Recorded Archaeological Monuments in New Ross, Co. Wexford adjacent to the Proposed Development Site

RMP No: WX029-013----	Class: Historic town
<p>Description: St. Abban is said to have founded an early church at Ros Mhic Treoin (WX029-013012-) but the town was founded by William Marshall probably some time before c. 1200 when the first of many bridges was built. The town grew rapidly and became the port for the Marshall lands in south Leinster, which consisted of most of the counties of Wexford and Kilkenny with large portions of neighbouring territories. The building of the walls c. 1265 is described in a poem (Hore 1900, vol. 1, 58-60), but this probably involved just the digging of the fosse. According to a charter of 1374, it appears that the town was still unwallled (Hore 1900, vol. 1, 202-4). Murage was collected down to 1830, but the most intense period was 1374-1420 (Thomas 1992, vol. 2, 176). New Ross was a great commercial rival of the Royal city of Waterford, and the customs returns of 1277-80 shows that it was the busiest port in Ireland (Orpen 1911, 10). However, by the middle of the 15th century it was so much in decline that in 1469 it was sacked by the Kavanaghs. The town was held by the Confederate Catholics in 1642, who destroyed the bridge, but the town was captured by the Earl of Ormond for the King soon afterwards. However, in 1649 the town surrendered without a fight to Cromwell who dismantled the fortifications. The town is situated on a steep slope which runs down to the River Barrow/Nore on its W side. The walls (WX029-013005-) enclosed c. 105 acres running from the river at the N, up Goat Lane to the Maiden Gate, along the back of properties to the W of Haughton Place, along Nunnery Lane to a mural tower and on to the junction with Neville St. It changed direction here and ran W down the N side of William St. where there is a portion of surviving wall. It crossed the junction with Priory St., and continued towards the river where another tower has been identified (Scully 2010). Rosbercon was an independent borough on the Kilkenny side of the River Barrow/Nore and was probably unwallled. There were gates at North St., the Maiden's Gate to the Irishtown, which still partly survives, Three Bullet Gate at Neville St. and William St., and the Priory or South Gate. Bunnion Gate, at the top of Mary St., is probably a late addition. A wall was provided on the riverside in the 16th or 17th century with many gates onto the quays. The river has been spanned by at least five bridges (WX029-013071-) since the 13th century, from which it derived its name – Ros Pontis villa nova (The new town of the bridge of Ros). There have also been lengthy periods when reliance was placed in ferries. Within the town five church sites are known: St Mary's (WX029-013002-) with considerable remains, St Michael's (WX029-013010-), St Saviour's chapel (WX029-013011-) and the Franciscan (WX029-013008-) and Augustinian (WX029-013009-) friaries. In Rosbercon there was the Dominican friary (WX029-013007-) and the parish church (WX029-013001-). Outside the town is the site of St Stephen's Church (WX029-013006-) and the site of a monastery, possibly a leper hospital (WX029-015----) in the Maudlins. Trinity hospital (WX029-013074-) was established in the 16th century. (Hore 1900, vol. 1, 42-396; Bradley and King 1990, 99-146)</p>	

RMP No: WX029-013005-	Class: Town defences
<p>Description: The town of New Ross is situated on a steep W-facing slope which runs down to the River Barrow/Nore. The walls enclosed c. 105 acres and they were commenced c. 1265 according to a poem which describes the different trades working in digging the fosse on different days, with the ladies working on Sunday (Hore 1900-10, vol. 1, 58-60). However, according to a charter of 1374, New Ross appears to be still unwallled (ibid, 202-4). Murage was collected down to 1830 but the most intense period was 1374-1420 (Thomas 1992, vol. 2, 176). The town wall ran from the river at the N, up Goat Lane to the Maiden Gate, the only survivor of four original gates. Only one side of the entrance passage with a portcullis niche and evidence of groin vaulting survives. The gate was conserved in 2012 when extraneous fabric was removed and the original structure secured with a lime mortar. The work was archaeologically monitored (E004449) by N. Gregory but no medieval material was encountered in any ground works (excavations.ie 2012:631). From there the wall ran along the back of properties to the W of Haughton Place, and along Nunnery Lane to a mural tower. This is a semicircular tower of mortared shale surviving to two storeys (H c. 5m). Each storey had three windows and the first storey had four smaller slot windows while the ground floor has one. Archaeological testing (95E00086) connected with a drainage scheme identified part of the fosse outside the town wall close to the tower (McCutcheon 1996). From this tower the wall continued on SW to the junction of Neville St. Here it turned W and proceeded down William St. where there is a preserved section of town wall (L 8.5m; H c. 5m) on Jones' Hill or Lower William St. which may extend in either direction under modern walls. Archaeological testing (E004572) in 2014 by C. McLoughlin of an earthen bank (Wth c. 2m; H 0.8m) on top of the wall and W of the high preserved section demonstrated that the bank was nineteenth century in date and overlying a section (L 29m) of the town wall (Wth c. 2.5m; H up to 2.8m) which was then conserved (excavations.ie 2014:450). Archaeological testing (03E0764) along Priory St. from the junction with Cross Lane to the junction with William St. produced evidence of structures or features at about 10 points,</p>	

including a lengthy deposit of compact stony brown clay with charcoal and slate inclusions that might be a street surface, a large pit and what might be a section of wall (L 3m; H 0.3m) from the South Gate around the junction of Priory St. and William St. (McLoughlin 2003). The wall crossed the junction with Priory St., and continued towards the river where another tower has been identified (Scully 2010). Archaeological testing (E004572) and reconstruction during 2015 of a section of wall at Goat's Lane demonstrated that the wall was of nineteenth century date but it was built on an earlier wall (Wth 0.75m) of probable medieval date (McLoughlin 2016; excavations.ie 215:329). According to a map of 1649 a wall had been built on the quay with between three and seven gates by that date (Thomas 1992, vol. 2, 177). Rosbercon was an independent borough on the Kilkenny side of the river Barrow/Nore that was probably unwallled. There was a gate at North St., and the Maiden's Gate led to the Irishtown. The Bunnion Gate was at the top of Mary St. while the Three Bullet Gate, also known as the Bewley or Aldgate, was at the junction of Neville St. and William St. The Priory or South Gate was at the junction of Lower William St. and Priory St.

RMP No: WX029-013012

Class: Church

Description: St. Abban or Abán, a nephew and a disciple of St. Ibar or Iobharof Begerin (WX038-004001-), founded a monastery at Ros Mhic Treoin, one of his many foundations. He made many visits to Rome where he was ordained a bishop. He died in 630 and was buried at his church at Adamstown (WX031-023001-) (Ó Riain 2011, 51-2). New Ross was one of his foundations and St. Evin or Éimhín was said to be buried there. It appears to have been located inside the N gate and St. Evin's chapel is marked on a map of c. 1700 (Hore 1900-11, vol. 1, 46-8, 51). Capt. William Ivory acquired extensive property in Wexford under the Cromwellian settlement, including a large part of the Liberties of Ross. In 1661 he settled in 'the Mansion House commonly called the Abbey' inside the N gate. His grandson, John Ivory Talbot endowed a school in 1713 in the 'Manor House of John Ivory commonly called the Abbey'. It was rebuilt in 1791, and the school continued in use down to the 20th century (Quane 1950). The site is in the general area of the YMCA building

RMP No: WX029-013079-

Class: House - medieval

Description: Located on the steep W-facing slope of High Hill. Archaeological testing (19E0256) in May 2019 by C. McLoughlin revealed part of a medieval building that was partly excavated in October 2020 by the same archaeologist under the same licence when a medieval pit was sampled in another adjacent area (McLoughlin 2021). The E part of a medieval building (ext. dims 15.5m N-S; 4.4m plus E-W) that probably had a gable fronting onto High Hill at S was defined by stone walls and had been excavated into the shale bedrock. The wall at N (Wth 1-1.5m; H 0.4m) was damaged where there may have been a doorway. The N end of the E wall (surviving L 6m; Wth 0.85m; H 1m) had been removed by a rubble-filled pit, and the S wall was represented only by a robber trench. The walls retained a number of floor surfaces that were sampled (T 0.2m). A hard grey soil with charcoal flecks and flat stones formed the earliest floor overlaid by a grey/brown silty clay habitation layer. An area (max. dims 2m x 2m) of charcoal-rich silty clay could be a hearth. These were overlain by four layers of yellow-brown clays with charcoal from the demolition of the house, whose occupation layers have thirteenth century ceramics. The pit (max. dims 5m N-S; 3.5m E-W; D 1.2m) was truncated on all sides by eighteenth and nineteenth century features. The topmost of two layers was garden soil but the lower was medieval fill of the pit. (McLoughlin 2021)

RMP No: WX029-013014-

Class: Excavation - miscellaneous

Description: Archaeological testing (03E0489) on the probable line of the quay walls produced redeposited natural soils over a dark brown silty clay that was probably riverine and produced an assembly of medieval pottery including Saintonge, Redcliffe, and local wares. A stone-lined drain that was probably 17th century in date was also recorded. (Noonan 2006)

RMP No: WX029-013071-

Class: Bridge

Description: The first bridge was a wooden structure built shortly before 1210. Stanihurst, writing in 1586, states that 'diverse of the poales, logs and stakes with which the bridge was underpropt, sticke to this daie in the water' (Hore 1900-11, vol. 1, 52). In 1313 the town received a grant of pontage in order to build a new bridge between Ross and Rosbercon (ibid. 178). The bridge was destroyed in the siege of the town in 1643 and it was not rebuilt until 1796 (ibid. 112). (Bradley and King 1990, 106)

Appendix 2 – Archaeological Excavations in New Ross, Co. Wexford adjacent to the Proposed Development Site²⁶.

Licence Number	Findings
02E1699	John Street: Testing of a site at John Street, New Ross, was undertaken on 8 November 2002. The site is toward the eastern limit of the zone of archaeological potential of the town. Four trenches were excavated. The testing revealed no features of definite archaeological significance , although early activity on the site was suggested by the discovery of a number of sherds of glazed and unglazed medieval pottery. The deposits once associated with the pottery fragments may have been removed during the construction of the post-medieval houses uncovered along the street frontage of the site and the relatively modern quarrying undertaken across the rest of the site.
E004572	Town Wall (Sites and Monuments Record No.: WX029-013005): Monitoring of conservation works was undertaken on a section of the town defences at Goat Hill, New Ross . The wall was partially dismantled as it was structurally unsound. The dismantled section was a later section of rebuilding, probably constructed when the nearby Airmount House was built. The structurally unsound portion of the wall was removed to a stable level which was a considerably wider section of wall presumed to be medieval or late medieval in date.
01E0605	26–28 John Street: The site of a proposed commercial carpark lay to the rear of existing premises at 26, 27 and 28 John Street, within the historic town of New Ross. An archaeological impact statement, including a test excavation of the site, was a condition of planning permission prior to the start of any work on the site. A test excavation was undertaken in July 2001. The site of the proposed carpark was within a quarried area and test-trenches were opened along the lines of the drains. Bedrock was exposed close to the modern surface and no archaeological material was found .
03E0390	Mountgarret Lane: Testing in advance of development was undertaken here in March 2003. The site is located within the medieval suburb of Irishtown, New Ross. Four trenches were excavated throughout the areas of greatest construction impact. No archaeological features or deposits were identified in any of the trenches.
04E0906	3 South Street: Monitoring was carried out at this site in response to planning conditions. Nothing of archaeological significance was uncovered.
02E0826	The Quay: The site of an extension to the rear of a 19th-century premises at the Quay, New Ross, Co. Wexford, lies within the zone of archaeological potential of the historical town. Testing was required before the start of development, and a test excavation was undertaken on 4 June 2002 along the line of the foundation trench for the wall of the extension. This revealed no finds or features of archaeological significance .
03E0489	North Quay: Advance testing of a warehouse conversion situated on the North Quay, New Ross, was carried out. The site is contiguous with the line of the riverward run of the town wall of New Ross. Two warehouse buildings were to be converted to accommodate fifteen apartments and five townhouses. The conversion was to be an internal fit-out, with all new works supported by the existing walls of the structures. Testing was confined to the proposed line of the service trenches and an eastward extension to the street-front warehouse (Building 1) to accommodate a stairwell, a lift shaft and create extra apartment space. Four trenches were mechanically excavated. Trenches 1 and 2 investigated the proposed line of the service trenches, while Trenches 3 and 4 examined the new build to Building 1. Trench 1 uncovered the subsurface remains of a mortar-bonded stone wall, 0.8m wide, that appears from cartographic evidence to be part of the structures associated with the former corn-storage activities on-site. A mixed fill of silty clays and clay abutted the wall and appears to have been make-up layers for the present ground level. Excavation of this trench ceased at a depth of 1m below present ground level, well below the depth of the service trenches. No features or finds of archaeological significance were uncovered . Trench 2 contained a similar profile of modern make-up layers to Trench 1, all of which were on top of a distinct layer of redeposited orange/brown shaly clay natural. The redeposited natural sealed a dark-brown silty clay beneath, which started 1m deep, 1.645m OD. A brief examination of this sealed layer produced fifteen sherds of medieval pottery , including Saintonge, Redcliffe

²⁶ Drawn from *Excavations.ie*. Excavations which uncovered archaeology are shaded in blue.

	<p>and possible Waterford-type pottery, suggesting a mid- to late 13th-century date for the assemblage. It was interpreted that the upper layers in this trench represent reclamation layers and it is possible that the medieval layer was similar. Excavation of this trench ceased when the medieval layer was revealed.</p> <p>Trench 3 was positioned to investigate the potential impact of the lift shaft and stairwell. Once the modern and 18th/19th-century overburden was removed, a probable 17th-century stone-lined drain was uncovered running throughout the long axis of the trench. The drain (0.8m deep, 1.481m OD) appeared to cut an earlier greyish-brown silty clay, from which a single sherd of medieval pottery was recovered. Excavation ceased once the drain was revealed.</p> <p>Trench 4 was excavated parallel to Trench 3 and, again, when the overburden was removed the greyish-brown silty clay was present at a depth of 1.1m, 1.074m OD. Its findings corresponded with those of Trench 3. Excavation ceased at this stage. It was possible to raise the formation levels of the proposed works and preserve the archaeological material in situ. Monitoring of the groundworks was recommended.</p>
02E1307	<p>Town Walls: Monitoring was undertaken in an area known as Town Walls, immediately inside the eastern line of the medieval town walls of New Ross, on 12 August 2002. A single, L-shaped foundation trench was cut toward the southern boundary of the site. The trench, which measured 2.1m east–west by 1.9m, was excavated to a maximum depth of 0.6m. The stratigraphy uncovered consisted of loose topsoil and modern building rubble overlying undisturbed natural shales. Nothing of archaeological significance was uncovered.</p>
03E0541	<p>48 The Quays: Two test-trenches totalling 12.6m² (8.4% of site area) were excavated at the site of a demolished semi-detached structure at 48 The Quays, New Ross, Co. Wexford, in April 2003, within the footprint of the proposed development. A well and several walls were uncovered directly below the existing concrete floor level, suggesting that the phase of building they represented was of late post-medieval date, immediately pre-dating the construction of the recently demolished building. Probable reclamation layers uncovered in both trenches appear to suggest that the building represented by the walls was constructed following a phase of intentional post-medieval reclamation in this part of New Ross. The necessity for this reclamation was evidenced by the presence of tidally affected groundwater at a depth of 1.5m below existing ground level in the trench closest to the River Barrow on the date of the excavation.</p>
95E086ext	<p>New Ross Main Drainage Scheme: Archaeological monitoring/recording in tandem with the Main Drainage Scheme commenced on 18 April 1995 and continued in 1997. The drainage works are now complete and post-excavation work is ongoing. The licence extension largely involved site works additional to the original contract. These included pipe-laying in the Quay area, crossing the N25 from outfalls at the Quay wall, works in lanes between the Quay and South Street and in the Urban District Council carpark outside the L&N/Super Valu shopping centre. Further works were carried out at the Three Bullet Gate.</p> <p>At the Quay and the N25 road crossings the pipes were generally laid through layers of infill. In the lanes (Lady Lane, Conduit Lane and Back Lane) the ground was disturbed by existing services. In Conduit Lane a large brick-built conduit was exposed. This had been disturbed by the insertion of existing services. Pottery recovered from the excavation was all post-medieval in date.</p> <p>In the carpark the basal layer exposed in two areas was a fine-grained silt with some stone and charcoal. This yielded medieval pottery: Saintonge green-glazed and 13th/14th-century local ware (C. McCutcheon, pers. comm.). No structural or cut features were recorded in the layer, which was at 0.88m OD in one area and at 1.49m OD in the other.</p> <p>As part of the works at the Three Bullet Gate, a trench was opened south-east/north-west across Neville Street between the junction with the roundabout and the junction with Cross Street. A stone revetment extended roughly north–south, diagonally across the trench, and was exposed for a maximum length of 1.5m x c. 0.6m wide. It survived to a maximum height of 0.56m (43.995m OD).</p> <p>A dump of local shale lay behind the revetment. The stone chips were fractured as a result of excavation rather than natural weathering, and redeposited behind the revetment. The dump was very loose when disturbed and contained no clay or any other accumulations. A light brown silty clay abutted the revetment (to the west). The clay appeared to be homogeneous to the base of the trench. It extended over the surviving top of the revetment and the slate scree. Two pieces of medieval pottery from the same vessel were recovered.</p> <p>Material was removed to a depth of c. 0.28m from the modern road surface from the junction along Neville Street. Weathered rock was exposed over much of the area. A clay layer, presumably</p>

the same found in the trench, appeared to stretch across the width of the road. The interface between the rock and the clay seemed to roughly respect an east–west property boundary between the back of the building which fronted on to Cross Street and the property comprising the Three Bullet Gate public house. The clay extends for c. 8.2m north–south. Its presence may indicate that the town ditch extended completely across Neville Street. It would support the theory that William Street was not included in the original line of walling. **The stone revetment may represent later strengthening of the defences of which there are several records, or it might be the remains of an outer barbican included in the original or in an extension of the defences.**

Appendix 3: Recorded Wrecks in New Ross, Co. Wexford



Fig.A1: Screenshot from the National Monuments Service Wreck Viewer showing recorded shipwrecks at New Ross²⁷ located some distance downstream of the development site.

Wreck Number	Findings
W10643; W10644; W10645; W10646; W10647; W10648; W10658; W10659; W10660; W10661; W10662; W10663	Unknown. No descriptive details available at the National Monuments Service: Wreck Viewer.

Endnotes

²⁷Source: <https://dahg.maps.arcgis.com/apps/webappviewer/index.html?id=89e50518e5f4437abfa6284ff39fd640>