

12 ARCHAEOLOGY AND CULTURAL HERITAGE

12.1 Introduction

This chapter has been prepared to assess the impact, if any, on the archaeological and cultural heritage resource by the proposed construction of no.611 residential units ranging in height from 2 to 5 storeys, a 2 storey creche and a c. 1ha site for a new school, on lands north of Boherboy Road, approximately 2Km south-west of Tallaght Town Centre, within the townland of Boherboy, Saggart, Co. Dublin.

This study determines, as far as reasonably possible from existing records and new surveys (geophysical survey and test trenching), the nature of the archaeological and cultural heritage resource in and within the study area of the proposed development using appropriate methods of study. The study area is defined as an area measuring c. 500m from the proposed development. Desk-based assessment is defined as a programme of study of the historic environment within a specified area or site that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic, and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets. As noted above, ground investigations were also conducted to inform this assessment.

This leads to the following:

- Determining the presence of known archaeological/cultural heritage assets that may be affected by the proposed development;
- Assessment of the likelihood of finding previously unrecorded archaeological remains during the construction programme;
- Determining the effect upon the setting of known cultural heritage sites in the surrounding area; and
- Suggested mitigation measures based upon the results of the above research.

Definitions

In order to assess, distil and present the findings of this study, the following definitions apply.

‘Cultural Heritage’ where used generically, is an over-arching term applied to describe any combination of archaeological, architectural, and cultural heritage features, where –

- the term ‘archaeological heritage’ is applied to objects, monuments, buildings or landscapes of an (assumed) age typically older than AD 1700 (and recorded as archaeological sites within the Record of Monuments and Places).
- the term ‘cultural heritage’, where used specifically, is applied to other (often less tangible) aspects of the landscape such as historical events, folklore memories and cultural associations.

Significance of Effects

Significance of Effects as defined by the Environmental Protection Agency (2022) Guidelines.

Imperceptible: An effect capable of measurement but without significant consequences.

Not Significant: An effect which causes noticeable changes in the character of the environment but without significant consequences.

Slight Effects: An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.

Moderate Effects: An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.

Significant Effects: An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.

Very Significant: An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.

Profound Effects: An effect which obliterates sensitive characteristics.

12.1.1 Quality Assurance and Competency of Experts

The assessment was undertaken by Lucy Bagshaw (BA) and Maeve Tobin (MIAI, MCIfA) of IAC Archaeology. Lucy graduated from The University of Manchester with a BA in Archaeology with Professional Experience (2021) following which she worked as a field archaeologist. Since joining IAC Archaeology in 2024, Lucy has gained experience in the preparation of cultural heritage impact assessments for a variety of largescale residential, commercial, solar farm and infrastructural projects across the country. Maeve graduated from UCC with a BA in Archaeology and Geography (2003) and an MA in Osteoarchaeology (2004), following which she worked as a field archaeologist. Since joining IAC Archaeology in 2007, Maeve has gained considerable experience in the preparation, co-ordination and submission of cultural heritage impact assessments for a variety of largescale residential, commercial, windfarm and infrastructural projects across the country.

12.1.2 Consultations

Following the initial research, a number of statutory and voluntary bodies were consulted to gain further insight into the cultural background of the background environment, receiving environment and study area.

- Department of Housing, Local Government and Heritage (DoHLGH) – the Heritage Service, National Monuments: Record of Monuments and Places; Sites and Monuments Record; Monuments in State Care Database and Preservation Orders;
- National Museum of Ireland, Irish Antiquities Division: topographical files of Ireland;
- South Dublin County Council: Planning Section 2022-2028.
- Trinity College Dublin, Map Library: Historical and Ordnance Survey Maps.

12.1.3 Guidance and Legislation

The following legislation, standards and guidelines were consulted as part of the assessment.

- National Monuments Acts, 1930-2014;
- Planning and Development Act, 2024 (as amended);
- Heritage Act, 1995 (as amended by Heritage Act 2018);

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EIAR) (EPA 2022). Dublin. Government Publications Office;
- Frameworks and Principles for the Protection of the Archaeological Heritage, 1999, (formerly) Department of Arts, Heritage, Gaeltacht and Islands.

12.2 Study Methodology

A study area defined as 500m from the boundary of the proposed development has been examined as part of this assessment. Research has been undertaken in three phases. The first phase comprised a paper survey of all available archaeological, historical and cartographic sources. The second phase involved field inspections of the proposed development site. Programmes of test trenching comprise the third phase of investigation, which inform this assessment.

12.2.1 Paper Survey

The following sources were examined and a list of areas of archaeological, architectural and cultural heritage potential was compiled:

- Record of Monuments and Places for County Dublin,
- Sites and Monuments Record for County Dublin,
- National Monuments in State Care Database,
- Preservation Orders List,
- Topographical files of the National Museum of Ireland,
- Cartographic and written sources relating to the study area,
- South Dublin County Council County Development Plan (2022–2028),
- Aerial photographs,
- Place name analysis,
- Excavations Bulletin (1970–2025).

Record of Monuments and Places (RMP) is a list of archaeological sites known to the National Monuments Section, which are afforded legal protection under Section 12 of the 1994 National Monuments Act and are published as a record.

Sites and Monuments Record (SMR) holds documentary evidence and field inspections of all known archaeological sites and monuments. Some information is also held about archaeological sites and monuments whose precise location is not known e.g. only a site type and townland are recorded. These are known to the National Monuments Section as ‘un-located sites’ and cannot be afforded legal protection due to lack of locational information. As a result, these are omitted from the Record of Monuments and Places. All recorded archaeological sites are also listed on a website maintained by the Department of Housing, Local Government, and Heritage (DoHLGH) – www.archaeology.ie.

National Monuments in State Care Database is a list of all the National Monuments in State guardianship or ownership. Each is assigned a National Monument number whether in guardianship or ownership and has a brief description of the remains of each Monument. The Minister for the DoHLGH may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments (other than dwellings) may also appoint

the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or guardianship of the state, it may not be interfered with without the written consent of the Minister.

Preservation Orders List contains information on Preservation Orders and/or Temporary Preservation Orders, which have been assigned to a site or sites. Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site illegal. Temporary Preservation Orders can be attached under the 1954 Act. These perform the same function as a Preservation Order but have a time limit of six months, after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.

The topographical files of the National Museum of Ireland are the national archive of all known finds recorded by the National Museum. This archive relates primarily to artefacts but also includes references to monuments and unique records of previous excavations. The find spots of artefacts are important sources of information on the discovery of sites of archaeological significance.

Cartographic sources are important in tracing land use development within the development area as well as providing important topographical information on areas of archaeological potential and the development of buildings. Cartographic analysis of all relevant maps has been made to identify any topographical anomalies or structures that no longer remain within the landscape.

Documentary sources were consulted to gain background information on the archaeological, architectural and cultural heritage landscape of the proposed development site.

Aerial photographic coverage is an important source of information regarding the precise location of sites and their extent. It also provides initial information on the terrain and its likely potential for archaeology. A number of sources were consulted including aerial photographs held by the Ordnance Survey Ireland (OSi) and Google Earth.

Place Names are an important part in understanding both the archaeology and history of an area. Place names can be used for generations and in some cases have been found to have their root deep in the historical past.

Development Plans contain a catalogue of all the Protected Structures and archaeological sites within the county. The South County Dublin Development Plan (2022-2028) was consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development site.

Excavations Bulletin is a summary publication that has been produced every year since 1970. The hard copy publication summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the SMR and RMP files. The information is also available online and includes years from 2011 to the present (www.excavations.ie).

The National Inventory of Architectural Heritage is a state initiative established under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 tasked with making a nationwide record of significant

local, regional, national and international structures, which in turn provides county councils with a guide as to what structures to list within the Record of Protected Structures. The NIAH have also carried out a nationwide desk-based survey of historic gardens, including demesnes that surround large houses.

Field Inspection is necessary to determine the extent and nature of archaeological, architectural, and historical remains and can also lead to the identification of previously unrecorded or suspected sites and portable finds through topographical observation and local information.

- Inspecting the proposed development site and its immediate environs;
- Noting and recording the terrain type and land usage;
- Noting and recording the presence of features of archaeological or cultural heritage significance;
- Verifying the extent and condition of any recorded sites; and
- Visually investigating any suspect landscape anomalies to determine the possibility of their being anthropogenic in origin.

12.2.2 Archaeological Test Trenching

Archaeological Test Trenching can be defined as *'a limited programme... of intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land or underwater. If such archaeological remains are present test trenching defines their character and extent and relative quality'* (ClfA 2020a, 4).

One programme of archaeological testing was carried out within the proposed development site in 2018 (License No. 18E0246). This excavation report could not be located at the time of writing, and all details of previous test trenching were taken from a previous EIAR chapter completed in 2018 (Purcell 2018). The results of these investigations are summarised in Section 12.3.11.

12.2.3 Impact Assessment Methodology

The significance of potential effects has been evaluated using a systematic approach, based upon identification of the importance/value of receptors and their sensitivity to the proposed development activity, together with the predicted magnitude of the impact. This is in accordance with the approach laid out in the "Guidelines on Information to be Contained in Environmental Impact Statements" (EPA 2022).

12.2.3.1 Sensitivity of receptor

For each impact, the assessment identifies receptors sensitive to that impact and implements a systematic approach to understanding the impact pathways, magnitude and the level of effects on given receptors.

The definitions of receptor sensitivity for the purpose of the archaeology, architectural and cultural heritage assessment are provided in Table 12-1. This is based on the presence (or not) of statutory protection and the determination by the author.

Table 12-1: Criteria for determination of receptor sensitivity

Sensitivity	Criteria
Very High	<p>Sites of International Importance: UNESCO World Heritage Properties (excluding tentative list)</p> <p>National Monuments</p> <p>Monuments subject to Preservation Orders</p>
High	<p>RMP</p> <p>Proposed RMP</p> <p>Record of Protected Structures (RPS)</p> <p>Architectural Conservation Area (ACA)</p> <p>UNESCO Cultural Heritage Sites (associated tangible elements only)</p> <p>Well-preserved demesne landscapes</p> <p>Previously unrecorded archaeological sites</p>
Medium	<p>Conservation Areas (CA)</p> <p>SMR</p> <p>Sites listed on the NIAH (upstanding)</p> <p>AAPs identified through documentary or cartographic research.</p> <p>Previously unrecorded archaeological sites (smaller scale/heavily truncated)</p> <p>Dublin City Industrial Heritage Record (DCIHR) sites</p> <p>Sculptures/Memorials/Buildings not on NIAH/RPS (based on professional judgement)</p> <p>Tangible Cultural Heritage</p> <p>Moderately well-preserved demesne landscapes</p>
Low	<p>Lands where previous disturbance may have affected the potential archaeological resource.</p> <p>Sculptures/Memorials/Buildings not on NIAH/RPS (based on professional judgement)</p> <p>Poorly preserved demesne landscapes</p>
Very Low	<p>Modified landscapes where extensive disturbance is known</p>
Neutral	<p>Landscape that that has been the subject of extensive archaeological investigations and/or extensive development.</p> <p>SMR – Record only</p> <p>Proposed RMP – excavated</p> <p>NIAH – demolished</p>

Sensitivity	Criteria
	Fully developed demesne landscapes

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12.2.3.2 Magnitude of Impact

The scale or magnitude of potential impacts (both beneficial and adverse) depends on the degree and extent to which the proposed development activities may change the environment, which usually varies according to project phase (i.e. construction, operation and maintenance and decommissioning).

As per the Environmental Protection Agency (EPA) Guidelines, the nature of impacts can be categorised as follows:

- Quality: Positive, neutral or negative
- Nature: Direct, indirect
- Probability: Likely or unlikely
- Duration: Momentary, brief, temporary, short-term, medium-term, long-term, permanent, reversible
- Frequency: Once, rarely, occasionally, frequently, constantly

The criteria used to assess the different impacts associated with the proposed development are shown in Table 12-2. The criteria have been defined in consideration of the “Guidelines on Information to be Contained in Environmental Impact Assessment Reports” (EPA 2022).

Table 12-2: Criteria for determination of magnitude of impact

Magnitude	Criteria
Very High	These impacts arise where an archaeology or cultural heritage site, either below ground or upstanding, is completely and irreversibly destroyed.
High	<p>An impact which, by its magnitude, duration or intensity, alters an important aspect of the archaeological and cultural heritage environment, including the setting of upstanding monuments. An impact like this would be where part of a site would be permanently impacted upon, leading to a loss of character, integrity and data about an archaeological or cultural heritage feature/site.</p> <p>A beneficial or positive impact that permanently enhances or restores the character and/or setting of a feature of archaeological or cultural heritage significance in a clearly noticeable manner.</p>
Medium	<p>A medium impact arises where a change to a site/monument is proposed which though noticeable, is not such that the archaeological or cultural heritage integrity of the site is compromised. The change is likely to be consistent with existing and emerging trends. Impacts are probably reversible and may be of relatively short duration.</p> <p>A beneficial or positive impact that results in partial or temporary enhancement of the character and/or setting of a feature of archaeological or cultural heritage significance in a clearly noticeable manner.</p>

Magnitude	Criteria
Low	An impact which causes changes in the character of the environment, such as a visual impact, which are not high or very high and do not directly impact or affect an archaeological or cultural heritage feature or monument. A beneficial or positive impact that causes some minor or temporary enhancement of the character of an upstanding archaeological or cultural heritage structure or feature which, although positive, is unlikely to be readily noticeable.
Very Low	An impact on an archaeological or cultural heritage feature or monument capable of measurement but without noticeable consequences. A beneficial or positive impact on an upstanding archaeological or cultural heritage structure or feature that is capable of measurement but without noticeable consequences.
Neutral	No predicted impact, either negative or positive, to an archaeological or cultural heritage site.

12.2.3.3 Significance of effect

An Impact Assessment Matrix (IAM) is used to determine the significance of an effect. In basic terms, the potential significance of an effect is a function of the sensitivity of the receptor and the magnitude of the impact, as shown in Table 12-3.

The matrix provides a framework for the consistent and transparent assessment of predicted effects although it is important to note that the assessments are based on the application of expert judgement.

The matrix provides levels of effect significance ranging from imperceptible to profound. For the purposes of this assessment, potential effects identified to be of significant significance or above (i.e. significant, very significant or profound) are considered to be “significant in EIA terms” and additional mitigation will be required. Potential effects identified as less than significant (i.e. moderate, slight, imperceptible or not significant) significance are generally considered to be not significant in EIA terms.

Table 12-3: Impact assessment matrix for determination of significance of effect

Sensitivity	Magnitude of Impact				
	Very High	High	Medium	Low	Very Low
Very High	Profound	Very Significant	Significant	Moderate	Slight
High	Very Significant	Significant	Significant - Moderate	Moderate - Slight	Not Significant
Medium	Significant	Significant - Moderate	Moderate	Slight	Imperceptible

Sensitivity	Magnitude of Impact				
	Very High	High	Medium	Low	Very Low
Low	Moderate	Moderate - Slight	Slight	Not Significant	Imperceptible
Very Low	Slight	Not Significant	Imperceptible	Imperceptible	Imperceptible

12.3 The Existing and Receiving Environment (Baseline Situation)

The proposed development site comprises two fields of agricultural farmland measuring c.18.5 hectares in the townland of Boherboy, within the Parish of Saggart and barony of Newcastle, South Co. Dublin (Figure 12-1). The site slopes to the south and has commanding views over the countryside to the north. The site is bounded by Boherboy Road, a third-class road at the south. By a ditch and stream at the east. Housing developments are visible at the east and it is bounded by agricultural land at the west.

The easternmost boundary of the proposed development site also comprises a parish, barony and townland boundary separating Boherboy from the townlands of Corbally and Fortunestown, the parish of Tallaght and barony of Uppercross. This is an historic judicial boundary which comprises the entire eastern extent of the proposed development site (Figure 12-1).

The proposed development site comprises 2 large semi-rectangular shaped arable and pasture fields that fall steeply from south (approx. 155 AOD) to north (approx. 117.5 AOD). The site contains a farmyard and a domestic dwelling in disrepair at the south. These are visible on the first edition OS map. The land was previously subject to the Fortunestown Local Area Plan (LAP). Whilst this document has since lapsed, several of the former LAP requirements have been carried through as Specific Local Objectives (SLOs) within the current South Dublin County Council (SDCC) County Development Plan, 2022-2028.

No recorded archaeological, cultural or built heritage records exist within the bounds of the proposed development site. However, as previously mentioned the easternmost site boundary comprises a townland, parish and barony delineation and is therefore of historic significance.

Within the applied search area of 500m, nine records of archaeological, cultural or built heritage significance are recorded. In summary they comprise two recorded monuments (DU021-044, DU021-045), four NIAH records (11214010, 11214011, 11214012, 11219001), one previous excavation (License No. 18E0246), and two South Dublin Local Heritage Features (Archaeology.ie 2025).

The two recorded monuments and their associated zones of notification comprise St. Patrick's Holy Well located 319m to the west (DU021-045) and a pair of Standing Stones which are also a protected structure and are located 420m southwest-west (DU021-044, Ref. 349).

The village of Saggart is located c.610m to the north-west and is a recorded historic town (DU021-034, SMR 21:34) containing a number of recorded archaeological, cultural and built heritage records.

Archaeological investigations have been carried out in all parcels of land within the application site boundary (Purcell 2018, License No. 18E0246). Test trenching revealed no archaeological finds, features or architectural fragments or artefacts. Testing did reveal extensive land improvements taking place across the site, including hedgerow removal, and watermains associated with Dublin City were present.



Figure 12-1: Study Area showing cultural heritage assets in the receiving environment

12.3.1 Prehistoric Period

The earliest date for recorded archaeological activity in the vicinity of the proposed development site is the Neolithic period (4000-2500 BC). A pair of standing stones, known locally as the 'Adam and Eve' Stones, are located c. 420m southwest-west of the proposed development site (DU021-044) (Protected Structure ref. 349). Neolithic dates have been tentatively afforded to this monument because of the extensive recorded use of megalithic monumental construction during the Neolithic era.

During the Neolithic communities became less mobile and their economy became based on the rearing of stock and cereal cultivation. The transition to the Neolithic was marked by major social change and with the uptake of monumental construction using stone, referred to as the Megalith. Communities had expanded and moved further inland to form more permanent settlements. This afforded the development of agriculture which demanded an altering of the physical landscape. Forests were rapidly cleared and field boundaries were constructed. Pottery was also being produced, possibly for the first time. The advent of the Neolithic period

also provided the megalithic tomb. There are four types of tomb in Ireland, namely the Court Cairn, Portal, Passage and Wedge; of which the latter style straddles the Neolithic to Bronze Age transition.

The Standing Stone Pair (DU021-044, ref. 349) are recorded as being 1.2m and 1.3m tall and 1.7m apart. The exact date and purpose of the stones are not known, however they comprise one of only a few ascribed 'male-female' pairings in Ireland. Possible interpretations have been afforded to include burial, landscape or event markers, though no evidence has been retained to support any hypothesis.

The transition into the early Bronze Age (c. 2500-800 BC) from the preceding Neolithic period was accompanied by changes in society. Megalithic tombs characteristic of the Neolithic period were replaced in favour of individual, subterranean cist or pit burials that were either in isolation or in small cemeteries. These burials contained inhumed or cremated remains and were often, but not always, accompanied by a pottery vessel.

Although outside of prescribed search area, Bronze Age activity is limited to the discovery of a Fulacht fia and cremated remains which was revealed during excavations in the nearby village of Saggart c.610m to the north-west (Doyle 2001. License No. 01E0329).

Over 7,000 Fulacht fia or burnt mound sites have been recorded in the country of which over 1,500 examples have been excavated, making them the most common prehistoric monument in Ireland (Waddell 2022, 164). Although burnt mounds of shattered stone occur as a result of various activities that have been practiced from the Mesolithic to the present day, the Bronze Age has long been believed to have seen the peak of this activity. Dating evidence from a growing number of burnt mounds, suggests activities resulting in burnt mounds were being carried over a span of 3,500 years in Ireland (Hawkes 2018). They are typically located in areas where there is a readily available water source, often in proximity to a river or stream or in places with a high-water table. In the field burnt mounds may be identified as charcoal-rich mounds or spreads of heat shattered stones, however, in many cases, the sites have been disturbed by later agricultural activity and are no longer visible on the field surface. Nevertheless, even disturbed spreads of burnt mound material often preserve the underlying associated features, such as troughs, pits and gullies, intact.

It is likely that there was significant continuity in the Iron Age (c. 800BC – AD400), with earlier monuments re-used in many cases. However, there is no such activity recorded within the environs of the proposed development site.

Early Medieval Period (AD 500–1100)

The early medieval period is depicted in the surviving sources as an almost entirely rural based society, divided into territories based on the *túath*, or petty kingdom. This period, with a new religious culture and evolving technologies, saw significant woodland clearance and the expansion of grassland. A new type of plough and the horizontal mill were two innovations that improved agriculture and allowed for the population to increase. Consequently, from c. AD 500 onwards, the landscape became well settled, as evidenced by the profuse distribution of ringforts, a dispersed distribution of enclosed settlements (Stout 1997). There is potential for at least 60,000 such sites to have existed on the island (O'Sullivan et al. 2014, 49). Ringforts were often constructed to protect rural farmsteads and are usually defined as a broadly circular enclosure delineated by a bank and ditch. Ringforts can be divided into three broad categories – univallate sites, with one bank or ditch; multivallate sites with as many as

four levels of enclosing features and platform or raised ringforts, where the interior of the ringfort has been built up. These enclosed sites were intimately connected to the division of land and the status of the occupant. Ringforts comprise the most common monument within South County Dublin and are generally located in areas with commanding views. Despite this, none are noted within the environs of the proposed development site.

Medieval Period (AD 1100–1600)

The piecemeal conquest by the Anglo-Normans of Ireland, which commenced in AD 1169, had a fundamental impact on the Irish landscape. Their presence was strongest in the east of the country, and it is mainly in this region that land was carved up and granted to the newly arrived lords. The main success of the Anglo-Norman occupation was the welding of scattered territories into a cohesive unit through the introduction of the English form of shire government. The rural landscape became a network of manorial centres; these units would generally contain a castle (motte and bailey), a manorial house and a number of dwellings, with extensive surrounding acreage. During the 14th to 16th centuries, tower houses were the typical residence of the Irish gentry and are a common feature in the Irish landscape.

In the wider Dublin area, especially along the nearby 'frontier zone' there are a substantial number of tower houses and fortified buildings. This may be in part due to the presence of The Pale, which was defined as a hinterland around the centre of Anglo-Norman rule. During the 15th century the 'Subsidised Castles Act' provided grants of ten pounds to encourage the construction of castles to defend The Pale against the native Irish. In the nearby village and Historic Town of Saggart c.610m to the west (DU021-034----, SMR 21:34), a Tower House is noted within the Record of Protected Structures (ref. 292). It is likely that the house and its associated outbuildings and gateways are an example of this practice within the environs of the proposed development site.

Another prolific medieval tradition in Ireland is that of the 'Holy Well', a common ritual site associated with the uptake of Christianity between the 5th and 16th century AD (McHugh 2023). Holy Wells are difficult to date because of their prolonged periods of use, however, they are commonly referred to as a Medieval phenomenon. Holy Wells are numerous in Ireland with over 3000 recorded. They are often dedicated to Saints or Kings, take many forms and display varying degrees of preservation (ibid.). a Holy Well dedicated to Saint Patrick is located c.319m west of the proposed development site (DU021-045). It is recorded as a spring well which survives as traces of dry-stone walling and elder bushes (The Schools Collection, N.D). Local folklore says that Saint Patrick used the well to perform baptisms for the parish people, and a defunct alter was used to perform mass in aid of the sick. Robbers supposedly destroyed the alter and local people believed the well became incapable of granting blessings thereafter (ibid.). Saint Patrick's Holy Well is noted within the record of South County Dublin Heritage Features, as well as a medieval stone trough on Blessington Road c. 334m to the south-east.

Post-Medieval Period (AD 1600–1800)

The ending of the Williamite Wars saw the beginning of a comparative politically calm era, which allowed the country's landowners the security to experiment with the latest styles of architecture without the need to refer to defensive matters. Initially, constraints on available resources resulted in mansions of a relatively modest scale and relatively plain appearance. However, as the Irish aristocracy's sense of security grew over the following decades, their greater access to wealth helped foster a shift towards more ostentatious buildings. There are

four buildings of architectural or cultural heritage value within the study area (c. 500m), including a Detached Farmhouse (Reg No. 11214010) c. 13m to the south, Embankment House (Reg No. 11214011) c. 125m south, House (Reg No. 11214012) c. 133m south-east, and Farmyard Complex (Reg No. 11219001) c. 488m south-west. All of the buildings date to the late 19th century except for the closest structure to the proposed development site which comprises a derelict detached single-storey farmhouse and dates to the early 19th century.

Although Saggart village lies just outside of the bounds of the prescribed search area (c. 610m west of site), it retains a recorded history that is of archaeological, cultural and built heritage importance. Most of the records pertain to the Medieval and Post Medieval periods (DU021-034----, SMR 21:34). Saggart, or (*Teach Sagard*), Likely began as a monastic site dedicated to the Foundation of Monastery of St Mosacre, later superseded by a Medieval Church (DU021-034002). The settlement became a royal manor after the Anglo-Norman invasion of 1169 (Bradley and King 1987, 290). Located in an exposed position in the borderlands, it was attacked regularly during the 15th and 16th centuries, being captured and burnt completely in 1580 (ibid.). By the mid-17th century, it is depicted on the Downs Survey Map as containing a 'Tower House' castle and the remains of two other castle-like structures (DU021-034010-/011-014), as well as thatched houses and cabins (Ball 1902-20, III, 115). Today, the village contains numerous recordings within the archaeological record. The most noteworthy of these pertain to all previous excavations that unearthed remnants of Saggart's Medieval history, (License Nos. 01E0329, 06E0026, 06E0804, Fulacht Fia DU021-034). All records relating the 7th century Monastery of St Mosacre and later Medieval Church (DU021-034001--013) (NIAH: 11,213,033 – 037, 040-042) (Protected Structure Ref. 328). And lastly, the castle sites noted within historic and cartographic sources (DU021-034010-/011-014) (Protected Structure Ref. 292).

12.3.2 Summary of Previous Archaeological Fieldwork

A review of the Excavations Bulletin (1970–2024) has revealed that no previous archaeological investigations have been undertaken within the applied search area surrounding the proposed development site. However, one programme of archaeological test-trenching was undertaken at the site in 2018 (Purcell 2018, License unknown). Unfortunately, there is no such record of this within the excavations bulletin and a licensing number was not complete within the report itself. Nevertheless, the report states that a total of 11 trenches were opened across the site measuring between 75m and 350m in length and 2m in width. A series of watermains were discovered across the site which provide Dublin City with water however no archaeological finds or features were discovered as a result of the testing (ibid.).

The closest archaeological investigation to the proposed development site took place c. 528m north-east and comprised a testing evaluation in advance of construction of the Luas line to Saggart (Hackett 2008, License No. 08E0792). No finds or features of archaeological significance were recorded during the course of the testing. In the nearby village and Historic Town of Saggart (DU021-034----, SMR 21:34) located c. 610m west of the proposed development site, 12 excavation records exist within the excavations bulletin. Three of those revealed archaeological information pertaining to the Medieval period including evidence of Medieval burgage plots and field systems (License Nos. 06E0804, 14E0026), while two contained evidence of Fulacht Fia (License Nos. 01E0329, 14E0026).

12.3.3 Cartographic Analysis

Down Survey Map, Barony of Newcastle, c. 1655

The Down Survey map of the Barony of Newcastle shows the area of the proposed development is within the parish of Saggart. The parish and barony boundaries follow the same alignment as shown on later mapping, testifying to its considerable antiquity. The easternmost edge of site comprises the parish and barony line between Saggart and Newcastle and Tallaght and Uppercross, further attesting to the considerable antiquity of the eastern extent of the proposed development site. The townland of Boherboy is not annotated or delineated at this time. Castles are illustrated at 'Sagard', likely comprising those within the recorded monuments and Record of Protected Structures (DU021-034010-/011-014) (Protected Structure Ref. 292). No features of archaeological potential are illustrated within the proposed development site.

John Rocque's Map of City and County of Dublin, 1760

The area of proposed development is shown within undeveloped fields of pasture traversed by a watercourse and the barony, parish, and townland boundary to the east. The settlement of Saggart is denoted on this map, as are the townland areas of Coldwater (Commons) and Fortunestown that contemporarily border Boherboy townland to the north. No features of archaeological potential were noted within the region comprising the proposed development site.

John Taylor's Map of the Environs of Dublin, 1816

This map does not include detail on the layout of fields, but it does show main routeways and topographic features. As such the site of proposed development lies within an open space on higher ground than the surrounding lands. A Road is noted passing the proposed development site to the south, annotated as 'New Road', which likely comprises part of the now Blessington Road/ Boherboy Road routeway. No features of archaeological potential are illustrated within the proposed development site.

First Edition Ordnance Survey Map, 1843, scale 1:10560

This is the first detailed historical mapping coverage of the landscape containing the proposed development site (Figure 12-2). It shows the area within part of large irregularly shaped fields situated in Boherboy townland, bordered by a road to the south that is now Boherboy Road, streams to the east and west as well as a stream cutting across the centre of the proposed development site. Saint Patrick's Holy Well is present on this map (DU021-045) located c. 319m west. There are no features or structures of archaeological potential shown within the fields comprising the proposed development site. The townland, parish and barony boundary separating Boherboy from the townlands of Corbally and Fortunestown, the parish of Tallaght and barony of Uppercross is denoted and forms the eastern perimeter of site. Small agricultural structures are present within fields to the south abutting Boherboy road.

Ordnance Survey Map, 1909, scale 1:2500

There are no changes of note to the site of proposed development by the turn of the 20th century (Figure 12-3). A small cluster of structures remains within the southernmost extent of the proposed development site. Saint Patrick's Holy Well is still present on this map to the west (DU021-045).

Ordnance Survey Map, 1949, scale 1:10560

There are no significant changes to the site of the proposed development on this map.

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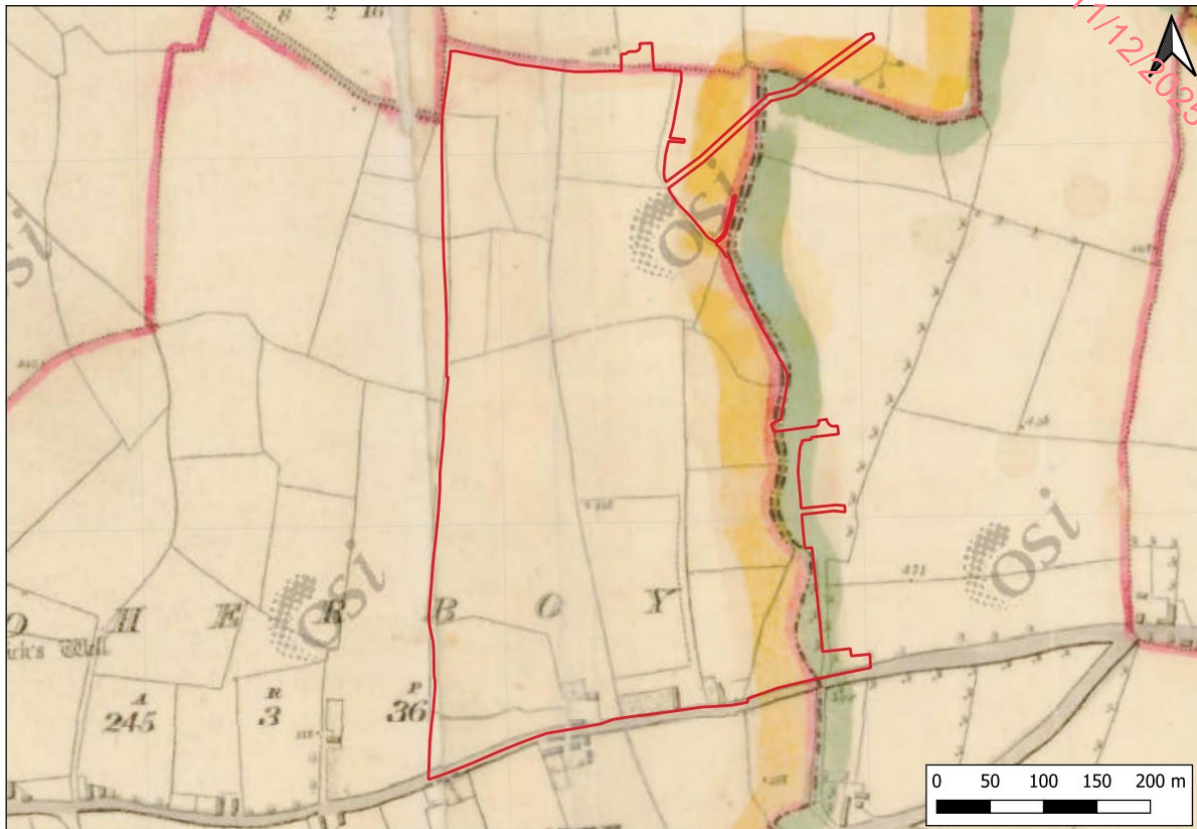


Figure 12-2: Extract from the 1843 OS maps showing the proposed development site

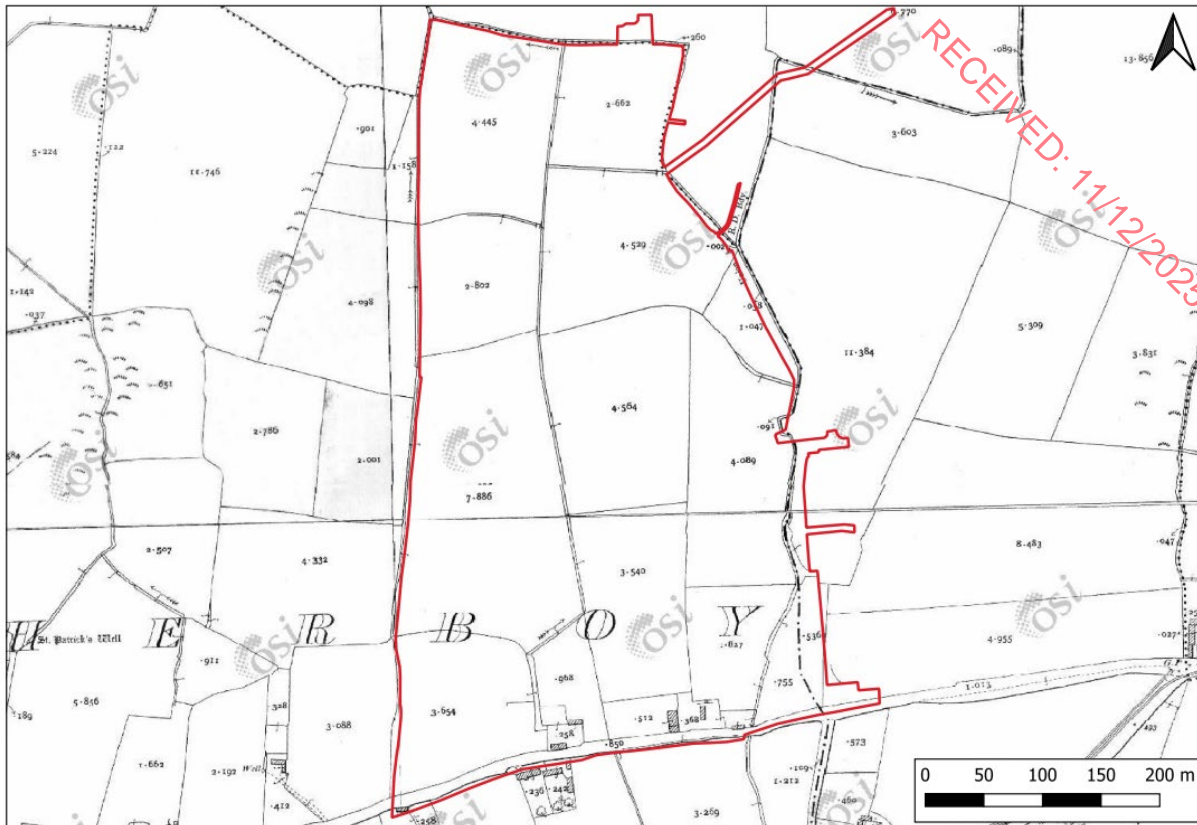


Figure 12-3: Extract from the 1909 OS map showing the site of proposed development

12.3.4 County Development Plan

The South Dublin County Development Plan (2022-2028) recognises the statutory protection afforded to archaeological sites included within the Record of Monuments and Places and seeks to protect those monuments, including their setting, access, views and prospects. The local authority recognises the value and significance of the county’s archaeological heritage, and the importance of fostering a greater public appreciation of this heritage. Through policies contained in this Development Plan, they seek to ensure the effective protection, conservation and enhancement of archaeological sites, monuments and their settings (see Appendix 12.1 and 12.2).

The zones of notification for two recorded monuments are recorded within the 500m study area. They comprise St. Patrick’s Holy Well located 319m to the west (DU021-045) and Standing Stone pair which is also a protected structure is located 420m southwest-west (DU021-044, Ref. 349). (Table 12-4; Figure 12-1; Appendix 12.1). There are no monuments in State Care within the study area or wider receiving environment.

Table 12-4: Recorded archaeological sites within study area (*denotes sites that are preserved by record)

RMP No.	Classification	Townland	Distance to development area
DU021-045	Holy Well	Boherboy	c. 319m west
DU021-044	Standing Stones	Boherboy	c. 420m southwest-west

12.3.5 Townlands

The townland is an Irish land unit of considerable longevity as many of the units are likely to represent much earlier land divisions. However, the term townland was not used to denote a unit of land until the Civil Survey of 1654. It bears no relation to the modern word 'town' but like the Irish word *baille* refers to a place. It is possible that the word is derived from the Old English *tun land* and meant 'the land forming an estate or manor' (Culleton 1999, 174).

Gaelic land ownership required a clear definition of the territories held by each sept and a need for strong, permanent fences around their territories. It is possible that boundaries following ridge tops, streams or bogs are more likely to be older in date than those composed of straight lines (ibid. 179).

The vast majority of townlands are referred to in the 17th century when land documentation records begin. Many of the townlands are mapped within the Down Survey of the 1650s, so called as all measurements were carefully 'laid downe' on paper at a scale of forty perches to one inch. Therefore, most are in the context of pre-17th century landscape organisation (McErlean 1983, 315).

In the 19th century, some demesnes, deer parks or large farms were given townland status during the Ordnance Survey and some imprecise townland boundaries in areas such as bogs or lakes were given more precise definitions (ibid.). Larger tracks of land were divided into a number of townlands, and named Upper, Middle or Lower, as well as Beg and More (small and large) and north, east, south, and west (Culleton 1999, 179). By the time the first Ordnance Survey had been completed a total of 62,000 townlands were recorded in Ireland.

The proposed development is primarily located within the townland of Boherboy and parish of Saggart. The boundaries between the parishes have some antiquity, shown in similar layout on the mid-17th century Down Survey map. Boherboy townland is bordered by the townlands of Coldwater Commons and Fortunestown to the north, Corbally to the east, and Saggart, Moneyatta Commons to the west. The easternmost boundary of the proposed development site separates the townlands of Boherboy and Corbally/Fortunestown, the baronies of Newcastle and Uppercross, and parishes of Saggart and Tallaght, meaning it represents a land division of considerable antiquity. Today it consists of a large ditch and watercourse bordered by trees and shrubbery (Plate 12-5).

Objective 4 NCBH11 of the South Dublin County Development Plan (2022-2028) states that it is an objective of the County Council to avoid detrimental impacts on historic townland boundaries. Should an historic townland boundary or section thereof be impacted a survey and photographic record should be undertaken prior to removal.

12.3.6 Placename Analysis

Townland and topographic names are an invaluable source of information on topography, land ownership and land use within the landscape. They also provide information on the history; archaeological monuments and folklore of an area. A place name may refer to a long-forgotten site and may indicate the possibility that the remains of certain sites may still survive below the ground surface. The Ordnance Survey surveyors wrote down townland names in the 1830s and 1840s, when the entire country was mapped for the first time. Some of the townland names in the study area are of Irish origin and through time have been anglicised. The main references used for the place name analysis are Irish Local Names Explained by P.W Joyce (1870) and Logainm.ie. A description and a possible explanation of each townland name in the environs of the proposed development are provided in the below table.

Table 12-5: Townland Name Analysis

Name	Derivation	Possible Meaning
Boherboy	<i>Bhóthair Bhúí</i>	Yellow road
Corbally	<i>Chorbhaile</i>	Round hill associated with a town
Fortunestown	<i>Bhaile Uí Fhoirtcheirn</i>	Likely derived from a family name or landowner
Coldwater Commons	<i>Choimín an Uisce Fhuair:</i>	Commonage areas for medieval nucleated settlements, with water
Saggart	<i>Tassagard Theach Sagard</i>	Likely from the Monastery named after St Mosacra, known as Teach Sacra (House of Sacra)
Moneyatta Commons	<i>Mhóin an Gheata</i>	Likely derived from the Gaelic móin, mónaidh, meaning bogland, and commonage areas for a medieval settlement

12.3.7 Cultural Heritage

The term ‘cultural heritage’ can be used as an overarching term that can be applied to both archaeology and architecture. The term may also refer to more ephemeral aspects of the environment, which are often recorded in folk law or tradition or possibly date to a more recent period. No previously unknown cultural heritage sites have been identified during the course of this assessment that relate to the proposed development site; however, the archaeological sites within the study area identified within this assessment possess cultural heritage significance, along with the identified townland boundaries.

12.3.8 Topographical Files

Information on artefact discoveries from the study area in County Dublin has been recorded by the National Museum of Ireland since the late 18th century. Location information relating to these finds is important in establishing prehistoric and historic activity in the study area. No stray finds are reported from within the study area.

12.3.9 Aerial Photographic Analysis

Inspection of the aerial photographic coverage of the proposed development site held by the Ordnance Survey (1995–2013), Google Earth (2008–2024) and Bing Maps revealed no sites of previously unrecorded archaeological potential, in addition to those listed in the SMR. The March 2022 image shown in Figure 12-4 is the most recent good representation of the lands, given cloud coverage in later captures. No previously unrecorded features of archaeological potential have been identified in addition to those already listed in the SMR.



Figure 12-4 Extract from Google Earth (March 2022) showing proposed development site

12.3.10 Field Inspection

The field inspection sought to assess the site, its previous and current land use, the topography and any additional information relevant to the report. The proposed development site was visited during a programme of archaeological testing in 2018 (Licence No. 18E0246), though no record of the excavation report could be located besides summary references within an EIAR chapter from 2018 (Purcell 2018).

The proposed development site was visited in December 2024 to inform this EIAR chapter. The site was visited by Lucy Bagshaw of IAC Archaeology Ltd and conditions were described as damp and overcast. The proposed development site is located in the townlands of Boherboy to south of the Boherboy Road, where gateways provide access to the fields. It comprises the entirety of two large semi-rectangular-shaped sloping arable fields (Plates 12-1–6). The easternmost field contains dilapidated farm sheds and structures to the south and next to the access point on Boherboy Road to the north (Plates 12-1–2).

Five electricity pylons and their associated overhead powerlines were observed cutting the field in an east-west alignment and in three separate locations across the site (Plates 12-3–

4). There is no above ground evidence of any archaeology present within the field. However, the townland, parish and barony boundary to the east comprises a large ditch and stream, lined with mature trees and dense overgrowth, particularly to the north (Plate 12-5).

The westernmost field parcel is also accessed by a farm gate from Boherboy Road to the south. The field comprises of pasture and arable land and it commands considerable views to the north from the south-west corner, the most elevated point within the proposed development site (Plate 12-6). The boundary between both parcels of land comprises a combination of thick hedgerow with sparse open patches and the remnants of fencing and repairs. Overhead powerlines are observed cutting across the site although no pylons are noted within the westernmost field.

Plate 12-1: Southern edge of site containing farm outbuildings, facing northwest



Plate 12-3: Eastern field with views to the north, facing north

Plate 12-2: Southern edge of site containing outbuildings, facing northeast



Plate 12-4: Eastern field facing towards western field, facing west



Plate 12-5: Townland, parish and barony boundary ditch and stream along east of site, facing north



Plate 12-6: Views from the southwest corner of the western field, facing northeast



12.3.11 Test Trenching

A Program of test trenching was undertaken by John Purcell within the proposed development site in May 2018 to inform a previous planning application (License No. 18E0246). The testing report was not available at the time of writing, and the below information was derived from a previous EIAR chapter completed in 2018 (Purcell 2018).

It was reported that a total of 11 test trenches were excavated across the site to maximise the area tested, measuring between c. 75m and c. 350m in length, c. 2m in width, and to a maximum depth of c. 0.75m, covering a total meterage of c. 2095m. A high level trench layout was included in the previous EIAR chapter which is shown in Figure 12.6 of this chapter. However, following a review of the google earth imagery from June 2018, the actual footprint of the excavated test trenches may differ (see Figure 12.7).

Testing revealed extensive land improvements have taken place across the site in the form of hedgerow removal, and a series of water mains were identified crossing the site. In Trench 2, a large water main was observed crossing the central portion of the trench along an east-west axis, likely connecting Poulaphouca Reservoir to Dublin City. No archaeological finds, features, architectural fragments or artefacts were identified during testing.

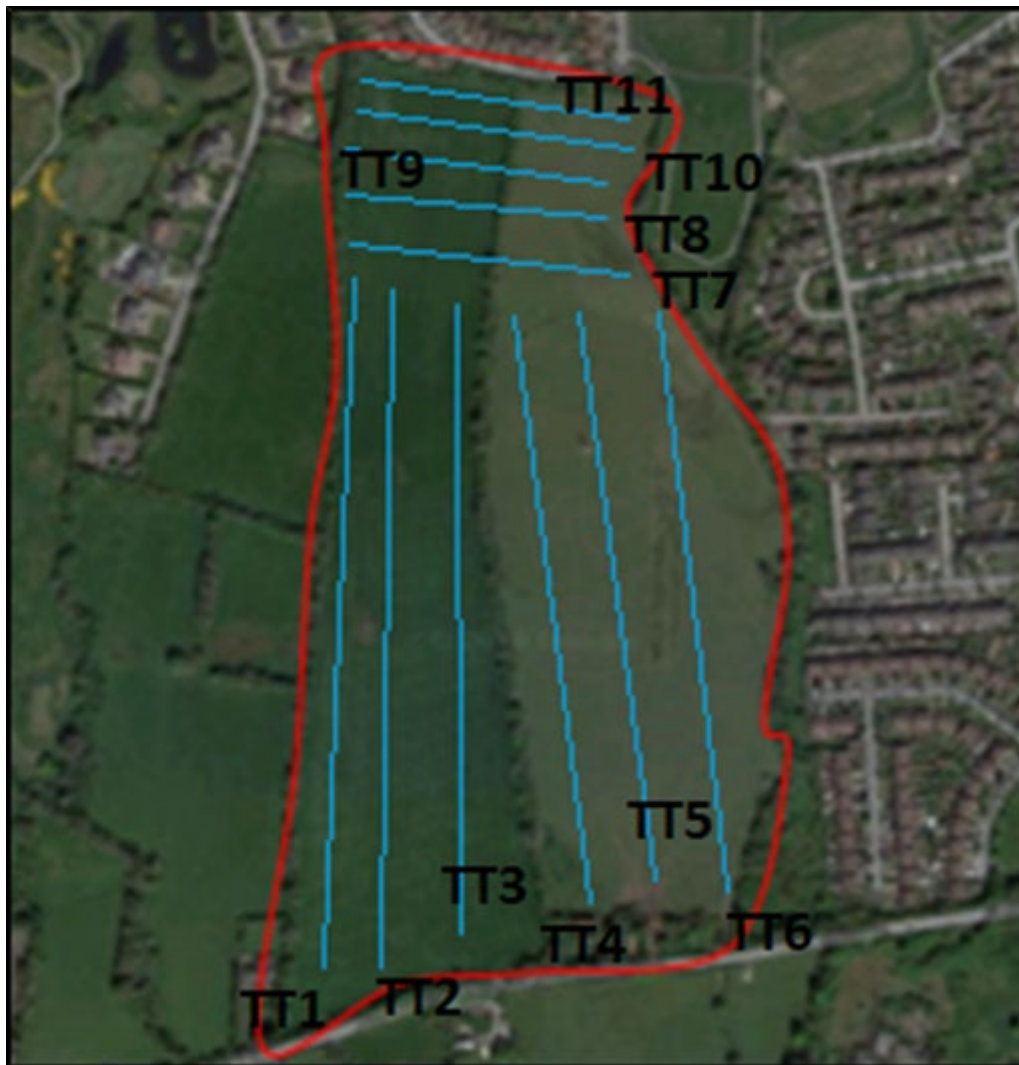


Figure 12-5 Reported location of test trenches excavated in 2018 within the proposed development site (from Purcell 2018)



Figure 12-6 Location of test trenches based on Google Earth 2018

12.3.12 Summary

This assessment has been undertaken in order to assess the potential for the survival of archaeological and cultural heritage features in advance of a proposed commercial development of 611 residential units, a creche and a c. 1ha site for a new school, on lands north of Boherboy Road, c. 2km south-west of Tallaght Town Centre, within the townland of Boherboy, Saggart, Co. Dublin.

This chapter aims to assess the effects of the proposed development during the construction and operational phases on archaeological and cultural heritage features. It has been informed by a desktop baseline review, field inspections, and test trenching. These intensive investigations have shown that the site of proposed development is largely clear of recorded archaeological remains; Previous program of testing revealed extensive land improvements taking place across the site, including hedgerow removal, and watermains associated with Dublin City were deemed present. However, the report was only referred to tentatively due to the omission of complete testing report, which could not be located at the time of writing. Most notably, the eastern border of the proposed development site comprises a townland, parish and barony delineation of considerable antiquity. The easternmost boundary of the proposed development site separates the townlands of Boherboy/Corbally and Boherboy/Fortunestown, the baronies of Newcastle and Uppercross, and parishes of Saggart and Tallaght, and is afforded protections under Objective 4 NCBH11 of the South County Dublin Development Plan (2022-2028).

In addition, the proposed development includes plans for access points on Boherboy Road as well as vehicular, pedestrian and cyclist connections to adjoining developments at Corbally

Heath and Corbally Glade to the east. These proposed works are likely to disturb the extant boundary in regions where the access points are to be constructed.

In the wider receiving environment two features (Holy Well and Standing Stone Pair) relating to the prehistoric Bronze Age have been recorded within The Record of Monuments and Places. Slightly further afield (c.610m west), is the Historic Town of Saggart, which contains an abundance of archaeological, cultural and built heritage records.

Table 12-6: Sites of archaeological potential identified within the proposed development site

ID	Site	Description	ITM
Boherboy and Fortunestown Townland	Bordering site to the northeast	This townland boundary runs approximately north-south along the northeastern perimeter of Site	704840, 726722-704875, 726564
Corbally/ Boherboy Townland Uppercross/ Newcastle Parish Saggart/Tallaght Barony	Bordering site to the east	This townland/ parish/ barony boundary runs approximately north-south along the eastern perimeter of Site.	304961, 226133-304964, 226475



Figure 12-07 Location of Archaeological Areas described in Table 12-6

12.4 Characteristics of the Proposed Development

12.4.1 Construction Phase

The proposed development provides for the construction of 584 residential units ranging in height from 2 to 5 storeys, a 2 storey creche and a c. 1ha site for a new school, a new vehicular

access point from the Boherboy Road, along with vehicular, pedestrian and cycle connections to adjoining developments at Corbally Heath and Corbally Glade to the east and Carrigmore Green to the north, all on an overall application site area of 18.5Ha.

Construction phase shall also include all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, hard and soft landscaping and boundary treatments. Public open spaces (c. 2.31Ha), including alongside the Corbally Stream, which will accommodate the provision of pedestrian / cyclist links to Carrigmore Park to the north-east, communal open spaces (c. 3,344 m²). Surface car parking (861 surface car parking spaces, including EV parking), bicycle parking (721 no. bicycle parking spaces), bin & bicycle storage, public lighting, and plant (M&E), utility services & ESB sub-stations.

The construction phase of the development will have some interaction with the archaeological and cultural resource, in particular the partial destruction of the extant historic townland, parish and barony boundary that comprises the eastern edge of the proposed development site.

12.4.2 Operational Phase

The operational phase of the proposed development will have no interaction with the archaeological and cultural heritage resource.

12.5 Potential Effect of the Proposed Development

The quality and type of an impact can be classed as one of the following (as per the Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA 2022; Appendices 12-4):

- **Negative Impact:** A change which reduces the quality of the environment, for example a change that will detract from or permanently remove an archaeological, architectural or cultural heritage site from the landscape;
- **Neutral Impact:** A change which does not affect the quality of the environment; or
- **Positive Impact:** A change which improves the quality of the environment, for example a change that improves or enhances the setting of archaeological, architectural or cultural heritage site.

The below terms are used in relation to the archaeological, architectural and cultural heritage and relate to whether a site will be physically impacted upon or not:

- **Direct Impact:** Where an archaeological/architectural/cultural heritage feature or site is physically located within the footprint of the proposed development and entails the removal of part, or all, of the monument or feature; and
- **Indirect Impact:** Where a feature or site of archaeological, architectural or cultural heritage merit or its setting is located in close proximity to the footprint of a development.

12.5.1 Construction Phase

While this assessment has not revealed any archaeological remains within the proposed development, it is possible that previously unrecorded small-scale remains survive beneath the current ground surface, outside the footprint of the excavated test trenches. If present,

ground works associated with the proposed development may have a significant direct negative impact on any such remains.

Table 12-7: Sites of archaeological potential identified within the proposed development site and their predicted impacts

Receptor	Description of the Effect	Sensitivity of Receptor	Magnitude of Impact	Effect (Pre-mitigation)
Boherboy/ Fortunestown boundary	Direct negative impact to the site by groundworks, such as topsoil stripping and excavations associated with the construction of access roads resulting in partial removal of the boundary.	Medium	Medium	Moderate
Corbally/ Boherboy Uppercross/ Newcastle Saggart/Tallaght boundary	Direct negative impact to the site by groundworks, such as topsoil stripping and excavations associated with the construction of access roads resulting in partial removal of the boundary.	Medium	Medium	Moderate

12.5.2 Operational Phase

No negative impacts upon the archaeological or cultural heritage resource are predicted during the operational phase of the proposed development.

12.5.3 Potential Cumulative Effects

After reviewing the nearby projects in relation to the proposed development site, there are no predicted cumulative effects to note during the operational phase of the proposed development.

12.5.4 “Do Nothing” Effect

If the proposed development were not to proceed, there may not be a negative impact on the archaeological and cultural heritage resources, as they will be left undisturbed and *in situ*.

12.6 Avoidance, Remedial & Mitigation Measures

12.6.1 Construction Phase

All topsoil stripping will be subject to archaeological monitoring by a qualified archaeologist under licence from National Monuments Service. Where possible topsoil should be stripped using a flat-edged bucket to facilitate the identification of any potential archaeological remains. This is a requirement of the National Monuments Services licencing process. Should any features of archaeological potential be identified, further mitigation may be required in consultation with the National Monuments Service of the Department of Housing, Local Government and Heritage. This may include preservation *in situ* or by record (excavation).

Proposed intervention points along the townland/ parish/ barony boundary forming the eastern perimeter of the site will be fully recorded by photographic and written record, including measured survey of indicative sections, prior to removal at construction phase. Any subsurface remains of the boundaries exposed during topsoil stripping/excavation will be recorded during the programme of archaeological monitoring. In addition, the proposed landscaping scheme will indicate the former alignment of the townland boundaries, where partial removal is required. Furthermore, the retained townland boundaries will be bolstered by additional planting.

The developer has committed to carrying out the above archaeological strategy as part of the proposed development.

12.6.2 Operational Phase

No mitigation measures during operation are required.

12.6.3 “Worst Case” Scenario

Under a worst-case scenario, the proposed development would have a direct profound negative impact on any previously unidentified archaeological deposits and features without proper excavation and recording being undertaken.

12.7 Residual Effects

Upon the completion of the mitigation measures, there will be no significant negative residual impacts upon the archaeological or cultural heritage resource.

Receptor	Description of the Effect	Sensitivity of Receptor	Magnitude of Impact	Effect (Pre-mitigation)	Mitigation measures	Residual Effect
Construction Phase						
Boherboy/Fortunestown boundary	Direct Negative	Medium	Medium	Moderate	Preservation by record	Negligible
Corbally/ Boherboy Uppercross/ Newcastle Saggart/ Tallaght boundary	Direct negative	Medium	Medium	Moderate	Preservation by record	Negligible

12.8 Monitoring

12.8.1 Construction Phase

No further monitoring mitigation is required in addition to that set out in section 12.6.1.

12.8.2 Operational Phase

There is no further mitigation required during this phase of works.

12.9 Interactions

There are no interactions to note for the proposed development.

12.10 Difficulties Encountered When Compiling

No difficulties were encountered during the preparation of this chapter.

12.11 Conclusion

This assessment has been undertaken in order to assess the potential for the survival of archaeological and cultural heritage features in advance of a proposed commercial development of 584 residential units, a creche and a c. 1ha site for a new school, on lands north of Boherboy Road, c. 2km south-west of Tallaght Town Centre, within the townland of Boherboy, Saggart, Co. Dublin.

The assessment has revealed nine records of archaeological, cultural or built heritage significance are recorded within the 500m applied search area. In summary they comprise two recorded monuments (DU021-044, DU021-045), four NIAH records (11214010, 11214011, 11214012, 11219001), one previous excavation (License No. 18E0246), and two South Dublin Local Heritage Features (Archaeology.ie 2025).

The two recorded monuments and their associated zones of notification comprise St. Patrick's Holy Well located 319m to the west (DU021-045) and a pair of Standing Stones which are also a protected structure and are located 420m southwest-west (DU021-044, Ref. 349).

No recorded archaeological, cultural or built heritage records exist within the bounds of the proposed development site. However, the easternmost site boundary comprises a townland, parish and barony delineation and is therefore of historic significance. Any limited intervention points will be subject to a written and photographic record prior to construction.

While no archaeological remains have been identified within the proposed development site, it is possible that previously unrecorded small-scale remains survive beneath the current ground surface, outside the footprint of the excavated test trenches. If present, ground works associated with the proposed development may have a significant direct negative impact on any such remains.

It is recommended that all topsoil stripping be subject to archaeological monitoring by a qualified archaeologist under licence from National Monuments Service. Where possible topsoil should be stripped using a flat-edged bucket to facilitate the identification of any potential archaeological remains. This is a requirement of the National Monuments Services licencing process. Should any features of archaeological potential be identified, further mitigation may be required in consultation with the National Monuments Service of the Department of Housing, Local Government and Heritage. This may include preservation in situ or by record (excavation).

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