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16.1 Introduction

This chapter of the Environmental Impact Assessment (EIAR) aims to articulate the potential significance and sensitivity of the existing archaeological and cultural environment on lands at St Teresa's House, Temple Hill, Blackrock, Co Dublin (Figure 16.1). The chapter further assesses and evaluates the predicted impact of a proposed development on archaeological and cultural heritage during the construction and operational phases. It also identifies the characteristics, mitigation measures and residual effects arising from the proposed development. The architectural heritage of the development site is considered further in Chapter 17 of this EIAR.

16.1.1 Quality Assurance and Competency of Experts

This chapter was prepared by Franc Myles MUBC MIAI of *Archaeology and Built Heritage Ltd*. Franc Myles has worked as a field archaeologist since graduating with an Honours Degree in History from Trinity College Dublin in 1987. After several years living in Vienna, he took a Master's Degree in Urban and Building Conservation from University College Dublin, graduating in 1999. He has lectured on the Postgraduate Diploma in Applied Building Repair and Conservation in TCD from its inception in 2004.

Franc is Principal Archaeologist with *Archaeology and Built Heritage*, a practice he founded in 2013 which maintains a critical interest in the later cultural past. He became licensed in 1999, having worked as a field archaeologist in various capacities for the National Monuments Service, the Museum of London and the Archaeological Survey of Northern Ireland. Prior to 2009 he was employed as a Senior Project Archaeologist with Margaret Gowen & Co. Ltd. with a specific responsibility for urban archaeology, heritage planning and built heritage investigations.

He has directed several large excavations in Dublin, including the western side of Smithfield, an unrecorded arubah mill on the seventeenth-century shoreline under Sir John Rogerson's Quay, and a previously hidden Emergency-era explosives factory on Parkgate Street. He has also excavated sites on the western islands, dating from the early-Christian period to their twentieth-century abandonment. As a buildings archaeologist Franc has researched structures of all periods, with a particular interest in pre-Georgian urban housing, and he currently sits on the Board of the Dublin Civic Trust.

Franc is a former Board member of the Institute of Archaeologists of Ireland (IAI), a founding committee member of the Irish Post Medieval Archaeology Group and has recently retired as News Editor of *Archaeology Ireland*. He has published and lectured on many aspects of the country's built and archaeological heritage and an interest in music production has led to an inquiry into the archaeology of disco in a Munich basement, and the transition from wind to analogue to digital on Dublin's Windmill Lane. His present research interests extend from the former Czechoslovakia to East Tilbury in Essex, investigating the thwarted social Modernism of the Bat'a shoe company and its extensive architectural trace.

16.1.2 Definitions

Archaeological heritage

Archaeological heritage is a finite non-renewable physical and material resource, where archaeology is defined as the study of past human societies through their material remains and artefactual assemblages. The study of archaeological remains increases an understanding of the structure and culture of past societies, unrecovered by any other means. Each monument possesses a unique and, as such, invaluable record of the individual site, as well as providing evidence for its context in a wider cultural framework. Collectively, archaeological monuments contribute to charting and understanding cultural evolution and change.

The proposed development site is not located within a Section 12 Zone of Notification, where there are no known archaeological monuments within the footprint.

Cultural heritage

Cultural heritage is the legacy of physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present and bestowed for the benefit of future generations. Cultural heritage includes tangible culture, intangible culture, and natural heritage.

The cultural heritage of the site is by now almost vested in the memories of those who have passed through its doors. The natural heritage of the site and biodiversity issues are discussed in Chapter 6, where an assessment of the landscape is undertaken in Chapter 13.

16.2 Study Methodology

16.2.1 Methodology

The methodology undertaken in the production of this chapter included a review of a desk-based assessment of the known archaeological and settlement history of the immediate historical environment and a walk-over site inspection

Desk-based assessment

The desk-based element made use of the following sources:

- Record of Monuments and Places (RMP) and Sites and Monuments Record (SMR)
- Topographical files of the National Museum of Ireland
- Documentary sources (as listed in the bibliography)
- Cartographical sources
- OSi Historic Mapping Archive and other historical mapping
- Aerial photographs
- *Excavations Bulletin* and *Excavations Database* (1970-2022)
- Dún Laoghaire - Rathdown Development Plan 2022-2028

Guidelines, legislation and standards

For the purposes of this report the following guidelines, legislation and standards were consulted:

- National Monuments Act, 1930 (as amended in 1954, 1987, 1994, 2004 and 2012 - S.I. 249 of 2012)
- The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 1999
- Planning and Development Act, 2000 (as amended)
- The Heritage Act, 1995
- Environmental Protection Agency, 2015. *Revised Guidelines on the information to be contained in Environmental Impact Statements*, Draft September 2015
- Environmental Protection Agency, 2015. *Advice Notes for preparing Environmental Impact Statements*. Draft September 2015
- The Heritage Council, 2013. *Historic Landscape Characterisation in Ireland: Best Practice Guidance*
- Department of Arts Heritage and the Gaeltacht, 2011. *Architectural Heritage Protection Guidelines for Planning Authorities*
- National Roads Authority, 2010. *Project Management Guidelines*
- The Heritage Council, 2010. *Proposals for Ireland's Landscapes*
- National Roads Authority. 2006, *Guidelines for the Assessment of Archaeological Heritage Impacts of National Road Schemes*

- National Roads Authority, 2006. *Guidelines for the Assessment of Architectural Heritage Impacts of National Road Schemes*
- Environmental Protection Agency, 2003. *Advice Notes on Current Practice (in preparation of Environmental Impact Statements)*
- Environmental Protection Agency, 2002. *Guidelines on the information to be contained in Environmental Impact Statements*
- Department of Arts, Heritage, Gaeltacht and Islands, 1999. *Framework and Principles for the Protection of the Archaeological Heritage*
- Department of Arts, Heritage, Gaeltacht and Islands, 1999. *Policy and Guidelines on Archaeological Excavation*
- Department of Arts, Heritage and the Gaeltacht, 2015. *National Landscape Strategy for Ireland 2015-2025*.

16.2.2 Site Inspection

A walk-over inspection of the site was conducted on 7 December 2025.

16.2.3 Assessment Criteria

The criteria used to assess the significance of the impact of a development on an archaeological landscape, site, feature, monument or complex are defined as follows:

- **Profound** Applies where mitigation would be unlikely to remove adverse effects. Reserved for adverse, negative effects only. These effects arise when an archaeological site is completely and irreversibly destroyed by a proposed development.
- **Significant** An impact which, by its magnitude, duration or intensity, alters an important aspect of the environment. 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 the archaeological feature/site.
- **Moderate** A moderate direct impact arises where a change to the site is proposed which though noticeable, is not such that the archaeological integrity of the site is compromised, and which is reversible. This arises where an archaeological feature can be incorporated into a modern-day development without damage and that all procedures used to facilitate this are reversible.
- **Slight** An impact which causes changes in the character of the environment which are not significant or profound and do not directly impact or affect an archaeological feature or monument.
- **Imperceptible** An impact capable of measurement but without noticeable consequences.

Factors considered when assessing the potential impact of development in any protected archaeological environment include: its existing status/level of protection; its condition/preservation; its historic significance or attributed documentation; its group value; its rarity; its visibility in the landscape; and its vulnerability and its amenity value.

In accordance with the guidelines set out by the EPA, each site, monument or complex is assessed on the basis of its context, character, significance and sensitivity/vulnerability. Any direct impact on a recorded archaeological monument or site is regarded at the very least as being a significant negative impact.

16.3 The Existing Receiving Environment

16.3.1 Archaeological and Historical Background

The site extends to 4.56 hectares and is located to the southeast of Blackrock village. It fronts onto Temple Road (N31) to the north, where its eastern extent is bounded and partly incorporates the avenue leading into the premises of the Daughters of Charity. The site is bounded to the south by a rubble granite wall with playing fields behind (Rockfield Park) and to the west by a modern wall to St. Louise's Park and the grounds of the Alzheimer Society of Ireland. The Maretimo stream flows to the west of the development area and briefly forms a site boundary close to where it passes under Temple Road.

There are three Protected Structures on the site: St Teresa's House, built in the 1860s as a private residence known as *Craigmore*, St. Teresa's Lodge on the eastern corner of the site at the entrance from Temple Road and the large gates to Temple Road (all listed as RPS Ref. 398 on the *Dún Laoghaire-Rathdown County Development Plan 2022-2028*). There are no recorded archaeological monuments within the site footprint and indeed the most proximate monument is located some 300m distant to the northeast.

The site is dominated by St. Teresa's House (Plate 16.1) and has mature wooded areas along the boundaries, with a copse located in the western corner. An area north of the copse has been cleared of vegetation in recent years to the modern boundary with St. Louise's Park. An extensive level grassed area extends to the southwest of the house, with a smaller grassed area to the north, where there is a disused tennis court, and another grassed over area to the northwest adjacent to the entrance to the Alzheimer Society of Ireland's premises.

One feature of note is a decorative folly constructed from granite masonry, located towards the southwestern corner of the site within the copse (Plate 16.2). This is probably associated with an artificial pond depicted on the 1909 25-inch mapping, which was crossed by a footbridge at its narrowest point. The folly is c. 2000mm square and extends in height to c. 4000mm. Round-head blind openings appear on each face underneath a moulded cornice which supports a heavily overgrown battlement feature.

The area that once accommodated the pond presents today as a dip in the ground which has not yet become overgrown. There is no surviving vestige of the footbridge annotated by the Ordnance Survey. All of these features are likely to be part of a planned landscape, presumably developed by the initial occupants of *Craigmore*.

Another important surviving structure is the masonry and brick wall of the walled garden which is now occupied by the premises of the Alzheimer Society of Ireland (Plate 16.3). This forms a significant boundary to the development and was presumably developed at the same time as the house.

There was an accumulation of modern buildings of little significance to all sides of the house which are associated with the site's previous use as a convent and primary school. These were mostly removed c. 2022. The most substantial of these structures is annotated as a *Chap.* on the 1943 mapping.

Where the development site is located in an area with a relatively low density of known sites and a paucity of archaeological excavations, the presence of archaeological features and settlement evidence dating to different time periods cannot be ruled out. The presence of Mesolithic hunter-gatherers elsewhere on the Dublin Bay coastline and in the valley of the Liffey has been well established, as has the settlement of the general area during throughout the remainder of the pre-historic period.

The earliest artefactual evidence of occupation in the immediate vicinity is the high cross at Blackrock with its distinctive carved head (DU023-005). Traditionally high crosses were used as boundary markers during the early medieval period mainly to delineate the territory of monasteries or ecclesiastical settlements and enclosures. This example is suggested to date from the eighth to ninth centuries and may have been used as a boundary marker for the territory or *Timpeall* of the ecclesiastical settlement at Monkstown, an element which in all probability is

fossilised in the townland name *Monkstown or Templehill (Timpeall)*, which is the neighbouring townland immediately east of the site.

16.3.2 Archaeological monuments

The proposed development site does not contain any known archaeological monuments. The landscape itself is a relatively diffuse one in terms of RMP (Record of Monuments and Places) sites, with only five RMP sites within a 1km radius of the site (Table 1, Figure 16.2).

RMP No.	Townland	Classification	Description
DU023-028	Newtown, Blackrock	Castle	Situated on flat terrain adjacent to Merriem Strand currently occupied by Seapoint Manor. The present residence is shown as 'Castle Byrn' on the 1843 OS 6-inch map (Stokes 1895, 8). A castle described in the Civil survey (1654-6) as a slated castle located at Newtown. It was held by Walter Cheevers in the Civil survey (1654-6) (Simington 1945, 267).
DU023-009	Newtown, Blackrock	Holywell (Site of)	Situated on a N facing cliff edge overlooking a grassy field adjacent to the coastline and the railway line. A holy well consisting of a brick-built vault partially covering a chamber which leads into a lintelled recess. This originally led into a further passage, the opening to this inner passage is now blocked. The well is known as 'Tobernea'. Traditionally, the waters from the well are thought to cure sore eyes. The site is no longer venerated (O'Reilly 1902, 178-186; O'Danachair 1958, 234).
DU023-048	Seapoint or Templehill	Castle (Unclassified)	Site of a castle, The Down Survey (1655-6) map shows a castle in the immediate area of Seapoint Station. Not precisely located.
DU023-010	Seapoint or Templehill	Martello Tower	Situated on a small promontory to the SE of the Railway Station at Seapoint the E facing slope offers views over the coastline. A circular Martello tower with an entrance from Brighton Vale Road down to the sea. Free-standing the tower is built of dressed granite blocks. Machicolation in place over doorway on the NW side. Stairs led to an entrance above ground floor level. A double offset or string course marks the parapet level (Turner 1983, 94).
DU023-005	Newtown, Blackrock	Cross	Situated at the S end of Blackrock Village on a plinth in a cobbled area opposite the Bank of Ireland off Main Street. A cross comprising of an upper portion of granite cross set on a later plinth. The granite cross section measures L 0.66m, With 0.51m, T 0.20-0.24m and tapers from top to bottom. The two arms differ in size and are unaligned. On the E face is a rude carving of a human head in high relief (Healy 1958, 108-109). On the opposite face is an incised oval with three vertical lines under a horizontal band. There is a smaller oval below this. Dated to the 12th-century (Turner 1983, 69). This cross was a boundary marker on the franchises of Dublin (Clarke 2002, 12).

Table 16.1 RMP sites in vicinity of proposed development

16.3.3 Archaeological investigations

A search of the online *Excavations Bulletin* for previous archaeological investigations within the proposed development area produced no results (www.excavations.ie). There have been no archaeological excavations carried out within 1km of the proposed site and only one archaeological excavation has been undertaken within 2km, which is of little relevance to the site under discussion:

License No.	Location	Site Type	Author
03E0228	Seapoint or Templehill	Martello Tower	Christiaan Corlett

Table 16.2 Archaeological investigation undertaken in vicinity of proposed development

16.3.4 Historic Environment

The settlement at Blackrock is first mentioned as being in the 'magherly of Dublin Shire' in 1488.¹ The closest recorded archaeological monument to the site is located on grounds occupied by today's Seapoint Manor, where the existing residence is shown as 'Castle Byrn' on the 1843 6-inch mapping. The subsequent development of the area is obscure until the mid-seventeenth century and the undertaking of the Down Survey. A castle held by Walter Cheevers is described in the Civil Survey (1654-6) as a 'slated castle' located at Newtown.² In 1641 the townland of 'Newtowne of the Strand', which incorporated Blackrock and the modern townland of Rockfield, was still in the possession of Cheevers, a protestant who retained his lands after the settlement until at least 1670. The accompanying map (Figure 16.3) includes little detail however the accuracy of the boundaries depicted can be favourably compared with the townland boundaries annotated on the Ordnance Survey.

Blackrock remained a small fishing settlement up until the early eighteenth century, when the area became popular with the city elite who began developing summer residences. In many cases the houses were located within planned landscapes designed to capture a sea view if at sufficient altitude. The development site can be located on Rocque's 1760 county map where it appears as unenclosed land (Figure 16.4).

The map captures the separate settlements of *Black Rock* and *New Town* and the stream which partially forms the western boundary of the development site. Several of the newer houses built for the city's elite are marked and annotated. One such residence, *Rockfield House* was the summer residence of George Townsend, 4th Viscount and 1st Marquess Townsend, during his tenure as Lord Lieutenant from 1767. The demesne associated with the house had, by the 1830s, become a townland in its own right. By the 1830s the demesne had been partially subdivided for development and the site under discussion was formed around *Craigmore*, built to the designs of George McCurdy in 1863.³

The first modern mapping of the area was undertaken by the Ordnance Survey c. 1835-6 to the scale of six inches to one mile (Figure 16.5). This depicts the planting undertaken around the perimeter of the Rockfield demesne and also shows an earlier version of the avenue leading to *Dunardagh* (now the Provincial House of the Sisters of Charity) along the eastern boundary. A spot height of 79ft is annotated towards the southeastern corner of the development site, with a triangular copse slightly further west. This planting is probably associated with a large granite rock, which appears to be bedrock outcrop rather than an erratic. Portions of the development site boundary lie along the townland boundary between Newtown Blackrock and Rockfield.

The function of the lands is not depicted as such, however it is likely that the area was being farmed and was possibly in pasture. Much more evident are the large houses constructed over the

¹ Murphy, M. and Potterton, M. (eds). 2010. *The Dublin region in the Middle Ages*. Dublin. 266-7.

² Stokes, Rev. G.T. 1895. 'The antiquities from Kingstown to Dublin'. In *Journal of the Royal Society of Antiquaries of Ireland*, 25, 8.

³ *Dublin Builder*, 5, 15 April 1863, 69.

previous eighty years, indicative of the flight from the city of the wealthier classes, leaving less land for the production of milk.

Where the Ordnance Survey can generally be expected to map surface anomalies which may have an archaeological provenance, there is nothing obviously annotated on the first edition. A large pond beyond the western boundary of the site is presumably a millpond however there is no indication within the site boundary of any related structures. The wall which demarcates much of the southwestern site boundary obviously pre-dates the initial development of the site from c. 1862.

Craigmore was built for William Hogg, a successful tea merchant and member of the Quaker community.⁴ A sizable area of Hogg's purchase was set aside for the Friends' burial ground beyond the southern tip of the development site. *Craigmore* was designed, according to Pearson, in a 'restrained Georgian style with bow ends and a most attractive stone porch'.⁵ The house makes its first appearance on the Blackrock Township 5ft. mapping undertaken in 1867, just five years after its construction (Figure 16.6). A large walled garden is depicted on the site now occupied by the Alzheimer Society of Ireland along with several structures to the northwest of *Craigmore*, the footprints of which were subsequently redeveloped for educational purposes. A *Pump* depicted immediately to the north of the house presumably records the location of a well which may survive relatively intact. Unfortunately, the mapping does not extend as far south as the existing boundary and the location of the folly identified during the field inspection lies just beyond the frame.

The subsequent 25-inch mapping of 1909 (Figure 16.7) encompasses the entire development site and depicts the copse extending northwards from the *Tower* (the granite folly) positioned along the boundary wall. The tower, lake and footbridge, set in a wooded secluded corner of the estate is likely a secondary development and may have been developed with the gate lodge, c. 1873.

The Cemetery annotated within the present development boundary appears on subsequent mapping to be outside the boundary and within today's Rockfield Park. There is no evidence for the cemetery on site. This is presumably associated with the Vincentian seminary at St. Joseph's College however there appear to be no records or exhumation licenses available regarding the site.

In September 1925, *Craigmore* was purchased by the Daughters of Charity of St. Vincent de Paul who subsequently renamed it St. Teresa's House. A boys' orphanage was subsequently established on the site at the request of the archbishop of Dublin.

A 1971 report described St. Teresa's as a centre that cared for girls who were 'slow to learn', aged between five and seventeen years of age. There were then 60 girls attending daily with a further 100 girls in residential care.⁶

16.4 Characteristics of the Proposed Development

Oval Target Limited intends to apply for permission for development of a Large-Scale Residential Development comprising amendments to previously permitted development (Strategic Housing Development ABP-303804-19) on a site of approx. 4.56 ha at 'St. Teresa's House' (A Protected Structure); 'St. Teresa's Lodge' (A Protected Structure); and associated entrance gates (A Protected Structure) at Temple Hill and Temple Road, Monkstown, Blackrock, Co. Dublin.

The proposed development will consist of amendments to a development previously permitted under Strategic Housing Development ABP-303804-19 (291 no. residential units, a crèche facility and heights of 1-8 storeys) to provide for a new residential and mixed use development (1 – 8

⁴ Pearson, P. 1998. *Between the Mountains and the Sea*. Dublin, 237.

⁵ *Ibid.*

⁶ The National Association for the Mentally Handicapped of Ireland. 1971. *An Outline of the Existing Services for Treatment and Care of Mentally Handicapped and Disturbed Children and Mentally Handicapped Adults in the Republic of Ireland*. Fifth Edition, Dublin.

storeys overall) of 414 no. residential apartment units in total (a proposed uplift of 123 no. residential units) with associated crèche facility, a new café and residential amenity space. The revised overall residential mix is 8 no. studio units, 164 no. 1 bed units, 159 no. 2 bed units, and 83 no. 3 bed units.

The proposed development will consist of:

- 1 Amendments to previously permitted Blocks C1, C2, C3, D1, E1, E2, E3, E4 and E5 as follows:
 - A revised building design for Block C1 from previously permitted building (3 storeys overall) consisting of 7 no. apartment units (6 no. 2 bed units and 1 no. 3 bed unit) to now comprise **10 no. apartment units** (4 no. 1 bed units and 6 no. 2 bed units) – an uplift of 3 no. residential units in total. Amendments will include minor revisions to overall height of the building (remains 3 storeys overall) and revisions to elevations and building footprint.
 - A revised building design for Block C2 from previously permitted building (3 storeys overall) consisting of a crèche facility (approx. 286 sq m) at level 00 and 4 no. apartment units at level 01 and 02 (3 no. 2 bed units and 1 no. 3 bed unit) to now comprise a crèche facility of approx. 401 sq m at level 00, associated outdoor play area space of 302 sq m and **6 no. apartment units** (2 no. 1 bed units and 4 no. 2 bed units) at levels 01 and 02 – an uplift of 2 no. residential units in total and increased crèche floor area size by approx. 115 sq m. Amendments will include minor revisions to overall height of the building (remains 3 storeys overall) and revisions to elevations and building footprint.
 - A New Block C3 (1 storey over basement level) comprising residential amenity space of approx. 451 sq m.
 - The omission of previously permitted Block D1 (5 storeys overall) and basement level comprising 50 no. apartment units (15 no. 1 bed units, 23 no. 2 bed units and 12 no. 3 bed units) to now deliver new Block D1 (4 - 7 storeys over new basement level) comprising **125 no. apartment units** (19 no. 1 bed units, 68 no. 2 bed units and 38 no. 3 bed units) – an uplift of 75 no. residential units in total.
 - The omission of previously permitted Block E1 (5 storeys overall) comprising 14 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 1 no. 3 bed duplex unit) to now deliver new Block E1 (4 - 7 storeys) comprising **61 no. apartment units** (7 no. studio units, 6 no. 1 bed units, 26 no. 2 bed units and 22 no. 3 bed units) – an uplift of 47 no. residential units in total.
 - The omission of previously permitted Block E2 (5 storeys overall) comprising 15 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 2 no. 3 bed duplex units) to now deliver new Block E2 (6 storeys) comprising **50 no. apartment units** (1 no. studio unit, 25 no. 1 bed units, 20 no. 2 bed units and 4 no. 3 bed units) – an uplift of 35 no. apartment units in total.
 - The omission of permitted Blocks E3 (5 storeys), E4 (4 storeys) and E5 (5 storeys) previously providing for 38 no. units in total (27 no. 2 beds, 8 no. 3 beds and 3 no. 3 bed duplex units).
 - Each residential unit has associated private open space in the form of a terrace / balcony.

The above new proposals extend to a total of **252 residential units**. Blocks A1, B1, B2, B3, B4, Block H (St. Teresa's House) remain as originally permitted with no further amendments as part of this proposal (162 no. units in total and permitted heights of 3-8 storeys).

- 2 The structures for demolition across the site remain as permitted with no further amendments proposed. This includes any structures previously permitted for demolition that still remain on site and the removal of associated remnants of low / retaining walls and in-ground concrete steps.
- 3 An amended proposal for Block G (St. Teresa's Lodge) (1 storey) including a change of use from previously permitted 1 no. 1 bed unit to a new café of approx. 67.4 sq m. This proposal will again

seek permission for the dismantling/deconstruction of the existing St. Teresa's Lodge (Gate Lodge) (approx. 38.56 sq m) and the demolition of a lean to extension (approx. 28.5 sq m) as previously permitted under Strategic Housing Development ABP-303804-19. The current amendment proposal seeks permission to relocate and reconstruct St. Teresa's Lodge in a new location (180 m southwest of its original position and located adjacent to Rockfield Park) using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. The non - original extension (approx. 28.5 sq m) will be again removed as previously permitted. The current proposal seeks further extension of this building (approx. 28.88 sq m) and a change of use from residential (1 no. unit) to café use to deliver a Part M compliant single storey building of approx. 67.4 sq m.

- 4 A revised landscape plan now provides for:
 - Public open space in the form of a central parkland, garden link, woodland park (incorporating an existing folly) and a tree belt (approx. 11,238 sqm overall).
 - Communal open space is now proposed in the form of entrance gardens, plazas, terraced gardens and roof terraces (approx. 3,620 sqm overall).
 - Provision is also now made for 2 no. new pedestrian connections to Rockfield Park on the southern site boundary (1 no. adjacent to the proposed relocated Gate Lodge and 1 no. at the hammerhead adjacent to Block E2) and all other pedestrian connections remain as permitted under SHD ABP-303804-19.
- 5 A revised total of 244 no. car parking spaces (a decrease of 28 no. spaces) and 962 no. bicycle spaces (an uplift of 296 no. spaces) are proposed. The no. of motorcycle spaces remains as permitted at 20 no. spaces.
- 6 The development also provides for revised proposals for Bin Storage areas, Bike Storage areas, life safety generator room, ESB substations and switch rooms with a combined floor area of approx. 609 sq m all at surface level.
- 7 Access to the development generally remains as permitted under Strategic Housing Development ABP-303804-19, which provides for works to the existing entrance to the overall site via Temple Hill and Temple Road to deliver the realignment and upgrade of the existing signalised junction and associated footpaths, with minor modifications to the junction layout to provide for improved and safer vehicular access/egress to the site and to/from St. Vincent's Park. Emergency vehicular access and pedestrian/cycle access also remains as permitted via a secondary and long-established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location. There are minor modifications proposed to the northeastern boundary walls and access gateway to 'Carmond' to facilitate alignment improvements for safe access/egress serving St. Vincent's Park.
- 8 The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; PV panels; boundary treatment; internal roads and footpaths.

This planning application is accompanied by a Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR).

It can thus be anticipated that the main characteristics of the development with potential to impact archaeological and cultural heritage are:

- Removal of topsoil, made ground, fill, soil, sub-soil and clay just above the weathered rock for the construction of basements. Approximate quantity of material to be excavated for basements at Blocks A1 to B4 is 34,000m³ and 11,000m³ for Block D1.
- Installation of main services and utilities to serve the site
- Provision of large underground surface water storage areas to satisfy run-off attenuation requirements.
- Installation of new surface water drainage and foul sewer layout to serve the development.

16.5 Potential Impact of the Proposed Development

Construction Stage

The site inspection, cartographic analysis and historical background would all suggest that the risk of encountering archaeological deposits or artefacts on the site is **Slight to Moderate**; however, the lack of any modern ground works or construction disturbance over the area to the west and southwest of St. Teresa's House would serve to protect any sub-surface stratigraphy present.

The initial development phase has seen the demolition of all structures on site with the exception of the folly and St. Teresa's House itself, which will undergo conservation and conversion to apartment spaces. It is additionally proposed to carefully dismantle St. Teresa's Lodge and to rebuild it c. 180m to the southwest where it will be used as a café.

The proposed development will incorporate an extensive area of public space to the south adjacent to Rockfield Park, which will retain most of the existing mature planting along the boundaries. The boundary wall to the south is being removed in accordance with the Local Area Plan. It will be reduced to ground level, however the foundation courses will remain *in situ* and there will be no associated ground disturbance.

Much of the site remains undeveloped and there is obvious potential over such an extensive area for the survival of undisturbed sub-surface archaeological deposits. The proximity of a watercourse, the Maretimo Stream, increases the possibility of there being earlier settlement across the area, especially at the location of Block A1 to the north of the development.

It is likely that construction works associated with Block C3 will encounter the masonry well annotated as a *Pump* on the 1870 mapping. Irrespective of their antiquity, wells are treated as archaeological structures and require preservation by record prior to their removal or capping.

There may be surviving evidence for an Ordnance Survey triangulation point which could be exposed over the course of development. As there is no value given on the 25-inch mapping, it is likely that the feature comprises a masonry plinth with a brass insert, should it survive.

A prominent bedrock outcrop was identified nearby close to the southern boundary wall. This is located within the public realm and should not be impacted by construction works.

The area of planned landscaping incorporating the folly is located to the south of Block E2 and will remain a wooded area with public access along an adjacent pathway. It should be noted that the masonry foundations of a wall possibly extend to the northwest and southeast of the folly and may be exposed during landscaping.

Operational Stage

There are no potential impacts over the operational phase of the development.

16.6 Potential Cumulative Impacts

Following the implementation of the archaeological mitigation measures outlined, there will be no residual impact on the archaeological heritage located within the development footprint.

16.7 'Do Nothing' scenario

Should the development not take place, any surviving sub-surface archaeological remains will remain *in situ*.

16.8 Mitigation Measures

Construction Stage

Archaeological strata or deposits may become evident over the ground-reduction phase of development and it is considered best practice to undertake pre-construction investigations. These can take the form of geophysical investigations or archaeological test excavation, both undertaken under licence from the National Monuments Service of the Department of Housing, Local Government and Heritage. In this particular instance the presence of underlying granite bedrock would render geophysical exploration ineffectual; test trenching would therefore be the most obvious measure to be taken to investigate the extent and nature of any surviving archaeological substrates.

Should there survive archaeological material that will be directly impacted upon by the proposed development, there is usually further negotiation with the planning authority and the National Monuments Service regarding its preservation, either *in situ* or by record. Should there be significant archaeological material present which requires hand excavation, a full report should issue as part of the licencing conditions and form part of the compliance documentation.

Where there is no archaeological material evident over the test trenching phase, it may be prudent to undertake a programme of licenced monitoring over the ground reduction programme until the level of undisturbed deposits is reached. This will serve to ensure that no archaeological strata or structures are impacted on by the proposed development.

Should significant archaeological deposits or structures be disturbed over the initial groundworks, all work will stop and the apposite authorities informed. With the agreement of the NMS all archaeological features will be fully recorded in accordance with the former DoEHLG's *Policy and Guidelines on Archaeological Excavation*. All finds identified shall be fully documented and all appropriate material retrieved for off-site analysis, storage, curation and conservation in accordance with NMI guidelines. The finds and any environmental samples taken will be stored in the offices of ABH.

On completion of the archaeological monitoring, a report will be prepared for submission to the apposite authorities for further consultation. A summary account of the excavation will be published in the *Excavations* bulletin.

The site archive will be compiled in accordance with the procedures outlined by the NMS and deposited in the Dublin City Archaeological Archive as soon as practicable after the final report has been submitted.

Operational Stage

There are no mitigation measures required.

16.9 Residual Impacts

Construction Stage

The proposed development will comprise several apartment blocks, all of which will require ground reduction to formation level. Development works will also include the laying of service ducting and the provision of waste management facilities along with hard and soft landscaping. In the absence of archaeological test trenches, it is likely that the granite bedrock is relatively close to the surface and will be exposed over the course of the development. Similar developments of this type usually involve ground reduction in the region of 1000-1500mm, however this will only occur under the footprints of the new builds.

Operational Stage

There are no residual impacts.

16.10 Monitoring

Construction Stage

Licensed archaeological monitoring (as referred to above) continues over the initial stages of a construction programme until natural deposits are reached. In this instance it would appear that weathered bedrock lies relatively close to the surface.

The granite folly will be protected over the course of development works with heavy-duty plywood fitted with inspection holes, with an inspection log maintained by an appointed individual. The structure will be cleared of vegetation, consolidated and repointed as necessary and preserved in the public realm. The surviving historic boundaries being retained will be consolidated where required, using a lime-based mortar.

Although there will be no ground disturbance *per se*, particular care should be taken when the southern boundary wall is being reduced over the area of the cemetery marked on the Ordnance Survey. This can be achieved by placing heavy plywood boards on the ground as the upper courses of the wall are being dismantled

Operational Stage

There is no requirement for further monitoring once the development has been built-out.

16.11 Reinstatement

Due to the nature of the development and the type of archaeology that may be encountered on site, it is not considered likely that any reinstatement measures will be required.

16.12 Interactions

There are potential interactions with the following specialist elements of the project during the construction phase:

- Land, Soils, Geology, Hydrogeology and Utilities (Chapter 7)
- Landscape and Visual Impact Assessment (Chapter 13)
- Architectural Built Heritage (Chapter 17)

16.13 Difficulties Encountered

There were no specific difficulties encountered during the compilation of this chapter.

16.14 References

Primary sources

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