

Aisling Collins of Aisling Collins Archaeology Services (ACAS)

Archaeological Impact Assessment Report (non- intrusive)

for
the proposed new

Steeven's Lane 110kV Substation
on lands adjacent to the Diageo Guinness Brewery, Dublin 8

for

**Malachy Walsh & partners (MWP) on behalf
of Electricity Supply Board (ESB)**

In advance of an application to An Coimisiún Pleanála (ACP)



The exterior of proposed site looking southwards from Steeven's Lane



July
20-7-2026

Table of Contents

1.	Introduction	4
1.1.	<i>Site location</i>	4
1.2.	<i>Development</i>	4
	1.2.1. The new Substation building (Zone 1)	6
	1.2.2. The ESB cable trenches (Zones 2-5)	6
1.3.	<i>Site Visit</i>	6
2.	Protection	11
3.	Baseline Survey	13
3.1.	<i>Introduction</i>	13
3.2.	<i>Historical research</i>	13
3.3.	<i>Recorded archaeological sites and monuments</i>	13
3.4.	<i>Recorded archaeological finds</i>	13
3.5.	<i>Previous Excavations</i>	13
3.6.	<i>Cartographic sources</i>	13
4.	Archaeological and Historical Background	21
4.1.	<i>Prehistoric period (c. 8000BC- 400 AD)</i>	21
4.2.	<i>Early medieval period (c. AD 500 - 1170)</i>	21
4.3.	<i>Later medieval period & post medieval period</i>	22
4.4.	<i>Cartographic analysis</i>	24
5.	Record Archaeological Sites and Monuments	26
6.	The Topographical files of the National Museum of Ireland	26
7.	Previous excavation	27
8	Proposed Works and Impacts	29
9	Recommendations	31

List of Figures & Plates

Figures:

- Figure 1 Site Location
- Figure 1A Archaeological Zones
- Figure 2 Record of monuments and places map (RMP map)
- Figure 3 John Speeds map of Dublin dated 1610
- Figure 4 De Gomme's map of Dublin dated 1673
- Figure 5 Tom Philips map of Dublin dated 1685
- Figure 6 Brookings map of Dublin dated 1728
- Figure 7 Rocque's map of Dublin dated 1756
- Figure 8 Ordnance Survey map dated 1897-1913
- Figure 9 Ordnance Survey Map 1837-1913
- Figure 10 Historic Land Registry Map of site

Plates:

- Plate 1 Photo of site from Steeven's Lane, looking south
- Plate 2 Inside the site looking west, towards Steeven's Lane
- Plate 3 Shed to be demolished in the existing yard area.
- Plate 4 Site of new substation (looking northeast), showing former office building (to left) and former factory building, both will be demolished as part of this development
- Plate 5 Site of new substation showing the former 3 storey factory building
- Plate 6 Half basement of the factory building looking north
- Plate 7 Walkway between the two buildings former office on left and former factory on right
- Plate 8 View of (proposed construction yard and transformer bund location) site from the upper window of the former factory building.
- Plate 9 Close-up of the eastern boundary wall

Tables

- Table 1: RMP sites located within c.200m of the proposed development site
- Table 2: National Museum of Ireland finds located within 500m of the Northlands Diageo campus
- Table 3 Previous archaeological excavations within c. 500m of the Diageo northlands Campus.
- Table 4 Previous archaeological excavations within the Diageo campus
- Table 5 Historical maps examined

Project Team

- | | |
|--------------------------|---|
| Archaeological Director: | Aisling Collins BA. P Dip Maritime Archaeology MIAI |
| Illustrator: | Kevin Weldon |

Executive Summary

At the request of Malachy Walsh and Partners (MWP) for Electricity Supply Board (ESB), Aisling Collins has undertaken a non-intrusive archaeological impact assessment for the proposed new ESB Substation (110Kv) located on land owned by Diageo Ireland. The development will also include the excavation of cable trenches which will extend eastwards from the substation to the existing Diageo substation, the Diageo Medical Centre, with proposed grid connections at Echlin Street and Bow Lane.

The project site is situated within the RMP (DU018 020) designated archaeological zone, with the cable trenches route also following the perimeter of St James Graveyard, which is recognized as a National Monument (DU018-020346).

This report has been prepared in advance of the planning application.

Please note that the recommendations given here are subject to the approval of the Dublin City Archaeologist and the National Monuments Section of the Department of Housing, Planning and Local Government

1. Introduction

1.1. Site location

The proposed development site is located on Steeven's Lane, on unoccupied brownfield land owned by Diageo Ireland, immediately adjacent to the Diageo Guinness Brewery at St James's Street. The site currently comprises several vacant and derelict buildings, together with an associated yard area.

The site is bounded to the north and northeast by the industrial lands of the Guinness Brewery, which extend towards the River Liffey. Steeven's Lane forms the western boundary of the site and is used primarily by cyclists, pedestrians, and the Luas Red Line. Vehicular access from Steeven's Lane is limited and serves both the proposed development site and St Patrick's University Hospital, located on the opposite side of the street.

To the south, the proposed development site is bordered by a mix of commercial and residential properties, including Nos. 132–134 St James's Street and Steeven's Gate Apartments.

The site is situated within the townland of St James's Gate, in the barony of Upper cross, within the Liberties area of Dublin 8. Its Irish National Grid coordinates are approximately easting 713795 and northing 733989. Figure 1.

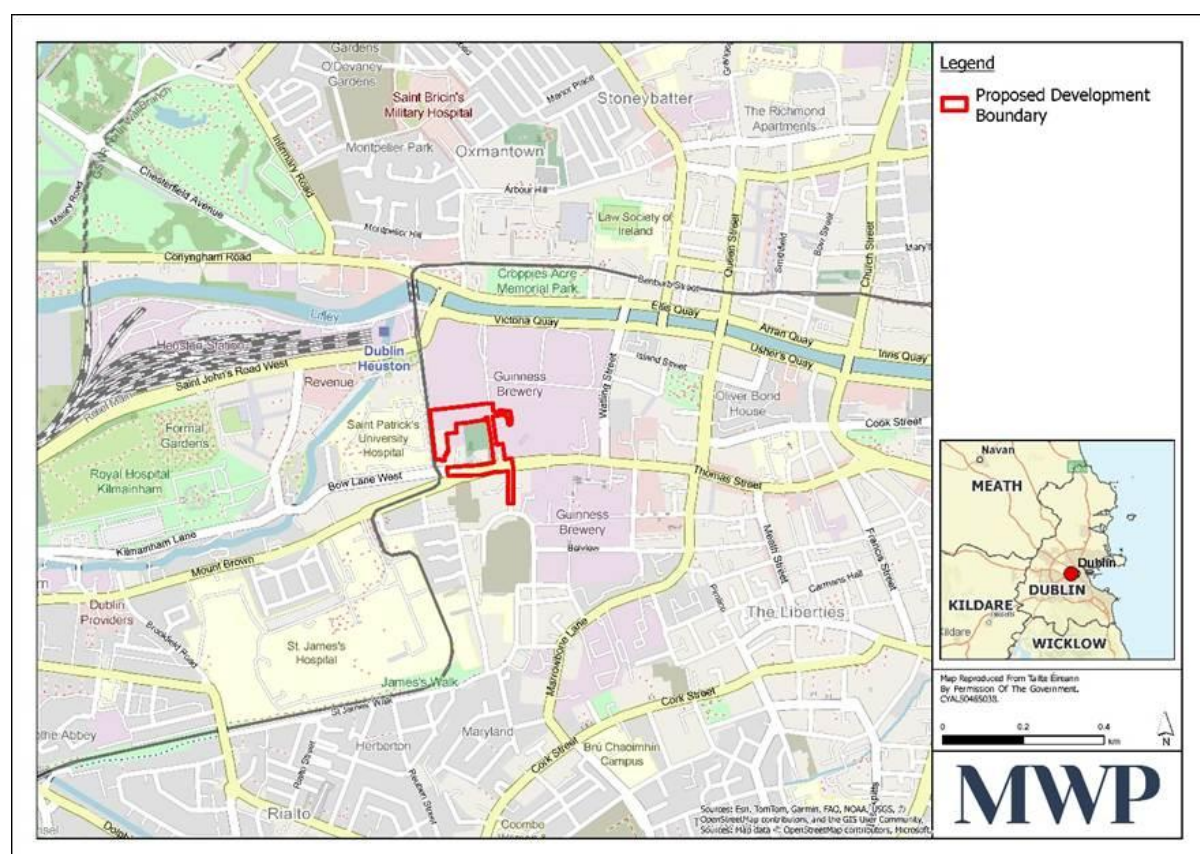


Figure 1 Site location

1.2. Development

The characteristics of the proposed development are fully described in the Planning and Environmental Considerations Report (PECR) and the Outline Construction Environmental Management Plan (oCEMP)

accompanying this planning application, and this AIA should be read in conjunction with those documents. In addition, full details of the proposed design, layout, elevations, sections, and associated site development works are provided within the planning drawings.

To enhance the clarity of this report, I have organised the Steeven's Lane development into six key zones. The zones are to differentiate the different areas for archaeological purposes only and not related to the construction programme. Figure 1A.

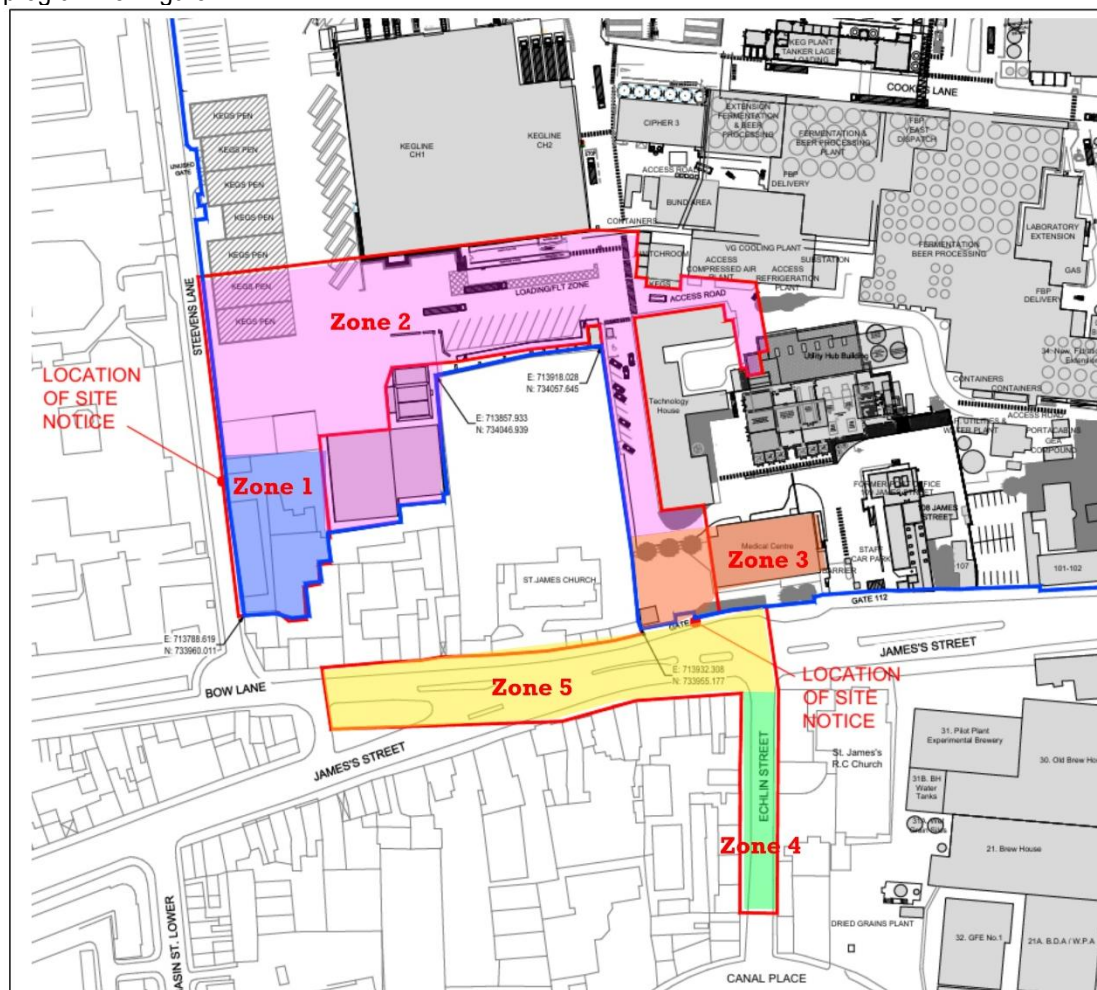


Figure 1a showing different zones

- Zone 1** ESB Substation & Bund & all other ground excavations in this area
- Zone 2** ESB cable trenches within Diageo North Campus & all other ground excavations in this area
- Zone 3** Medical Centre & all other ground excavations in this area
- Zone 4** Echlin St connection & all other ground excavations in this area
- Zone 5** James St, Bow Lane & all other ground excavations in this area

Zone 1:

This area comprises the main Steeven's Lane ESB substation construction site, which is a roughly rectangular area measuring approximately 70m (north-south) by 34m (east-west). Works in this area will involve the demolition and general clearance of three existing buildings, referred to as the former office building, the former factory, and the shed building. The proposed development will consist of the construction of a new ESB substation building, transformer bund structure, and associated services (Figure 1 & refer to planning drawings pack).

Zone 2:

This area involves the excavation of ESB cable service trenches to connect the new Steeven's Lane ESB substation (Area 1) with a proposed new Diageo substation subject to a separate SID planning application. (Refer to planning drawings pack).

Zone 3:

This area involves the excavation of ESB cable service trenches for future use at the St James's Gate Medical Centre car park, located north of James's Street. (Refer to planning drawings pack).

Zone 4:

This area will involve the excavation of ESB cable service trenches along James's Street to connect to existing services at Echlin Street (Refer to planning drawings pack).

Zone 5:

This area will involve the excavation of ESB cable service trenches along James's Street to connect to existing services at Bow Lane (Refer to planning drawings pack).

1.2.1. The new Substation building (Zone 1)

The proposed development works will consist of the construction of a new 110 kV / MV electrical substation building and compound which will include the following elements:

- A two storey building covering c.559 square meters with a finished height of c. 14.1 meters.(Refer to planning drawings pack)
- Two transformers in transformer bays (c.5.6m in height)with surrounding fire walls (c.6.1 in height) and associated electrical equipment. (Refer to planning drawings pack).

1.2.2. The ESB cable trenches (Zones 2-5)

The proposed development will also involve the installation of underground cables (UGC) connecting the proposed Steeven's Lane 110 kV substation to key locations, including:

- Diageo's 110 kV substation
- Ducting for future use at St. James's Gate Medical car park, north of James's Street
- James St/Bow Lane West and Echlin Street connections

The combined total length of the cable trenches is approximately 2km, with widths ranging from 4m to 12.7m and depths of up to 2m (Refer to planning drawings pack).

1.3. Site Visit

A site inspection was undertaken on March 11th, 2026. The site fronts onto Steeven's Lane along its western boundary. It comprises a substantial brownfield area containing several vacant and derelict buildings, together with a large open yard. The ground slopes downward towards the north, with an approximate elevation difference of 2m between the southern and northern portions of the site (Plates 1 and 2).



Plate 1 Photo of site from Steeven's Lane looking south



Plate 2 Inside the site looking towards Steeven's Lane

For clarity, the following description proceeds from south to north.

The southern portion of the site contains two substantial modern buildings: a former office building located in the southeast, which does not include a basement, and a former factory building in the southwest. The factory building includes a partial basement approximately 24m in length, together with an adjoining southern section of approximately 10m in length that does not contain a basement. The basement (or lower ground floor) includes a window facing the yard area. Both structures are proposed for demolition (Plates 3-6).



Plate 3 Shed to be demolished; yard areas will serve as the construction-phase compound and accommodate the transformer bund.



Plate 4 The two larger buildings to be demolished former office on left and former factory on right facing northeast (site of new substation)



Plate 5 The former factory three storey building to be demolished

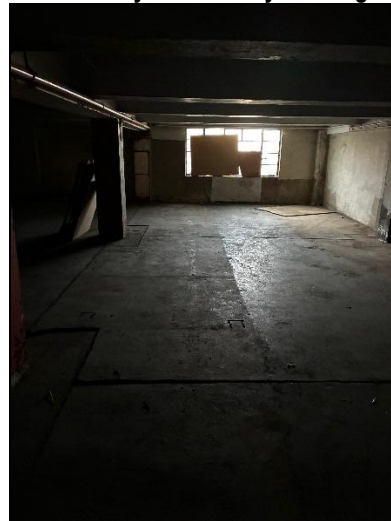


Plate 6 Half basement of the factory building looking north

Immediately to the north of these buildings, a series of steps leads down to a large yard area. A shed is located on the western side of the site, directly north of the entrance from Steeven's Lane, within the yard (designated compound area). This structure is also proposed for demolition.

The yard measures approximately 34m (east-west) by c. 33m (north-south) (Plate 7).



Plate 7 Walkway between the two buildings, former office on left and former factory on right

The elevation of the subject site is significantly higher than that of the adjoining Diageo lands to the north, with an approximate difference of 5–6m between Lamb's Court/FLT and the lower ground level within the Diageo north campus. The substantial boundary wall along the northern boundary of the site (c. 5-6m in height) also functions as a retaining wall. A boundary wall is depicted in approximately this location on Rocque's map of 1756; however, it is unclear whether the existing wall corresponds to this earlier feature (Figure 7).

The area designated for crane installation is located immediately north of this boundary wall within the Diageo campus (Plate 8), at a level approximately 5m below the ground level of the proposed development site. The northern boundary wall could not be inspected at close range due to access restrictions. However, the eastern boundary wall of the yard comprises red and yellow brick, likely dating to the 18th or 19th century, and is covered with a cement render (Plate 9).



Plate 8 View of (proposed construction yard and transformer bund location) site from the upper window of the former factory building.



Plate 9 Close-up of the eastern boundary wall

2. Protection

The site is located within the zone of archaeological potential for Dublin City (RMP DU018-020), as recorded in the Record of Monuments and Places (RMP), and is therefore subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994.

The site also lies within the zone of notification for RMP DU018-440 (18th-century house). In addition, the proposed ESB cable trench extends into the zone of notification for RMP DU018-474 (St James's Church) and the associated National Monument, St James's Graveyard (DU018-020346), which originated in the 12th century.

The wider St James's Gate Brewery complex is included in the Record of Protected Structures (RPS Ref. 4055). The site is also bounded by historic Guinness boundary walls, which are listed in the National Inventory of Architectural Heritage (NIAH Reg. No. 50080349).

The site falls within the administrative area of Dublin City Council (DCC), and any future development is governed by the Dublin City Development Plan 2022–2028.

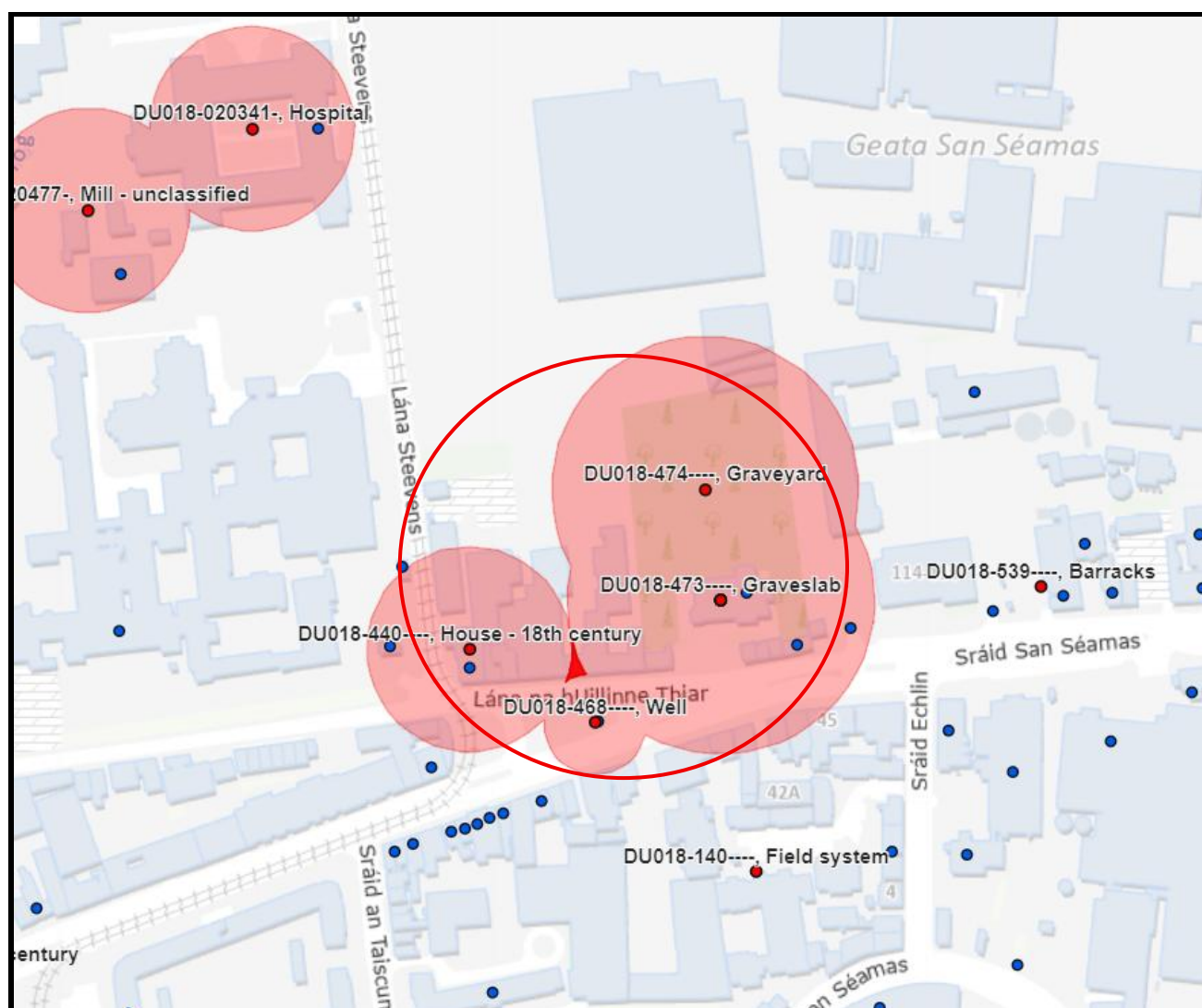


Figure 2 Approximate site location shown in red circle – RMP'S shown in red dots and SMR zone shown in pink

Exemption

Underground 110 kV cable circuits laid by an authorised electricity undertaker are typically considered exempted development under planning legislation, subject to certain conditions.

Removal of Exemption:

Under Article 9 of the Planning and Development Regulations, exemption does not apply where works would involve the excavation, alteration, or demolition of archaeological sites or features, or where they would conflict with objectives set out in the Development Plan for the protection of archaeological heritage.

Given the location of the proposed development within an archaeologically sensitive area, the works described in this report are not considered exempt from archaeological requirements.

Recorded Monuments and National Monument:

Where a proposed development may affect a Recorded Monument or a site included in the RMP, exempted development status does not apply. The proposed cable trench works extend into the zone of notification for St James's Church and Graveyard, a designated National Monument (DU018-020346).

Any works that may impact a National Monument in the ownership or guardianship of the State or a local authority require the prior written consent of the Minister, regardless of any planning exemption.

Archaeological Mitigation:

Where ground disturbance is proposed within areas of archaeological sensitivity, it is necessary to engage a suitably qualified archaeologist to undertake archaeological testing and/or monitoring. The requirement for such mitigation effectively removes any exemption from archaeological conditions.

Undergrounding:

While minor underground cabling works remains exempt, this exemption does not apply where such works have the potential to impact known or potential archaeological remains.

3. Baseline Survey

3.1. Introduction

In order to place the site within its wider archaeological and cultural heritage context, and to assess its archaeological potential, a comprehensive desk-based assessment of available archaeological, historical, and cartographic sources was undertaken.

3.2. Historical research

A number of historical references were consulted including

The role of St Thomas's abbey in the early development of Dublin's western suburb' S. Duffy, *A History of the City of Dublin*. Gilbert. The archaeology of Medieval James Street, A, Giacometti, (full bibliography below).

3.3. Recorded archaeological sites and monuments

The Record of Monuments and Places (RMP) was consulted for the study area. The RMP is the statutory inventory of known archaeological sites, maintained by the National Monuments Service.

The associated records include documentary sources, aerial photography, early mapping, Ordnance Survey data, and previous archaeological investigations.

All recorded monuments within a 500m radius of the Diageo Northlands campus were identified. Sites within 200m of the proposed development are listed in Table 2.

3.4. Recorded archaeological finds

The topographical files in the National Museum of Ireland were consulted to determine if any archaeological artefacts had been recorded from the area. This is the National archive of all known finds recorded by the National Museum. It relates primarily to artefacts but also includes references to monuments and has a unique archive of records of previous excavations. All the surrounding streets to the study area were assessed. A list of recorded finds from the area is given in Table 2.

3.5. Previous Excavations

The excavation bulletin website (www.excavations.ie) was consulted to identify previous excavations that may have been carried out within the study area. This database contains summary accounts of excavations carried out in Ireland from 1970-2010. The available *Excavations* publications were also consulted.

Details of previous excavations are listed in Table 3 & 4, Figure 2.

3.6. Cartographic sources

Historic mapping provides important evidence for past land use and development, as well as identifying areas of archaeological potential (See Table 1 and maps below)

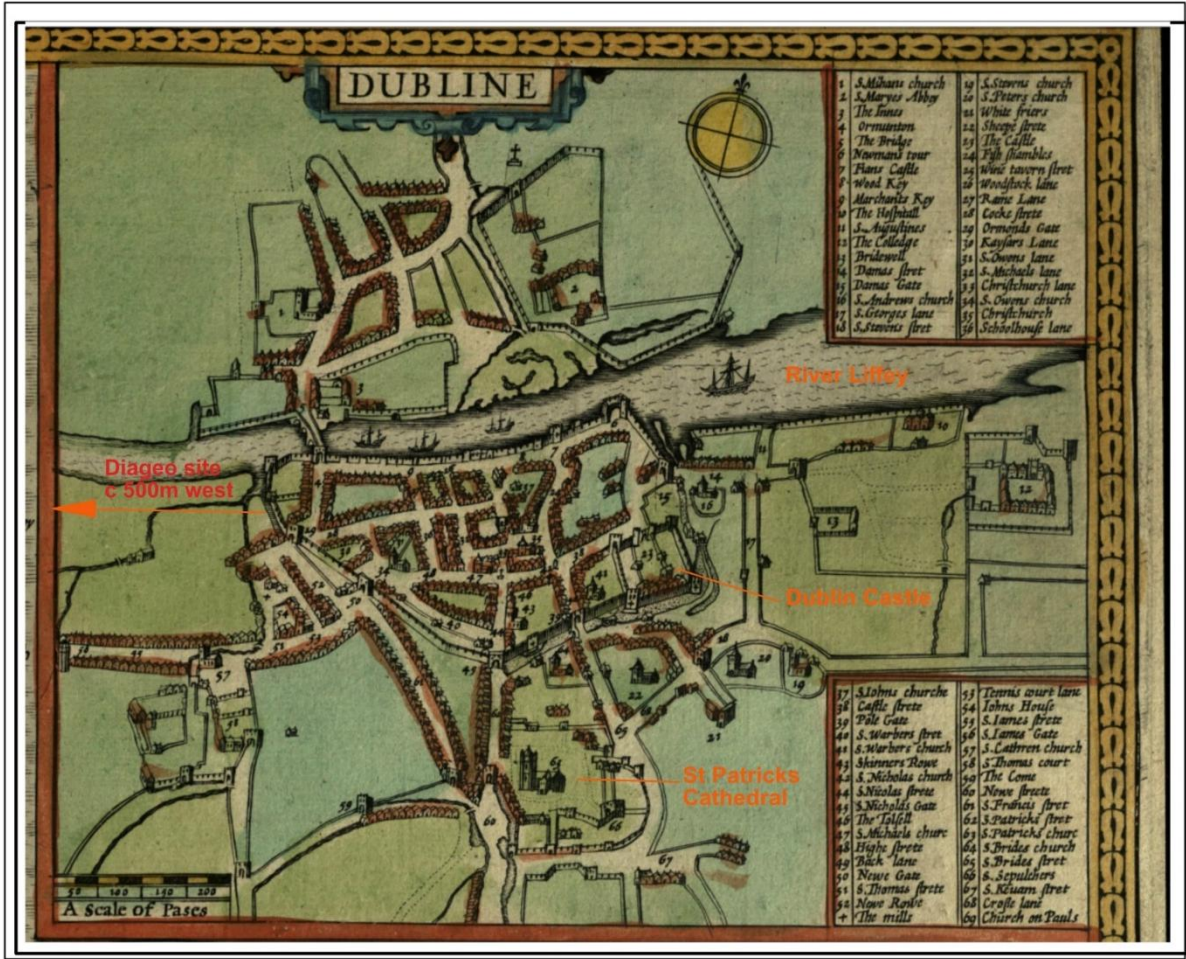


Figure 3 John Speeds Map of 1610

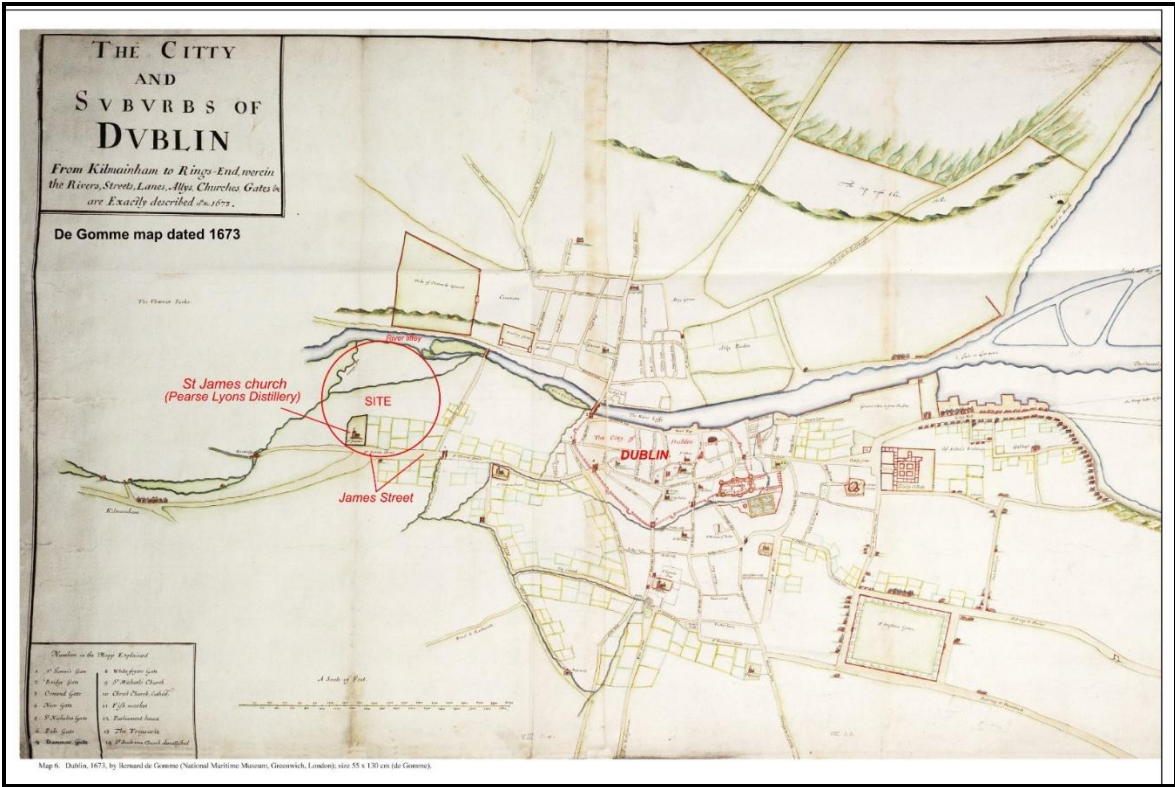


Figure 4 De Gomme Map (1673)

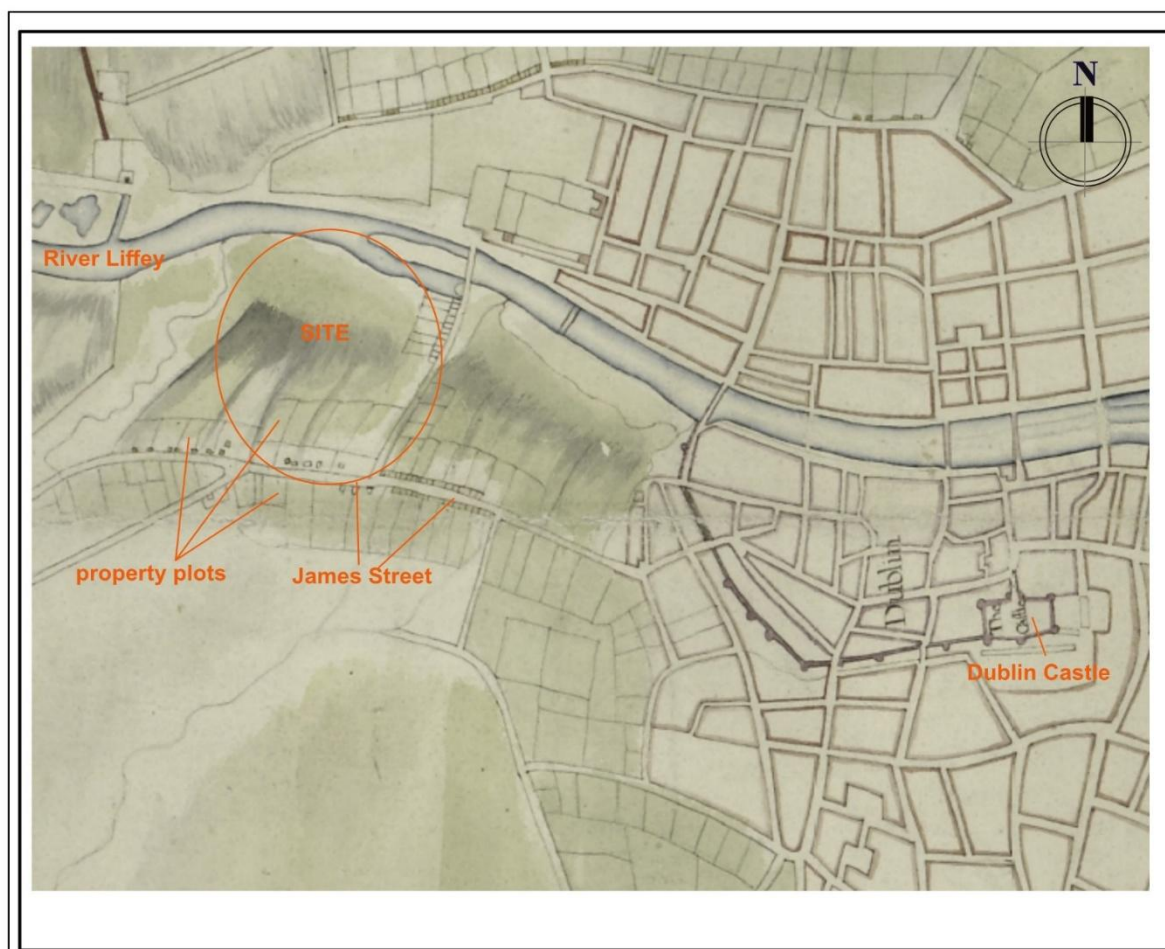


Figure 5 Philipps' Map (1685)



Figure 7 Brooking's Map (1728)



Figure 8 Rocque's Map (1756)



Figure 8 Ordnance Survey Map 1829-1841

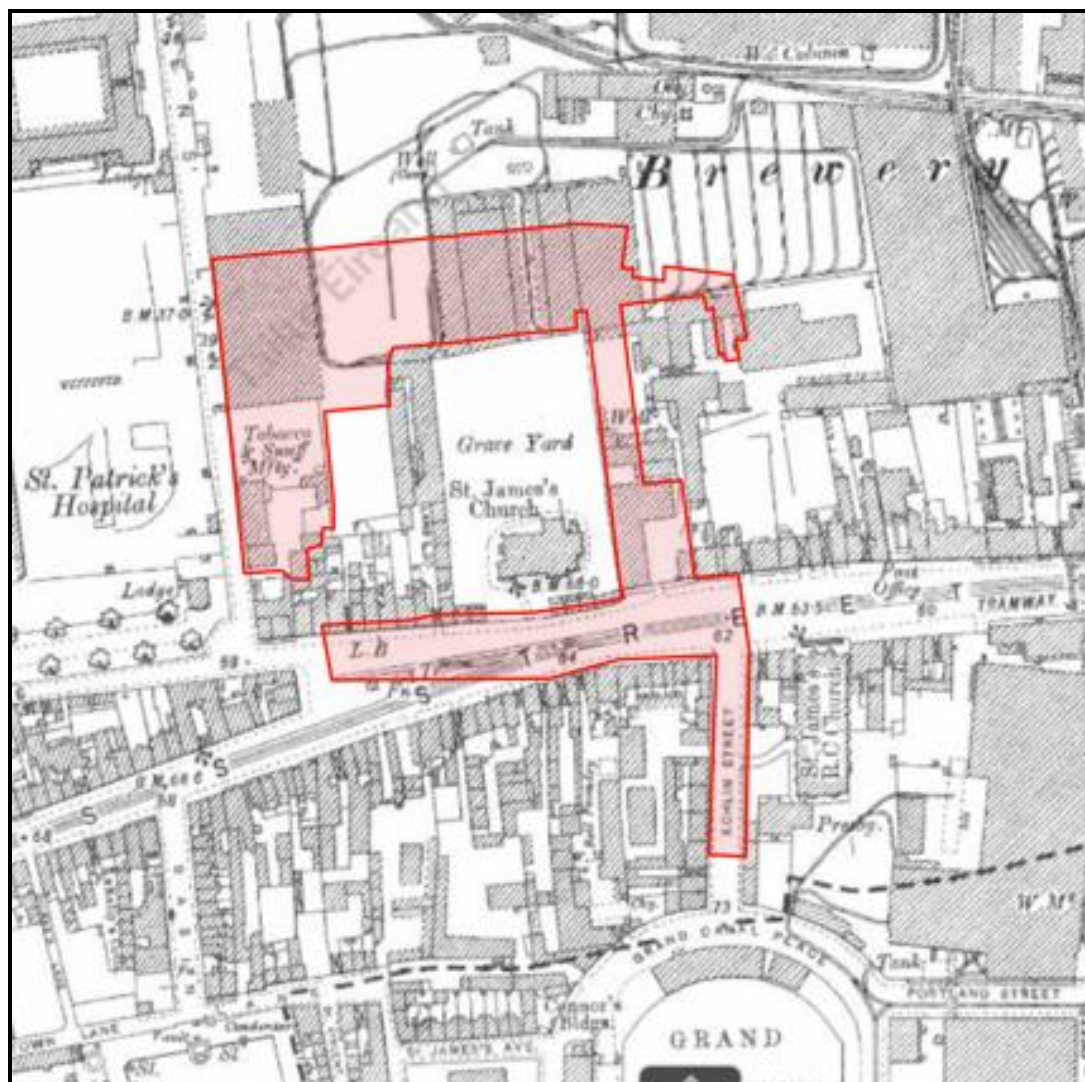


Figure 9 Ordnance Survey Map 1897-1913

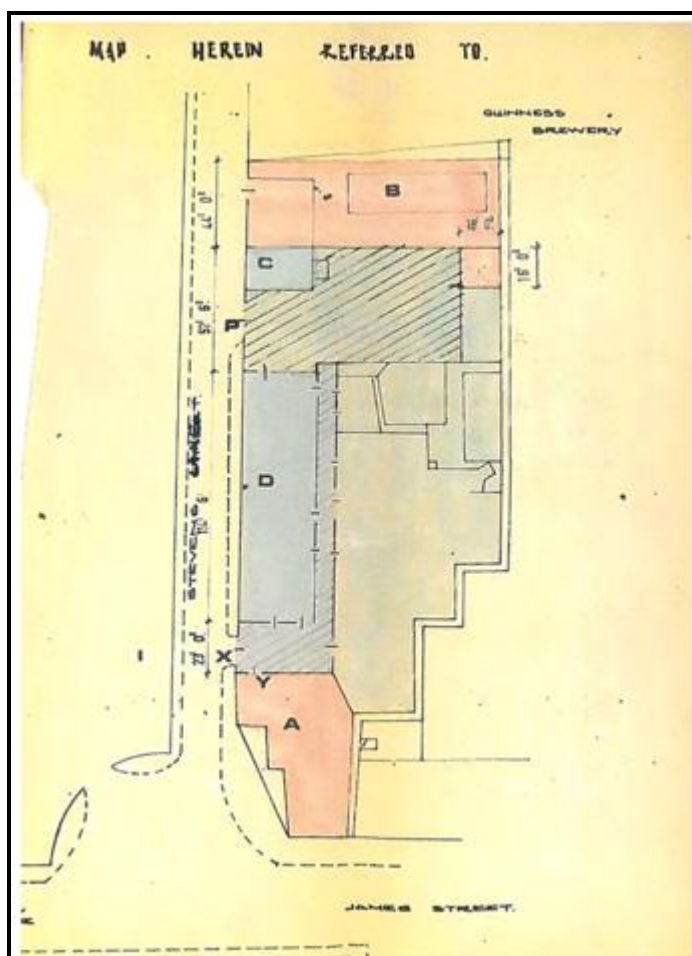


Figure 10 Historic Land Registry Map of the site (date unknown)

4. Archaeological and Historical Background

4.1. Prehistoric period (c. 8000BC- 400 AD)

Evidence for Mesolithic activity in Dublin is mostly confined to the coast, north of the Liffey and Dublin Bay which indicates communities exploited coastal resources.

The transition to the Neolithic was marked by major social change communities expanded and moved further inland to more permanent settlements with the development of agriculture. Two thumbnail scrapers and two sherds of Neolithic pottery were recovered during excavations carried out at Nos 36-9 James's Street.

Evidence for the Bronze age can be seen in a series of early Bronze age burial pits discovered at St John's Road, Kilmainham (C. Walsh). An inverted food vessel with cremation was recovered from one pit, and several other pits yielded two pygmy cups, one of which contained three beads, suggesting the former presence of a burial cairn on the ridge overlooking the Liffey.

Other prehistoric finds within metres of the proposed development can be seen in the 2016 excavations of an attenuation tank at the northern end of the Diageo site at Victoria Quay by Mc Quaid & Halpin which revealed some prehistoric features. A series of wooden structural remains, likely ranging from the later prehistoric to early medieval periods, included an Iron Age fish basket, a linear platform, fences, hurdle panels and a fish weir. These were uncovered within the gravels below the flood deposits within the lower levels of the Attenuation Tank at the northern end of the Diageo north campus.

4.2. Early medieval period (c. AD 500 - 1170)

The beginning of the early medieval period is marked by Ireland's conversion to Christianity in the 5th century AD. The new religion prompted the construction of churches and monasteries throughout the country. Although few of the original churches survive, later structures may have been built on the sites of earlier places of worship.

Ancient route to Dublin: James Street runs along an ancient road known as Sligh Mhor (DU018-02023), part of a pre-Viking road network across Ireland. The axis of this route was central to the proto-urban fabric of Ath Cliath, the settlement that had grown up on the south bank of the River Liffey before the arrival of the Vikings (Clarke 1908;50, Clarke 2002,2).

Recent excavations along James Street (by A. Collins unpublished & A Giacometti 2013) both uncovered part of the medieval ditch associated with the medieval roadway that ran along James Street. The ditch was uncovered close to St James Church (A. Collins) and at the junction of Watling Street (A. Giacometti). The Diageo Post office excavations (A. Collins, 2024) also revealed part of a medieval ditch bounding the northern side of James Street which may also be associated with the ancient roadway.

The Vikings in Ireland held power for almost 2½ centuries and their culture was completely absorbed by the Irish. James's Street is a section of the main road into Dublin to the west of the medieval walled town. At the western end, James's Street led to Kilmainham, a small settlement west of Dublin, while at the eastern end, it led, via Thomas Street, to Cornmarket and the west gate of the town. The route follows a more ancient, early medieval roadway, which extended across the country as far as Galway and was known as the *Slighe Mhór*. The way was known as the 'great street leading to Kilmainham' (Brooks 1936, 8, 22).

St Thomas Abbey, St James Church & St Catherine's: The rapid settlement of the western suburb of the medieval town was triggered by the establishment of the abbey of St. Thomas the Martyr in 1177 (located close to modern-day Thomas Street). This Augustinian house was to become the most important house in Dublin and enjoyed royal patronage throughout the medieval period (Gilbert 1889, xi).

The founding of the abbey and the establishment of a 'liberty' (an independent entity that was not bound by the administration at Dublin) had an important impact on the western suburb. The lands of the abbey (to the south of the site) were rapidly exploited, especially the watercourses, which were re-channelled to run watermills (C. Walsh).

During the medieval period, the abbot and canons of the abbey of St Thomas the martyr, were responsible for the administration of the parish of St James, which lay to the west of the abbey precinct. The abbey was also responsible for the parish of St Catherine, and a large proportion of its charters deal with lands in these two parishes. Many of the abbey's tenants lived in St James's parish.

Though St James parish is now part of Dublin city the area would have been predominantly rural at the time and was granted to the Abbey, and it probably remained this way well into the modern period. This is borne out by excavations done here, which have revealed medieval field systems dating from the thirteenth to the sixteenth century (DU018-140).

That James's Street was settled to some degree soon after the Anglo- Norman invasion is indicated by the fact that, by the late thirteenth century, Robert de Bedford granted one 'burgage plot' beside the church to the Abbey of St. Thomas the Martyr (Gilbert 1889, 377). A second reference, similarly dated, records a grant of half a burgage plot by a W. White in James's Street (Gilbert 1889, 412). However, there was also open ground, which was probably under cultivation.

In 1268, St. Thomas's also received 15 acres of fields that were located close to the church (Gilbert 1889, 3). There were at least eight plots along James's St, including the plot for the church of St James (Duddy 2003, 94). Three were contiguous in two instances, and a single plot for the church.

There were several parish churches inside and immediately outside the defensive walls of Dublin city that were established before the English invasion in 1169. However, it is likely the late twelfth-century church of St James was the first one built in the immediate area (west of the proposed development site at James Gate).

The first recorded reference to St James's church can be found in a charter from St Thomas's Register. The date is uncertain, but it comes from after the foundation of St Thomas's in 1177. It is likely that St James's church was established soon after King Henry II of England's son John (later the infamous Bad King John) visited Ireland for the first time in 1185. It was certainly founded during John Comin's tenure as archbishop of Dublin, between 1181 and 1212, as he granted permission to the abbey to establish a church here. Excavations (Collins 2016, unpublished) uncovered medieval stained window glass, floor tiles and roof tiles and a possible boundary ditch associated with the original medieval church. The church may have been established here to stimulate settlement in the area. St James's Church was one of two in the western suburbs of the city, the other being St Catherine's. Further west, there was a parish church in Kilmainham, probably located next to Bully's Acre. (A. Foley).

The western suburb of Dublin City developed rapidly after the Anglo-Norman invasion of Dublin in 1170, as did other suburbs around the city. By the mid-thirteenth century, 'burgage' plots had developed along Thomas Street/James' Street. Their presence on the Thomas Street/James's Street route indicates that the land along the roadside was divided into organized plots. Evidence of medieval settlement at James' Street was uncovered by C. Walsh in an excavation in 2000/2001 at the site of St James's Hospital.

Part of a structure, a dwelling dated to the early thirteenth century. (C. Walsh) was recovered along with contemporary agricultural activity. There appears to have been a number of mills in the area to process grain for the Dublin market (Duddy 2001, 163). Several excavations in this area have produced evidence for medieval occupation. Excavations in the vicinity of the City Workhouse revealed a 12th/13th century house, 13th -16th century agricultural activity and a medieval roadway (Walsh 2001). Recent excavations by Cathy Moore and Paul Duffy along Thomas Street have uncovered evidence of extensive industrial activity including the presence of several medieval tanning pits.

4.3. *Later medieval period & post medieval period*

James' Gate is mentioned by documentary sources in 1485 when it was shut against the horsemen of the Earl of Kildare during a Kildare-Ormonde feud (Mc Quade & Halpin 2016). It is mentioned in 1555 "as a tower over a gate" (Clarke, 2002, 22), and again in 1599 when the City Assembly Rolls note "the tower over St. James Gate". It is depicted on maps in 1610, 1673 and 1728. The gate formed part of the city defences erected during the Irish Confederate Wars 1641-53 and was depicted on the Downe Survey map (Giacometti, 2017). Warburton, Whitelaw

and Walsh mention that in the seventeenth century the area outside James' Gate was 'then an open space, watered by a stream on which there were a few mill sites' (Warburton et al. 1818, 89). It is generally thought the gate was removed in the eighteenth century.

The mercantile character of the Liberties attracted generations of tradesmen and crafts. The area grew into an industrial suburb of Dublin, with an extensive tradition of brewing, distilling, tanning, weaving and trade in agricultural produce.

In the sixteenth and seventeenth centuries the area had a notable Huguenot population and became a centre of excellence in silverwork, wool and silk weaving, as well as 'dirty industries' such as tanning. European tradesmen brought their own distinctive architectural styles to the city, such as gable-fronted houses or 'Dutch Billys'. These houses became a feature of areas such as Pimlico, Spitalfields and The Tenters. The area's placenames reflected a diverse and international population: so, Marrow Lane (*or Marie le Bon Lane*), and Fumbally Lane (*Fombily Lane*). The area's growing craft industries drew resistance from English merchants and a series of laws and trade restrictions imposed on Irish produce after the Act of Union of 1801 gradually destroyed a number of key industries, and the area began to decline.

During the late eighteenth and nineteenth century, The Liberties was dominated by great brewing and distilling families, most notably the Guinness family, who from 1759 built and developed the world's largest brewery at St James' Gate. The developments of distillers Powers, Jameson, Millar and Roe created a Victorian cityscape of chimneystacks, mills, malthouses and bustling streets. The area even had its own harbour linking it to the Grand Canal, and a mini railway through the St James' Gate brewery to the quays.

The industrial wealth and prowess often went hand in hand with dire poverty and horrendous living conditions. The nineteenth century area had notorious slums which in turn spurred several improving housing developments by the Earls of Meath and the Guinness and Power families in the latter years of the nineteenth century. The now-charming enclaves around Gray Street and John Dillon Street were originally intended as examples of modern new homes for the working class built by the Dublin Artisan Dwelling Company, while the Iveagh Trust Buildings on Patrick Street are among the first 'flats' built for Dubliners.

The ancient 'Liberties' were finally abolished and subsumed into the city in the 1840s. However, the name 'The Liberties' persisted and came primarily to refer to the old Earl of Meath's Liberty. The Earl of Meath's Liberty ran west along the Coombe to Ardee St., turning north towards Echlin St. then along James' Street to Meath Street, then through various smaller streets to Ash Street before returning back to the Coombe.

The River Liffey

The River Liffey has been central to the development of Dublin since prehistory, providing a natural focus for settlement, transport, and industry. The earliest archaeological evidence in the city area dates to the Late Mesolithic period, represented by wooden fish traps recovered along the Liffey estuary (McQuade and O'Donnell 2007). Further prehistoric finds, including the Iron Age fish basket and fish weir excavated by Mc Quaid in 2013 within the Diageo complex very close to the proposed site.

Other finds include flint tools, Neolithic axe fragments, and Bronze Age artefacts from excavations at Fishamble Street and Hammond Lane (Mitchell 1987; Cryerhall 2003b), demonstrate long-term exploitation of the river and its floodplain.

During the early medieval period, the settlement of *Duibhlinn* developed at a natural fording point on the Liffey, giving rise to the placename *Baile Átha Cliath* ("town of the hurdle ford") (Clarke 2002). The Vikings later established a longphort nearby, probably in the Kilmainham–Islandbridge area, close to the confluence of the River Camac and the Liffey (O'Brien 1995). Excavations downstream at Wood Quay revealed Viking-period domestic plots extending to the river's edge, confirming the Liffey's importance as a trade and transport artery.

In the medieval period, the river defined the northern boundary of the expanding city, with harbour facilities at Usher's Quay and watercourses feeding the urban supply. The western suburb, extending along James's Street

and Thomas Street, developed in close association with the river, supporting agricultural, milling, and later industrial activity.

By the post-medieval period, this riverside area had become a focus of large-scale industry. The St James's Gate Brewery, established by Arthur Guinness in 1759, expanded northwards towards Victoria Quay, relying on access to water from the Liffey and associated canals. The present course of the River Liffey was finalised between 1837 and 1847 under Thomas Sherrard's redesign, which straightened its channel near Benburb Street (de Courcy 1996).

Given the site's proximity to the River Liffey and its location within an area of known prehistoric, Viking, and post-medieval activity, there is moderate to high archaeological potential for the survival of subsurface deposits related to riverine occupation, industrial activity, or former riverbank structures.

4.4. Cartographic analysis

Analysis of historic mapping can reveal human impact on a landscape over a prolonged period. Large collections of historical maps (pre- and early Ordnance Survey maps as well as estate or private maps) are held at the Glucksman Map Library, Trinity College and other sources (UCD Library, Ordnance Survey Ireland, local libraries and published material). Relevant historical maps were consulted in the compilation of this assessment. See Table 1 below.

Table 1 Historical Maps Analysed (See Figures 3-12 in paragraph 3.6 above)

Map	Date	Description
John Speed's map of Dublin Figure 3	1610	John Speed's map of 1610 is the earliest surviving map of the city. It unfortunately stops just to the west of James's Gate and does not show Steeven's Lane. At the end of Thomas Street two castellated towers are shown flanking a gateway. Thomas Street is shown as being developed having terraced houses with red pitched roofs fronting onto the street, and the surrounding landscape appears to be green fields. Several watercourses are depicted running from St. Thomas' Abbey in the vicinity of St. Catherine's church, as well as to the west of James' Gate. Figure 4.
Bernard De Gomme's map Figure 4	1673	The earliest map that features St James Street is Bernard De Gomme's map of 1673. It shows James Street on the outskirts of the city with open fields fronting onto the road on both its northern and southern sides extending two fields deep from the road. The land to the north and south of these fields appears undeveloped. A water course runs east-west north of the proposed site and is referred to as Bloody Bridge. St James Church is the last building at the western end of James Street. The proposed site is undeveloped. Figure 5
Thomas Philips map Figure 5	1685	Phillip's map concentrates more on contemporary military aspects of the city and harbour and does not show much detail along Thomas and James' Streets. Several features of interest can be seen such as settlement formation along both streets, with terraced houses lining both sides of Thomas Street to the junction with Watling Street at James' Gate (not depicted). After this, the houses are more spaced out and set back from the road with less settlement depicted south of James' Street. While this may be due to the lack of detail given on the map, it may also indicate the more sporadic nature of settlement along this stretch of the street. There is a river to the west of the site. St James Church is not depicted, and the site location is depicted as a green field. Figure 6.
Charles Brooking's map Figure 6	1728	Brooking's map shows the expansion of Dublin city. James Gate is visible southeast of Watling Street and shown as ruinous. James Street is built up by this stage, and St James Church and graveyard are depicted. A terrace of houses runs along James Street. The city basin and poor house

		are visible on the southern side of James Street. A watercourse is depicted within the northern part of the Diageo campus and a laneway oriented east west runs parallel to the River Liffey with two buildings at the end of it. Apart from the watercourse and laneway the area appears to be mostly green fields extending to the River Liffey. The site has now been developed with buildings extending to the end of James Street and on the southern end of Steeven's Lane. Figure 7
John Rocque's plan of the city of Dublin Figure 7	1756	During the 18th century, the area north of James' Street remained largely undeveloped, with back plots clearly outlined. Rocque's map shows a continuous row of mostly 'Dutch Billy' red-brick houses along Thomas and James Streets, featuring long rear gardens, sheds, or warehouses. The road narrows at James Gate where a watch house is depicted. Large gardens, and green spaces are depicted along James Street along with St James Church (now Pearse Lyons distillery) and a soldier's infirmary. A terrace of houses fronts Steeven's Lane on the southern part of the site the site is, with a garden and substantial building to the rear (east), the building appears to be accessed by a lane from James Street (see Figure 8).
Ordnance Survey Figure 8	1821-1841	Since Rocque's map, the area has seen significant development with ongoing construction along James' Street. The present Diageo Campus includes industrial features like a brewery, flour mill, mill pond, sluice gate, and a watercourse. A terrace of houses lines James Street, with lanes giving access to their rear extensions. James Park lies north of the site, shaping the landscape. The northern part of what is now the Diageo Campus site still has field systems and roads near the River Liffey and gravel pits, and vitriol works accessed by Cooks Lane is shown. There is a guard's house at the start of an east west road where Lord Gallaway's walk was shown in Rocque's map previously. The two buildings are still shown on the southern part of the site, but they appear to be smaller in size, and the garden is not shown. Figure 9.
Ordnance Survey Figure 9	1887-1913	By the time of the 1847 Ordnance Survey Guinness expanded across the street to the northlands or 'lower' site that ran down to the River Liffey in 1873 after lands to the north of James's Street were purchased, providing river access for the first time. The site location is shown as a tobacco and snuff factory. There is a large shed to the north of the site, part of it may be within the subject site. Figure 10
Historic land registry map Figure 10	Unknown	The site shown three buildings (B, C and D) it and a carpark area along with some smaller buildings or sheds. The area where the yard is today had a large building (building B) on it. Figure 11.

Overview:

Analysis of historic mapping indicates that the area remained largely undeveloped until the 17th century, after which gradual urban expansion occurred.

By the 18th century, development along James's Street was well established, although rear plots and open land persisted. The site itself appears to have been occupied by buildings from at least the 18th century, as shown on Brooking's and Rocque's maps. By the 19th century, the area had become densely developed, largely in association with industrial expansion. It can therefore be inferred that structural remains associated with earlier phases of development may survive below ground.

5. Record Archaeological Sites and Monuments

The Record of Monuments and Places (RMP) is the most widely applied provision of the National Monuments Acts. It includes a list of recorded monuments and places, along with maps showing their locations in each county. Monuments listed on the RMP may comprise either individual sites or a complex of sites, sometimes making up an archaeological landscape.

A large part of Dublin city centre has been designated as DU018-020. This includes the medieval core of the city. This designation covers the area to the north-east, the east and the south of the proposed development. Lands south of the River Liffey extending to Kilmainham and Island bridge also fall under this designation.

A look at the general area i.e. (within 500m of Diageo northlands site) showed a total of 24 recorded monuments including St. James' church and graveyard DU018-020346 (the graveyard is a national Monument), mill DU018-020373, bridge site DU018-02033, windmill DU018-020323, chapel DU018-020494, well DU018-020655, riverine revetment DU018-020620, building DU018-020133, watercourse DU018-020672, field system DU018-140, and other medieval and post medieval recorded monuments.

The site is also within the RMP zone of (DU018-440) 18th c house, and the ESB trench is within the zone of a RMP (DU018-474) James Church & National Monument (St James Graveyard DU018-020346). Figure 2.

6. The Topographical files of the National Museum of Ireland

The topographical files in the National Museum of Ireland were consulted. Twenty-one (21 no.) finds were recorded in the general area (i.e. within a 500m radius of the northlands Diageo campus). The National Museum of Ireland finds database (2010) is also published on heritagemaps.ie and the finds listed below in Table 2 were obtained from both sources.

The archaeological artefacts listed in the Topographical files include medieval pottery sherds found at the entrance to St. James's Street, Watling Street and within the brewery site. A group of architectural and other objects dating from the fifteenth to seventeenth century were found in the graveyard of nearby St. James's Church and were subsequently gifted to the National Museum. Other finds listed include a clay pipe from James's Street and animal remains at Oliver Bond Street.

The list of finds in Table 2 below suggests a certain degree of activity in the area dating to the medieval and post medieval periods.

Table 2 National Museum of Ireland finds located within 500m of the Northlands Diageo campus

Museum Reg	Find	Location	Approximate distance from site
2012:190-192	3 Pottery sherds	Guinness Brewery	0m
1953:17a-b	2 pottery sherds	James's Street	20m south
1976:534-542	8 Pottery sherds	Watling Street	200m west
1988:28	Slab - headstone	St. James' Churchyard	200m southwest
1988:29	Slab - headstone	St. James' Churchyard	200m southwest
1988:30	Window mullion fragment	St. James' Churchyard	200m southwest
1988:31	Pottery	St. James' Churchyard	200m southwest
1988:32	Stone Font	St. James' Churchyard	200m southwest
1945:19	Clay pipe	James' Street	400m south
2010:357	Animal remains	Oliver Bond Street	500m west

7. Previous excavation

The two main sources for recorded archaeological excavations in Ireland were consulted for previous investigations within the surrounding area. These are published summaries in the online version of the Excavations Bulletin (www.excavations.ie, a database of over 15,000 summary accounts of all the archaeological excavations carried out in Ireland and Northern Ireland since 1970), and reports held by the Archive Unit of the National Monuments Service.

A total of 48 archaeological excavations were examined within 500m of the Diageo northlands campus of which 28 contained prehistoric, medieval and post medieval archaeology.

Features found within the Diageo Brewery lands include a prehistoric fish-trap, platform and revetments, medieval deposits, medieval garden soils, and an eighteenth-century millrace. (M. Mc Quaid, 2013).

More recent excavations carried out by ACAS (A. Collins) at the Diageo Keg line FLT site and Diageo's James' Street Post Office site have revealed medieval garden deposits, a medieval ditch, the remains of eighteenth-century buildings, cobbled yards and plot boundaries (Table 4).

Note: Disarticulated human remains were discovered during the archaeological test excavations conducted in 2020 (Collins, 20E0198) in advance of the construction of the FLT building. Medieval finds were also recorded during archaeological excavation. This is situated near the boundary wall of St James Graveyard, within the Diageo side.

Table 3 Previous archaeological excavations within c. 500m of the Diageo northlands Campus.

Excavation number	Location	Site type	Author
98E0147	15-17 Island Street, 33 Watling Street	19 th century tannery, 17 th century deposits	C. Walsh
03E0422	25-26 Usher's Street	19 th century watermill	M. McQuade
18E0355	25-26 Usher's Island & Island House	17 th -19 th century deposits	A. Giacometti
02E0188	Bank of Ireland, James's Street	No archaeological significance	H. Kehoe
03E0840	29-31 Usher Island	17 th /18 th century deposits	C. Walsh
98E0358	Island Street/Bridgefoot Street	17 th /18 th century deposits	C. Walsh
02E0239	James's Street/Thomas Street	Post medieval deposits	S. Delaney
02E0819	Thomas Street	Medieval/ Post medieval material	T. Coughlan
98E0274	Marshal Lane	No archaeological significance	R. Meenan
95E0066	Thomas Street	Medieval habitation site	M. Gowen
13E0401	James's Street/Thomas Street Bus Quality Corridor	Medieval/ Post medieval / 19 th century	A. Giacometti
04E0743	Echlin Street	No archaeological significance	C. Walsh
93E0159	Echlin Street	No archaeological significance	J. Carroll
01E1034	36-39 James's Street	Post medieval industrial	T. Bolger (2002)
01E1034	36-39 James's Street	Medieval field system & 18 th century tannery	A. Cryerhall
17E0573	118-120 James's Street	Urban, human remains	B. Fagan
16E0134	St. James's Churchyard, James's Street	Urban	C. Walsh
15E0580	St. James's Church and Graveyard	Medieval, Post Medieval	A. Collins
14E0129	123-124 James's Street	18 th century houses	A. Collins
E4603	St. James's Church	Human remains & 19 th century church foundations	A. Collins
99E0660	126-133 James's Church	18 th century foundations & 17 th century deposits	R. Tobin
03E0274	James's Street/ Bow Lane	No archaeological significance	R. Meenan

Excavation number	Location	Site type	Author
99E0144	141-143 James's Street	Medieval & post medieval activity, post medieval burials	R. Lynch
97E0125	144-150 James's Street	No archaeological significance	R. Meenan
17E0455	31-34 Bow Lane West	No archaeological significance	N. Gregory
08E0234	Kilmainham District Metered Area	No archaeological significance	D. Leahy
97E0375	161 James's Street	No archaeological significance	E. Sullivan
00E0647	The City Workhouse, St. James's Hospital	Medieval and post medieval activity	C. Walsh
01E0892	St. James's Hospital	No archaeological significance	F. Myles
00E0647	St. James's Hospital	Medieval deposits, post medieval foundations	L. Simpson
08E1021	St. James's Hospital	19 th century building, human remains	F. Walsh
96E0246	166-171 James's Street/ 6-24 Bow Lane	Post medieval deposits	D. Delaney
92E0049	Bow Lane	No archaeological significance	A. Halpin
03E0706	Royal Infirmary Hospital, Kilmainham	17 th century wall	L. Simpson & L. Murphy
98E0363	St. Patrick's Hospital/ Bow Lane/ Stephen's Lane	No archaeological significance	A. Hayden
92E0034	St. Patrick's Hospital	No archaeological significance	A. Hayden
02E0220	Heuston Station	No archaeological significance	Fintan Walsh / David Bayley
02E0067	Military Road/ St. John's Road, Kilmainham	Bronze Age cremation cemetery	C. Walsh

Table 4 Previous archaeological excavations within the Diageo campus

Excavation number	Location	Site type	Author
11E0075	St. James's Gate, Guinness Brewery	No archaeological significance	E. Halpin & E. O'Connor
08E0915	Guinness Brewery & Victoria Quay	19 th century walls	W. Fraser, M. Gowen & P. Kerins
11E0101	Guinness Brewery, North	Prehistoric fish trap and platform, Medieval, 18 th century millrace, 19 th century occupation	M. McQuade
12E0101 ext	Guinness Brewery, James's Street	Urban	E. Halpin
18E0199	Diageo Powerhouse / Roe's Distillery	Post medieval / 17 th -18 th century basements	A. Collins
20E0198	Diageo FLT building and canopy	Medieval garden soil deposits and a linear feature	A. Collins
18E0704	Diageo Digital Exchange, Rainsford Street	18 th -20 th century cellars	A. Collins
22E0189	Diageo Cipher 3, St. James's Gate Brewery	No archaeological significance	A. Collins
19E0694	Diageo Cipher, St. James's Gate Brewery	No archaeological significance	A. Collins
22E0071	Diageo Post Office 109 James's Street	17 th -19 th century walls / basements / yards and a small section of a medieval ditch.	A. Collins

8 Proposed Works and Impacts

Zone 1:

Substation

The proposed development will consist of the construction of a new 110 kV/MV electrical substation building and compound, including the following elements:

The building will be two storeys in height, covering an area of approximately 559 sq m and reaching a finished height of c. 14.1m. The proposed substation will measure approximately **39m** in length and **13m** in width. Ground excavation will be required to facilitate the construction of the foundations, including retaining walls on multiple sides. The finished floor level of the new structure will be approximately 1.1m below the existing ground level. Excavation depths of up to **1.8m** below ground level may be required. It is estimated that approximately 30-40 piles will be required (pile layout tbc). Refer to planning drawings pack.

Transformer bund building

The proposed transformer bund will measure approximately **20m x 11m** and up to **6m** in depth below the present ground level. There will be two transformers located within transformer bays (c. 5.6m in height), with surrounding fire walls (c. 6.1m high) and associated electrical equipment. Refer to planning drawings pack.

Services

Underground services and associated infrastructure, including foul water and sewer connections, will require excavation to tie into existing networks. Excavation depths of up to 1.5m will be required. Service plans to be finalised after planning.

Temporary Works

Excavation support systems and retaining structures may be required to ensure ground stability during construction. These may necessitate additional ground reduction.

A ramp will be constructed to facilitate safe and efficient access to the site from the existing ground level. This will be constructed above ground and will not require ground reduction.

The existing slab will be utilised for crane pads; therefore, no ground reduction will be required in this area. Refer to planning drawings pack.

Zone 2: (ESB Underground Cable Trench)

A number of ESB cable trenches of individual width varying between 4m to 12.9m wide and a depth of 1.5m, stretching for approximately 300 m. This trench will extend from new substation the towards a new ESB Diageo substation that will be subject to a separate SID planning application.

Zone 3:

The trench will extend to the Diageo medical centre.

Zone 4:

The trench will run along James Street and connect to new grid points on Echlin Street.

Zone 5:

The trench will run along James Street and connect to new grid points Bow Lane.

Note: In Zones 2-5, continuous ground excavation is necessary along the underground cable route. These excavations must reach a minimum depth of 1.5 meters and span widths ranging from 3 to 13 meters. Refer to planning drawings pack.

9 Recommendations

Overview: The site is located within an area of significant archaeological potential, specifically within the Recorded Monuments and Places (RMP) zone (DU018-020).

Cartographic evidence, including the Rocque map, indicates that buildings have occupied the proposed substation location since at least the 18th century. There is a strong possibility that associated structural remains survive below ground.

The proposed ESB underground cable trench will run along the perimeter of St James's Graveyard, a designated National Monument (DU018-020346). Archaeological investigations undertaken in 2020 (Collins, Licence 20E0198) in advance of the FLT building on the Diageo North Campus, adjacent to the graveyard wall, resulted in the recovery of human remains and a high quantity of medieval finds. Numerous archaeological excavations have been carried out across the Diageo North Campus (see Table 4), identifying activity ranging from prehistoric to modern periods confirming the areas high archaeological value.

Zone 1: Substation and Transformer Bund Site

Significant ground reduction will be required for the substation and transformer bund, in addition to digging service trenches and general ground clearance works. It is recommended that archaeological testing, under licence, be undertaken across the site to include the footprints of all proposed buildings. The processing of an archaeological testing licence typically requires 4–6 weeks.

The results of the archaeological testing will be compiled into a report and submitted to the relevant authorities. This will inform any further mitigation measures that may be required, which could include archaeological monitoring or archaeological excavation.

Zones 2-5: ESB Cable trench

Construction of ESB cable trenches within the Diageo North Campus and along James Street will involve significant ground reduction.

Due to health and safety constraints, significant vehicle movement across the site, and strict fire regulations, advance archaeological testing may not be feasible within the Diageo north campus or along James Street.

It is anticipated that ESB cable trench excavation will be undertaken in sections, with working areas fully segregated from the operational campus.

All groundworks associated with this development including the Diageo North Campus, Diageo medical centre, James St, Echlin Street, and Bow Lane should be continuously archaeologically monitored.

If archaeological material or features are identified, the archaeologist should notify the client and the City Archaeologist without delay. Further excavation and recording may be required, potentially necessitating additional archaeologists on-site.

Note: From an archaeological perspective, ground works/disturbance associated with the proposed development includes, but is not limited to:

- All excavation works related to site investigations (e.g. engineering and contamination testing), site preparation, enabling works, utilities installation, drainage, ESB cable trenching, demolition, slab removal, construction, and site clearance
- Resurfacing works
- Piling

If previously unrecorded archaeological remains are present within the development area, the impact of the proposed works would be significant, negative, and permanent, as such remains would be removed through excavation, resulting in a substantial loss of archaeological heritage.

Please note that the recommendations given here are subject to the approval of Dublin City Archaeologist and the National Monuments Section of the Department of Housing Culture, Heritage and Gaeltacht.

References and Consultations

A Foley *Historical background for St James Church & graveyard excavations* (unpublished) A. Collins

Clarke, H.C. 2001. Dublin to 1610. *Irish Historic Towns Atlas*.

Duddy, C. 2003. 'The role of St Thomas's abbey in the early development of Dublin's western suburb' in S. Duffy, ed. *Medieval Dublin IV*.

Duddy, C. 2001 *The western suburb of medieval Dublin: its first century*. *Irish Geography*, Volume 34(2), 2001, 157-175.

Giacometti, A – *The archaeology Medieval James Street, Manuscript submitted for Medieval Dublin Volume XVII*, 13th July 2017

Gilbert, J.T. (1889) *Register of St. Thomas, Dublin*. London.

Gilbert, John (1854). *A History of the City of Dublin*. Oxford: Oxford University.

Gilbert J.T. and Gilbert, R.M. 1889-1944 *Calendar of ancient records of Dublin in the possession of the municipal corporation*. Dublin.

Howley Hayes Architects Heritage Appraisal 2023

Melanie Mc Quiaide & Halpin, *Final Report Diageo, St James Gate*, Dublin 8 8912E0101 2016

Lennon, C. 2009. Dublin 1610 to 1756. *Historic Towns Atlas*.

Ryan C 2001 Lewis, S., *A topographical dictionary of parishes and villages of Dublin city and county Ireland*.

Sites and Monuments Record. National Monuments Division: The National Monuments Section of the Department of Environment, Heritage and Local Government.

Topographical Files. National Museum of Ireland, Kildare St, D2

Internet Sources:

www.archaeology.ie

www.excavations.ie

www.heritagemaps.ie

www.askaboutireland.ie