

12. CULTURAL HERITAGE

12.1 Introduction

This chapter assess the importance and sensitivity of the known, as well as the potential archaeological, architectural and cultural heritage environment for the Proposed Hodson Bay Waterfront Park and Marina Redevelopment in County Roscommon. It assesses the potential effect of the Proposed Development on the known and potential archaeological, architectural and cultural heritage sites. This study was undertaken for MKO by Rubicon Archaeology Limited.

12.1.1 Proposed Development

The Proposed Development site measures approximately 9 hectares (ha) and currently comprises the existing Waterways Ireland-operated marina facility, the Baysports water sports facility, areas of land currently owned by Roscommon County Council, Athlone Golf Club, the Hodson Bay Hotel, Inland Properties Ltd and other parties as outlined in the Planning Statement, car parking, landscaped public realm areas and an Uisce Éireann pumping station. The site forms part of an established recreational and tourism hub on the shores of Lough Ree. The area is renowned as a leisure destination, and the Hodson Bay Hotel and Athlone Golf Club are adjacent to the subject site.

The Proposed Development includes rebuilding the Water Sports Pavilion, redeveloping and extending the existing marina to approximately 59 berths, adding new public realm features like a playground, promenade and event spaces, upgrading the L2020 Local Road for cycling and walking with traffic calming and relocated parking, and delivering associated site infrastructure such as landscaping, drainage, utilities and boundary safety upgrades. A full description of the Proposed Development is outlined in Section 4.3 of this EIAR. An overview of the Proposed Development site layout is provided in Planning Drawings HB-RKD-ZZ-ZZ-DR-A-1020 to HB-RKD-ZZ-ZZ-DR-A-1023.

12.1.2 Statement of Authority

This section of the EIAR has been prepared by Ciarraí O'Sullivan of Rubicon Archaeology Limited. Ciarraí O'Sullivan graduated from University College Cork in 2018 with an MPhil in Archaeology and has been working in the field of archaeology since 2017. Ciarraí O'Sullivan has undertaken numerous projects for both the private and public sectors including excavations, site assessments (EIAR) and surveys. Ciarraí O'Sullivan is a consultant archaeologist at Rubicon Archaeology Limited, which has been in operation for 20 years.

This section of the EIAR was project managed by Julian Anoussis of Rubicon Archaeology Limited. Julian Anoussis holds an MA in Heritage Management from the University of Kent and an MBA from Athens University of Economics and Business and has over eight years of experience in archaeological consultancy and heritage project management. As Consultancy Project Manager at Rubicon Archaeology Limited, he oversees project management for the consultancy department, coordinating field operations, client liaison and reporting across a diverse portfolio of archaeological and cultural heritage projects.

12.1.3 Relevant legislation

The following legislation has been used to inform this chapter of the EIAR:

- 》 *Planning and Development Act 2000 (as Amended)*
- 》 *Planning and Development 2024*
- 》 *National Monuments Acts 1930–2014 (as Amended)*
- 》 *Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023*
- 》 *Planning and Development (Amendment) Act 2024 (as Commenced)*

12.1.4 Relevant Guidance

The scope and methodology for the baseline assessment have been devised in consideration of the following guidelines:

- › *Guidelines for Cultural Heritage Impact Assessment of TII National Road and Greenway Projects* (Transport Infrastructure Ireland, 2025)
- › *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (Environmental Protection Agency, 2022)
- › *Heritage Ireland 2030: A Framework for Heritage* Department of Housing, Local Government and Heritage (DoHLGH) (2022)
- › *Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment* Chartered Institute for Archaeologists (CIfA 2020).
- › *Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment* (Department of Housing, Planning and Local Government (DoHPLG) (2018)
- › *Architectural Heritage Protection Guidelines for Planning Authorities* (Department of the Environment, Heritage and Local Government (DoEHLG) (2011)
- › *Advice Notes on Current Practice (in the Preparation of Environmental Impact Statements)* (EPA 2003; Draft 2015)
- › *Architectural Heritage Guidelines* (DoEHLG) (2004)
- › *Frameworks and Principles for the Protection of the Archaeological Heritage* (Department of Arts, Heritage, Gaeltacht and the Islands (DoAHGI) (1999)

12.1.5 Limitations and Difficulties Encountered

There were no limitations and difficulties encountered during the compilation of this report.

12.2 Objectives and Methodology

This study assesses the baseline cultural heritage environment, evaluate potential effects that the proposed works will have on this environment, and provide mitigation measures in accordance with the policies of the National Monuments Service, the Department of Housing, Local Government and Heritage (DoHLGH) and Roscommon County Council, the *National Monuments Act 1930-2014 (as Amended)*, the *Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023*, as currently enacted, and best practice guidelines, to avoid, reduce or offset these effects.

Cultural heritage (CH) includes artefacts, monuments, groups of buildings, sites, and museums that have a diversity of values including symbolic, historic, artistic, aesthetic, ethnological or anthropological, scientific and social significance. It includes tangible heritage (movable, immobile and underwater), intangible cultural heritage (ICH) embedded into cultural, and natural heritage artefacts, sites or monuments. The definition excludes ICH related to other cultural domains such as festivals, celebration etc. It includes industrial heritage and cave paintings.

In order to provide a comprehensive assessment, an extensive desktop study in addition to a field inspection of the Proposed Development area was undertaken.

12.2.1 Study Area

The study areas for this assessment have been defined in respect of two factors:

- › The ability of sites/information sources to provide information pertaining to the archaeological potential of the Proposed Development site, and
- › The potential physical effects, as well as effects on setting, that the proposed works may have on sites of cultural heritage significance.

Table 12-1: Dimensions of the study area.

Subject	Study Area
National Monuments and Recorded archaeological monuments (RMP, RHMs)	Within 1 km of the Proposed Development site.
Protected Structures and/or their curtilage	Within 1 km of the Proposed Development site.
Architectural Conservation Areas (ACAS)	Within 1 km of the Proposed Development site.
Structures recorded in the NIAH	Within 1 km of the Proposed Development site.
Undesignated cultural heritage sites	Within the Proposed Development footprint
Areas of archaeological potential;	Within the Proposed Development footprint
Previous Excavations and National Museum Topographical Files	Within 1 km of the Proposed Development site.

12.2.2 Desktop Study Methodology

The present assessment of the cultural heritage of the Proposed Development site is based on a desktop study of a number of documentary and cartographic sources. The desktop study was further augmented by an examination of aerial photography as well as a field survey. The main sources consulted in completing the desktop study are listed here:

- › UNESCO World Heritage Sites Ireland (<https://whc.unesco.org/en/statesparties/ie/>)
- › List of National Monuments in State Care: Ownership and Guardianship, maintained by NMS
- › List of Preservation Orders and the Register of Historic Monuments, maintained by NMS
- › Record of Monuments and Places (RMP) available at www.archaeology.ie
- › Files of the Sites and Monuments Record (SMR) available at www.archaeology.ie and scanned copies supplied by the National Monuments Service.
- › Irish Antiquities Division, National Museum of Ireland Topographical Files, available at www.heritagemaps.ie
- › National Museum of Ireland topographic files, available at www.heritagemaps.ie
- › National Inventory of Architectural Heritage (NIAH) Building Survey available at www.buildingsofireland.ie
- › County and Town Development Plans
- › Ordnance Survey first and subsequent editions, available at www.osi.ie
- › National Folklore Collection, available at www.duchas.ie
- › First edition Ordnance Survey maps (Tailte Éireann)
- › Second edition Ordnance Survey maps (Tailte Éireann)
- › Third edition Ordnance Survey maps (Tailte Éireann)
- › Aerial photographs
- › Excavations Bulletin, available at www.excavations.ie
- › Townland names, available at www.loganim.ie

12.2.3 Field Inspection Methodology

A field inspection of the Proposed Development site was undertaken by Ciarraí O'Sullivan and Ivan Pawle of Rubicon Archaeology Limited on 17 June 2026 (Plates 12-1-12-24).

The primary purpose of a field inspection is to assess the site in order to identify any potential low-visibility cultural heritage receptors or other elements that are not currently recorded, and which may be impacted upon by the Proposed Development. It is also the purpose of the field inspection to survey any known receptors and to consider the relationship between them and the surrounding landscape, all of which need to be considered during the assessment process.

The methodology used during the field inspection involved recording the present land use as well as the existing topography for the entire area comprising the Proposed Development site. A photographic record was taken using a work issued phone. Pre-forma walkover sheets were used to create written description of any known and/or potential receptors of cultural heritage significance examined as part of the inspection. The Irish Grid Reference App was used to record the location of previously unrecorded cultural heritage sites.

12.2.4 Impact Assessment Methodology

12.2.4.1 Methodology used for assessing importance of sites

The assessment of importance of the cultural heritage receptors is based on the TII Cultural Heritage Impact Assessment (CHIA) Guidelines (2025). This recommends basing the assessment of importance on the evidence derived from some or all of the following: desktop research, fieldwork, specialist surveys and assessments, and consultation. It is essential to note that assessment of importance is a subjective, iterative process based on information available at the time.

The assessment of importance takes into account the regulatory and policy framework, relevant legislation, treaties, and guidance. However, it is crucial to note that not all CH receptors are either known or protected by legislation. Professional judgement was used to determine the importance of the individual receptor on their own merit, not just in a mechanistic way (e.g. solely based on designation). Both the tangible and intangible aspects of CH receptors were also considered when assessing importance.

In line with the TII CHIA Guidelines (2025), a five-level rating system (Very High, High, Medium, Low, Negligible) has been used to describe the importance of CH receptors. Table 12-2 outlines the system recommended by the TII CHIA Guidelines (2025).

Table 12-2: Importance of Sites

Subject	Baseline Value
> Designated Built Heritage Receptors rated as being of international importance, including associated historic gardens and designed landscapes. > Designated features of international intangible heritage value. > Designated historic landscapes of international value. > National Monuments. > Other designated Cultural Heritage. > Receptors of international importance. > World Heritage Properties.	Very High
> Architectural Conservation Areas. > Built Heritage Receptors rated as being of national importance by the NIAH, including associated > historic gardens and designed landscapes. > Historic landscapes (designated or undesignated) of outstanding interest and of demonstrable national > value. These will be well-preserved historic landscapes exhibiting considerable coherence, time > depth, or other critical factors. > Other designated or undesignated Cultural Heritage Receptors of demonstrable national importance. > Places or features of national intangible heritage value. > Protected Structures. > Recorded Monuments (or sites and monuments scheduled for inclusion on the RMP) of high quality	High

Subject	Baseline Value
- and importance. - Sites and monuments subject to a Preservation Order or Temporary Preservation Order. - Undesignated receptors of high quality and importance. - World Heritage Tentative List properties.	
- Built Heritage Receptors rated as being of regional importance by the NIAH, including associated historic gardens and designed landscapes. - Historic landscapes of regional value (designated or undesignated). - Historic townscapes or built-up areas with demonstrable historic integrity in their buildings or built settings (e.g. including street furniture and other structures). - Other designated or undesignated receptors of regional Cultural Heritage importance. - Places or features of regional intangible heritage value. - Recorded Monuments (or sites and monuments scheduled for inclusion on the RMP).	Medium
- Built Heritage Receptors rated as being of local importance by the NIAH, including associated historic gardens and designed landscapes. - Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations. - Historic townscape or built-up areas of limited historic integrity in their buildings or built settings (e.g. including street furniture and other structures). - Other designated or undesignated Cultural Heritage Receptors of local importance. - Places or features of local intangible heritage value. - Receptors compromised by poor preservation of contextual associations with inherent, albeit limited, Cultural Heritage value. - Undesignated historic buildings of modest quality in their fabric or historical association.	Low
Receptors/landscapes with very little surviving Cultural Heritage interest.	Negligible

12.2.4.2 Type of Effects

The following table lists the type of effects that a Proposed Development may have on the cultural heritage resource (after Environmental Protection Agency 2022 and Transport Infrastructure Ireland 2025):

Table 12-3: Types of Effects

Type of Effects	Definition
Direct	Direct effects arise where an archaeological, architectural and/or cultural heritage feature or site is physically located within the footprint of the Proposed Development, or its associated physical effect zone, whereby the removal of part, or all of the feature or site is thus required.
Indirect	Indirect effects arise when an archaeological, architectural or cultural heritage feature is not located within the footprint of the Proposed Development, or its associated physical effect zone, and thus is not affected directly. Such an effect could include an effect on setting or effect on the Zone of Archaeological Potential of site whereby the actual site itself is not physically affected.
Positive	A change which enhances or improves the quality of the cultural heritage receptor.
Negative	A change which reduces the quality of the cultural heritage receptor.

Type of Effects	Definition
Neutral	A 'Neutral' effect will be neither 'Positive' nor 'Negative.
Do-nothing effects	The environment as it would be in the future should the subject project not be carried out.
Worst-case Effects	The effects arising from a project in the case where mitigation measures substantially fail.
Cumulative	The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects
Indeterminable	Whereby the full consequence that the Proposed Development may have on the cultural heritage resource is not known
Irreversible Effects	When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
Residual	The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
Synergistic Effects	Where the resultant effect is of greater significance than the sum of its constituents

12.2.4.3 Methodology used for assessing magnitude of effects

The following table lists the type of effects that a Proposed Development may have on the cultural heritage resource (after Environmental Protection Agency 2022 and Transport Infrastructure Ireland 2025):

Table 12-4: Criteria used for rating magnitude of effects

Effect Magnitude	Criteria
Very High	Major alteration to, or complete loss of, a cultural heritage receptor. Effects likely to be experienced at a very large scale; considered permanent and irreversible.
High	Notable or long-term change to a cultural heritage receptor.
Medium	Moderate or long-term change over a restricted area or a moderate change to a cultural heritage receptor.
Low	Minor, short- or medium-term change over a restricted area or a minor change to a cultural heritage receptor.
Negligible	Imperceptible change to a cultural heritage receptor.

12.2.4.4 Assessing the duration and frequency of effect

'Duration' is a concept that can have different meanings for different topics. The Environmental Protection Agency (2022) has issued the below guideline definitions when discussing duration in the context of environmental impact assessment (Table 12-5).

Table 12-5: Duration and frequency of effect

Term	Criteria
Momentary Effects	Effects lasting from seconds to minutes
Brief Effects	Effects lasting less than a day
Temporary Effects	Effects lasting less than a year
Short-term Effects	Effects lasting 1-7 years
Medium-term Effects	Effects lasting 7-15 years.
Long-term Effects	Effects lasting 15-60 years.
Permanent Effects	Effects lasting over 60 years.
Reversible Effects	Effects that can be undone, for example through remediation
Frequency of Effects	Describe how often the effect will occur (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually).

12.2.4.5 Methodology Used for Assessing Significance of Effects

The significance level of a construction or operation effect on a feature is assessed by combining the magnitude of the effect and importance of the feature. Following EPA guidance, effects can range from

imperceptible to profound in terms of their significance depending on the importance of the receptor and the magnitude of impact (Environmental Protection Agency 2022, 50). The terms used to describe the significance of effect are outlined in Table 12-6 and taken from 2025 TII Guidelines and are based on the EPA guidance (2022).

Table 12-6: Criteria for assessing significance level of effects.

Effect Magnitude	Criteria
Profound	An effect which obliterates a cultural heritage receptor of high or very high importance.
Very Significant	An effect which, by its character, magnitude, duration or intensity considerably alters most of an important aspect of the cultural heritage receptor.
Significant	An effect which, by its character, magnitude, duration or intensity alters an important aspect of the cultural heritage receptor.
Moderate	An effect that alters the character of the cultural heritage receptor in a manner that is consistent with existing and emerging baseline trends.
Slight	An effect which causes noticeable changes in the character of the cultural heritage receptor without affecting its importance.
Not significant	An effect which causes noticeable changes in the character of the cultural heritage receptor but without significant consequences.
Imperceptible	An effect capable of measurement but without significant consequences.

The matrix in Table 12-6 is based on the EPA guidance. This figure shows how comparing the magnitude of impact with the significance of the receiving environment can determine the significance of effect (Environmental Protection Agency 2022, 53). However, Table 12-7 provides a guide to decision-making but is not a substitute for professional judgement and interpretation, particularly where the importance or impact magnitude levels are not clear or are borderline between categories. The permanence of the effects is also taken into account, with irreversible effects being more significant while temporary or reversible changes are likely to be less significant.

Table 12-7: Criteria for assessing significance of effects (after Environmental Protection Agency 2022).

Magnitude of Impact	Importance				
	Very High	High	Medium	Low	Negligible
Very High	Profound	Very significant	Very Significant	Moderate	Imperceptible
High	Very Significant	Significant	Significant	Moderate	Imperceptible
Medium	Significant	Moderate	Moderate	Slight	Imperceptible
Low	Moderate	Slight	Slight	Slight	Imperceptible
Negligible	Not-significant	Not-significant	Not-significant	Not-significant	Imperceptible

12.2.4.6 Assessing Effects on Setting

The definition of setting follows the guidance set by Historic England as they have developed a range of comprehensive guidance on this subject specific to heritage assets (Historic England 2008; 2017). Hence setting is not simply the visual envelope of the asset in question. Rather, it is those parts of the asset's surroundings that are relevant to the significance of the asset and the appreciation thereof, and in which a heritage asset is experienced.

In most instances setting will relate to the historical value of the asset, where an appreciable relationship between the asset and an element of its surroundings helps the visitor understand and appreciate the asset. This may be in terms of a physical relationship, such as between a castle and the natural rise that it occupies, or a more distant visual relationship, such as a designed vista or the view from, for example, one ringfort to another. The former is referred to as immediate setting and the latter as landscape setting. Many assets will only have an immediate setting. Some assets will have aesthetic value that relates to the surrounding landscape, such as in the case of a designed view incorporating a distant hill, or that relates to the contribution the asset makes to the local landscape, for example a church spire providing a focal point in a view down a valley.

Historic England has provided a list of factors to be considered when assessing effects upon setting. These are broad factors and have been taken into consideration when assessing magnitude of effect and sensitivity. They are summarised in Table 12-8.

Table 12-8: Factors to be considered when assessing effects upon setting (after Historic England 2017).

Factor	Discussion
Visual dominance	Where an historic feature (such as a hilltop monument or fortification, a church spire, or a plantation belonging to a designed landscape) is the most visually dominant feature in the surrounding landscape, adjacent construction of the proposed development may be inappropriate.
Scale	The extent of a proposed development and the number, density and disposition of its associated elements will also contribute to its visual effect.
Intervisibility	Certain archaeological or historic landscape features were intended to be seen from other historic sites. Construction of a proposed development should respect this intervisibility.
Vistas and sightlines	Designed landscapes invariably involve key vistas, prospects, panoramas and sightlines, or the use of topography to add drama. Location of a proposed development within key views, which may often extend beyond any designated area, should be avoided.
Movement, sound or light effects	The movement associated with a proposed development may be a significant issue in certain historic settings. Adequate distance should always be provided between important historic sites and proposed developments to avoid the site being overshadowed or affected by noise.
Unaltered settings	The setting of some historic sites may be little changed from the period when the site was first constructed, used or abandoned. Largely unaltered settings for certain types of sites, particularly more ancient sites, may be rare survivals and especially vulnerable to modern intrusions such as wind turbines. This may be a particular issue in certain upland areas.

The following are guides to the assessment of magnitude of effect on setting:

- › **Obstruction of, or distraction from key views.** Some assets have been sited or designed with specific views in mind, such as the view from a country house with designed vistas. The obstruction or cluttering of such views would reduce the extent to which the asset could be understood and appreciated by the visitor. Developments outside key views may distract from them and make them difficult to appreciate on account of their prominence and movement. In such instances the magnitude is likely to be greatest where views have a particular focus or a strong aesthetic character. Sympathetic development may improve key views by removing features that obstruct or distract from key views and hence preserve or enhance the importance of the asset.
- › **Changes in prominence.** Some assets are deliberately placed in prominent locations in order to be prominent in the surrounding landscape, for example prehistoric cairns are often placed to be silhouetted against the sky and churches in some areas are deliberately placed on ridges in order to be highly visible. Developments can reduce such prominence and therefore reduce the extent to which such sites can be appreciated or the contribution that they make to the local landscape. Similarly, sympathetic development can enhance the setting of such sites by, for example, removing modern forestry that would otherwise compromise the setting of a cairn that had been placed on a skyline.
- › **Changes in landscape character.** A particular land use regime may be essential to the appreciation of an asset's function, for instance the fields surrounding an Improvement period farmstead are inextricably linked to its appreciation. Changes in land use can leave the asset isolated and reduce its value. In some instances, assets will have aesthetic value or a sense of place that is tied to the surrounding landscape character. Conversely, sympathetic development may restore or preserve the relevant land use and hence preserve or enhance the relevant value of the asset.
- › **Duration of effect.** Effects that are long term or permanent are generally of greater magnitude than those that are short term.

Readily reversible effects are generally of lesser magnitude than those that cannot be reversed. Effects upon the defined setting will be of greater magnitude than those that affect unrelated elements of the

asset's surroundings or incidental views to or from an asset that are unrelated to the appreciation of its value. The magnitude of effects can be rated from Negligible to Major using a similar scale to that for physical effects.

12.3 Receiving Environment

12.3.1 Archaeological and historical context

The paragraphs below outline the archaeological and historical background for the Proposed Development site and the surrounding landscape.

12.3.1.1 Prehistoric period

There are no recorded prehistoric sites located within the study area. The large enclosure (CH004) could date to the prehistoric period although it could also date to the later periods (National Monuments Service 2023). However, prehistoric activity is suggested by finds from the River Shannon, which flows south from Lough Ree through Athlone. Neolithic activity is also indicated by the discovery of the 17 Neolithic axe-heads in the vicinity of Athlone town. Numerous Bronze Age finds have been found within and near the River Shannon including two bronze looped spearheads (National Museum of Ireland 1988:3; 1988:4), bronze shield (National Museum of Ireland 1987:173/174) and a bronze rapier blade (National Museum of Ireland 1988:5). Iron Age activity is also indicated by finds including a *La Tène* type iron sword (National Museum of Ireland 1984:240)¹.

12.3.1.2 Medieval period (AD400–1539)

The early medieval period (AD 400–c. 1169) was a time of rapid expansion of agriculture. Throughout this period Ireland was a predominantly rural society characterised by dispersed settlement, as in the rest of Europe, with a heavy focus on pastoral farming (O'Sullivan *et al.* 2013). Ringforts and enclosures are indicative of settlement at this time. Ringforts are undoubtedly the most widespread and characteristic archaeological field monument in the Irish countryside. While there are no known ringforts located within the study area, there are numerous examples located outside including three located c. 2.8 km north-northwest (RO048-055---/RO048-053---/RO048-054---). A ringfort is an earthen banked fortification which comes in a variety of forms; and can vary in size, often between 25 to 50 metres across, and anywhere from one to four enclosures encircling them, although the univallate (single enclosure) variety is the most common.² The raised external banks and ditches would have warded off predators and outsiders, protecting both the inhabitants of these ringforts and the cattle which were an important element of their livelihoods³. It is possible that the large enclosure (CH004) could be early medieval in date.

Other early medieval activity is indicated by an ecclesiastical site situated c. 3.7 km east of the Proposed Development site. It is situated on the shoreline of Hare Island on the eastern side of Lough Ree. This site, named *Inis Aingin*, is said to have been founded in the 6th century by St. Ciarán, before he proceeded to the monastic site of Clonmacnoise (OF005-027001-) in County Offaly. At *Inis Aingin*, St Ciarán was succeeded by Enna Mac Hui-Laigsi as abbot.⁴ The site comprises a Pre-Romanesque Church (WM022-028001-) within a large early medieval bivallate ecclesiastical enclosure (WM022-028--). A 9th century Early Christian cross-slab with inscription was found within the burial ground of the church at *Inis Aingin*.⁵

Located 5 km south-east of the Proposed Development site is the historic town of Athlone (WM029-042--), located on a strategic fording point across the River Shannon, just to the south of Lough Ree. The Irish translation of Athlone as *Ath Luain*, meaning 'the ford of Luain' highlights this function.⁶ In the early medieval period, this ford was an important crossing point between Midhe and Connacht. The 12th

¹ J. Anderson 2023 Archaeological Assessment of the Proposed Athlone Public Realm Scheme, County Westmeath. Unpublished client report.

² A. O'Sullivan, F. McCormick, T.R. Kerr, T.R. and L. Harney 2013 Early Medieval Ireland AD 400- 110: The Evidence from Archaeological Excavations. Royal Irish Academy, Dublin.

³ M. Stout, 1997 The Irish Ringfort. Four Courts Press. Dublin.

⁴ Rev. J. O' Hanlon 1875–1903 Lives of the Irish saints. Dublin.

⁵ G. Petrie, G. and M. Stokes, (ed.) 1872 Christian Inscriptions in the Irish Language. Vol. 1. Dublin. Royal Historical and Archaeological Association.

⁶ Anderson 2023 *Archaeological Assessment*, 8

century saw the development of Athlone under the Anglo-Normans, whose arrival marked the beginning of later medieval period. The Anglo-Normans were present in Connacht immediately after the invasion although this was in the form of sporadic raiding until the end of the 12th century. By AD 1194, the Anglo-Normans were active in Lough Ree, and by AD 1199, there is the first evidence for permanent settlement at Athlone, when the bawn of Athlone was burnt by Cathal Crobderg Ua Conchobhair, King of Connacht⁷ (Graham 1988, 22).

12.3.1.3 Post-medieval (AD1540–1699) and early modern period (AD 1700–1850)

In the early modern period, the First Edition 6-inch Ordnance Survey map, published in 1837, shows the Proposed Development site as part of the demesne landscape of Hodson Bay House. The house was the home of the Hodson family on the shore of Lough Ree. The Hodson's held land in the parishes of St Johns and Kiltoom, in the Barony of Athlone. Hodson Bay House is located within the townland of Barry More in the parish of Kiltoom. The Hodson's appear to have been resident at St John's, near Athlone, from at least the early 18th century. The family are reputed to have been descended from Bishop John Hodson of Elphin.⁸

The First Edition 6-inch Ordnance Survey map also has 'Hodsons Pillar' labelled on the small island (CH001) in Lough Ree, suggesting that it was constructed at this stage. The name also shows the connection between the pillar and Hodson Bay House. Also in 1837, S. Lewis included a reference to Hodson Bay House in his *Topographical Dictionary of Ireland*. According to Lewis, Hodson Bay House was the seat of L. Hudson Esq. in 1837. Lewis describes Hodson Bay House as: "*pleasantly situated on the shore of Lough Ree, in tastefully disposed grounds commanding a fine view of the lake and River Shannon*".⁹ By the time of the Griffith Valuation in 1855, the house was occupied by Leonard Hodson Jnr. and Samuel Hodson, who held the house from the Court of Chancery¹⁰. In the 1870s, an Edward Hodson of Hodson's Bay owned 35 acres in County Roscommon.¹¹

During the 19th century, the causeway (CH003) to Goose Island was constructed. This is not depicted on the First Edition 6-inch Ordnance Survey map but is shown on the Second Edition 25-inch Ordnance Survey map, published in 1891. During this period, the Midland Great Western Railway (CH011) was also constructed by 1891 within the study area. This included the construction of a level crossing (CH012) to facilitate access along the trackway (CH010) to Hodson Bay House from the main road.

The Hodsons lived in Hodson Bay until the mid to late 19th century. By 1890, the house was bought by William Hodson Gunning Esq., who was related by marriage to the Hodsons. In 1947, Patrick J. Lenihan bought the house and land at Hodson Bay with the intention of opening a family run hotel. In 1949, the hotel opened to the public with early guests including General Mulcahy, the Minister for Education¹² (Independent Westmeath 2022).

Within the wider landscape, evidence of human activity is reflected in Athlone town, located c. 4 km south-east. In the 16th century, Athlone came under Tudor control when the castle was captured in 1537. A new stone bridge was built, which revived Athlone's role as the focus of east-west traffic across the River Shannon. The town was a hive of activity with marketplaces developing, and a renewed focus on the eel

⁷ Graham, B.J. (1988) Medieval Settlement I County Roscommon. Proceedings of the Royal Irish Academy: Archaeology, Culture, History, Literature, Vol. 88C, 22.

⁸ University of Galway 2026a 'Hodson (Athlone)' Landed Estates: Ireland's landed estates and historic houses c.1700–1914 (<https://landedestates.ie/estate/1466>).

⁹ S. Lewis 1837 A Topographical Dictionary of Ireland -<http://www.libraryireland.com/topog/>, 215

¹⁰ Griffith, A 1855 General valuation of rateable property in Ireland; County of Roscommon: Valuation of the several tenements in the Union of Athlone situate in the county above named (<https://griffiths.askaboutireland.ie/gv4/z/zoomifyDynamicViewer.php?file=244082&path=../pix/244/&rs=3&showpage=1&mysession=3031138962420&width=&height=72>), 72.

University of Galway 2026b 'Hodson Bay' Landed Estates: Ireland's landed estates and historic houses c.1700–1914 - <https://landedestates.ie/property/1180>

Ó Nualláin, T. 1938 'Ballybay (B.), Co. Roscommon the School's

¹¹ University of Galway 2026a

¹² Independent Westmeath 2022 'Street Wise Athlone – Hodson Bay' Independent Westmeath - <https://www.westmeathindependent.ie/2022/10/13/street-wise-athlone-hodson-bay/>

fishery¹³. Milling took place within the town from the 16th century until the 19th century. This is indicated by three mills built on the stone bridge crossing the River Shannon, which were in use until the 1840s. During the 18th century, the town was industrialised with tan yards and a malthouse located near the castle.¹⁴ The 19th century saw improvements to land infrastructure making Athlone a key staging point on the inland car network.¹⁵ Similar improvements occurred on the River Shannon during the 19th century which ameliorated navigation along the river.¹⁶

12.3.2 Designated Archaeological Sites

12.3.2.1 National Monuments

National Monuments are broken into three categories: National Monuments in the ownership or guardianship of the state, National Monuments in the ownership or guardianship of a local authority, National Monuments subject to a Preservation Order (Section 12.2.1). Section 8 of the National Monuments (Amendment) Act 1954 provides for the publication of a list of monuments, the preservation, of which, are considered to be of national importance. Under the Section 14 of the National Monument Act 1930, prior written consent of the Minister is required for works at or in proximity to the National Monument.

There are no National Monuments incorporated by the study area (Section 12.2.1).

12.3.2.2 Sites with Preservation Order

The National Monuments Act 1930-2014 as amended provide for the making of Preservation Orders and Temporary Preservation Orders in respect of National Monuments. Under Section 8 of the *National Monument Act 1930 (as Amended)* the Minister for Housing, Local Government and Heritage, can place a Preservation Order on a monument if, in the Ministers' opinion, it is a National Monument in danger of being or is actually being destroyed, injured or removed or is falling into decay through neglect. The Preservation Order ensures that the monument shall be safeguarded from destruction, alteration, injury, or removal, by any person or persons without the written consent of the Minister.

There are no sites with Preservation Orders incorporated by the study area (Section 12.2.1).

12.3.2.3 Register of Historic Monuments

The Register of Historic Monuments (RHM) is a list of registered historic monuments maintained by the National Monuments Service. All monuments listed in the RHM are protected under the National Monuments Acts, and any activities that could damage a monument are regulated using, Section 12 Notification. Under this, any person proposing to carry out work at or in relation to a Recorded Monument is required to give notice in writing to the Minister two months before commencing that work. This Section 12 Notification allows the National Monuments Service time to consider the proposed work and how best to protect of the monument.

There are no Historic Monuments incorporated by the study area (Section 12.2.1).

12.3.2.4 Recorded Monuments (the SMR and the RMP)

A Sites and Monuments Record (SMR) was issued for all counties in the State between 1984 and 1992 and is continually updated and supplemented as additional monuments are discovered. The SMR is an inventory containing a numbered list of known or suspected monuments originally accompanied by 6-inch Ordnance Survey maps (at a reduced scale). The SMR formed the basis for issuing the Record of Monuments and Places (RMP) - the statutory list of recorded monuments established under Section 12 of the *National Monuments (Amendment) Act 1994*. Under this Act, each site recorded in the RMP is granted statutory protection. When the owner or occupier of a property, or any other person, proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a recorded

¹³ H. Murtagh 1994. *Irish Historic Towns Atlas: Athlone, No. 6*. Dublin: Royal Irish Academy, 2.

¹⁴ Anderson 2023 Archaeological Assessment, 10.

¹⁵ Murtagh 1994. *Irish Historic Towns Atlas: Athlone, No. 6*. Dublin: Royal Irish Academy, 3

¹⁶ Anderson 2023 Archaeological Assessment, 10.

archaeological monument, they are required to give notice in writing to the Minister for Housing, Local Government and Heritage two months before commencing that work.

In total, there are four recorded monuments (CH001-CH004) within the study area (Section 12.2.1; Table 12-9), shown in Figure 12-1. This includes Hodson's Pillar Island (CH001) which was previously listed as a possible crannog in the 1997 Record of Monument and Place¹⁷. It also includes Goose Island (CH002) which was also previously described in the SMR files as a possible crannog. In the review of the study area as part of the constraints study, both possible crannogs are redundant records and are included as such.¹⁸ In the current iteration of the Historic Environment Viewer, both sites have been removed from the SMR. However, they are included in this report for thoroughness.

The recorded monuments also include a large enclosure (CH004) which is located c. 900 m north. It also comprises the causeway (CH003) which leads to Goose Island. The causeway is located adjacent to the Proposed Development site.

Table 12-9: Recorded monuments within the study area.

CH ID	Monument No.	RMP	Short Description	Townland
CH001	RO049-006----	Yes	Redundant record (Previously possible crannog)	Barry More
CH002	RO049-005001-	No	Redundant record (Previously possible crannog)	Barry More
CH003	RO049-005002-	No	Causeway	Barry More
CH004	RO049-010----	Yes	Enclosure	Barry More

¹⁷ National Monuments and Historic Properties Service 1997 Record of Monuments and Places as Established under Section 12 of the National Monuments (Amendment) Act 1994.

¹⁸ C.O'Sullivan and Z. Hinkely 2025 An Archaeological, Architectural and Cultural Heritage Constraints Report for Hodson's Bay Waterfront Park Project, Co. Roscommon. Unpublished client report by Rubicon Archaeology Limited.



Figure 12-1: Recorded monuments within the Proposed Development study area.

12.3.2.5 Underwater Cultural Heritage

Section 3 of the *National Monuments (Amendment) Act 1987* is the primary piece of legislation for the protection of wrecks over 100 years old and underwater Archaeological Objects irrespective of age. Wrecks that are less than 100 years old, and the potential location of wrecks or Archaeological Objects, may also be protected under Section 3 of the *National Monuments (Amendment) Act 1987* by the placement of an 'underwater heritage order' and designation of a 'restricted area' if the wreck, area or object is considered to be of sufficient historical, archaeological or artistic importance to merit such protection. Diving on, survey of, or interference with, wrecks 100 or more years old or underwater Archaeological Objects requires a licence under Section 3 of the *National Monuments (Amendment) Act 1987*. The Wreck Inventory of Ireland Database (WIID) holds records of over 18,000 known and potential wreck sites in the marine and inland waterways of Ireland. The WIID includes all known wrecks dating to pre-1946 but some later wrecks are also included.

The review of the WIID identified no wrecks within the study area (Section 12.2.1).

12.3.2.6 Archaeological Objects

Section 2 of the *National Monuments Act 1930 (Amended)* defines an archaeological object as (in summary) any chattel in a manufactured or partly manufactured state or an unmanufactured state but with an archaeological or historical association. This includes ancient human, animal or plant remains. The database produced six results for the study area.

The Irish Antiquities Division of the National Museum of Ireland (NMI) contains three archival resources for archaeological objects. These are the Topographical Files, which contain a record of archaeological objects held by the NMI. These are arranged by alphabetically by county and subdivided by townland, or street in a city. The second is the Collections Database, the digital NMI collections database which is updated daily. The final resource is the Records Files, which are organised by county and describe archaeological objects that are not in the care of the NMI, for example, those in private ownership or in other museums.

In addition, the NMI Finds Database (2010) is accessible on <https://www.heritagemaps.ie/>. This database is a representation of the distribution of archaeological objects at a local and national level, based on the Irish Antiquities Division's Collections Database up until 2010.

A review of the NMI Finds Database was undertaken and no archaeological objects were identified within the study area (Section 12.2.1).

12.3.3 Designated Architectural Sites

In 1997 Ireland ratified the Granada Convention on architectural heritage. This provided the basis for a national commitment to the protection of the architectural heritage throughout the country. *The Local Government (Planning and Development) Act 2000*, Planning and Development (Amendment) Act 2024 (as commenced) and *The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999*, made the legislative changes necessary to provide for a strengthening of the protection of architectural heritage.

12.3.3.1 Record of Protected Structures

The *Roscommon County Development Plan (2022-2028)* was consulted for schedules of Protected Structures. These are buildings that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, and/or technical point of view. Protected Structures receive statutory protection from injury or demolition under Section 57 (1) of *The Local Government (Planning and Development) Act 2000*. Protected structure status does not exclude development or alteration but requires the developer to consult with the relevant planning authority to ensure that elements which make the structure significant are not lost during development.

If a structure is included in the RPS, the protection extends to:

- › The interior of the structure
- › The land in its curtilage. Curtilage means the land and outbuildings immediately surrounding a structure which is (or was) used for the purposes of the structure.
- › Any other structures on that land and their interiors.

- › All fixtures and features forming part of the interior and exterior of the protected structure or any structure on the grounds attached to it.

Inclusion of these structures in the RPS means that their importance is recognised, they are legally protected from harm and all future changes to the structure are controlled and managed through the development control process (for example, planning permission) or by issuing a declaration under Section 57 of the *Planning and Development Act 2000*.

There is a single Protected Structure, CH005, also listed in the NIAH register, within the study area (Section 12.2.1; Table 12-10). The presbytery is not located within the application boundary and is located c. 860 m west of the Proposed Development site (Figure 12-2).

Table 12-10: Protected Structures within the study area.

CH ID	RPS No.	Short Description	Townland
CH005	04900577	Presbytery/parochial/curate's house	Cornaseer

12.3.3.2 Architectural Conservation Areas

The *Roscommon County Development Plan (2022–2028)* was consulted for records relating to Architectural Conservation Areas (hereinafter 'ACAs'). The stated objective of ACAs is to conserve and enhance the special character of the area, including traditional building stock and material finishes, spaces, streetscapes, landscape and setting.

There are no ACAs within the study area (Section 12.2.1).

12.3.3.3 National Inventory of Architectural Heritage (NIAH)

The National Inventory of Architectural Heritage (hereinafter the 'NIAH') is a state initiative under the administration of the DoHLGH and was established on a statutory basis under the provisions of the *Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999*. Its purpose is to identify, record and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently, as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).

There is a single NIAH registration, CH005, located within the study area (Section 12.2.1; Table 12-11), which is also a Protected Structure. The presbytery is not located within the application boundary and is located c. 860 m west of the Proposed Development site (Figure 12-2).

Table 12-11: NIAH registrations within the study area.

CH ID	NIAH Reg.	Short Description	Townland
CH005	31949002	Presbytery/parochial/curate's house	Cornaseer



Figure 12-2: Protected Structures/NIAH registrations within the Proposed Development study area

12.3.4 Undesignated Cultural Heritage Sites

This section deals with sites that are considered to be of cultural heritage value, but which do not fall within the above categories as they are not registered. Such sites may include lime-kilns, dwellings/outhouses, trackways or townland boundaries etc. identifiable on the First/Second Edition 6/25-inch Ordnance Survey maps and/or noted during the field visit.

12.3.4.1 Sites identifiable on cartographic sources

The cartographic record for the study area was examined for the purposes of this report (Figure 12-3–Figure 12-5). The First Edition 6-inch Ordnance Survey Sheet (1838), Second Edition 25-inch Ordnance Survey (1891) and the Last Edition 6-inch Cassini Ordnance Survey (1915) were consulted to identify undesignated cultural heritage sites that may be impacted on by the Proposed Development.

The 6-inch Ordnance Survey map (Figure 12-3) shows Hodson Bay House to the west of the Proposed Development site. The land surrounding Hodson Bay House is shown to be part of the demesne landscape (CH015) of the house. An unfenced trackway (CH010) is depicted travelling north from the main road (now the N61) through the demesne landscape. The 6-inch Ordnance Survey map shows that the shore of Lough Ree as sandy beaches. The Townland Boundary (CH013) is shown c. 30 m from the shoreline of the lake. In addition, there is no causeway (CH003) shown connecting the mainland to Goose Island.

Comparison between the First Edition 6-Inch Ordnance Survey map and the Second Edition 25-Inch Ordnance Survey map (Figure 12-4) show that there were minor changes to the Proposed Development site. One of the changes is that the causeway (CH003) is shown connecting the mainland to Goose Island (CH002). This indicates that the causeway was built in the 62 years between the publication of the maps. The Townland Boundary (CH013) has also been moved to follow the shoreline of Lough Ree. This likely reflects landscaping work along the shoreline, possibly associated with Hodson Bay House.

Finally, Midland Great Western Railway (CH011) was constructed at the southern end of the Proposed Development site. The Second Edition 25-inch Ordnance Survey map shows a level crossing (CH012) where the unfenced trackway crosses the railway. The Second Edition 25-inch Ordnance Survey map also shows that a portion of the unfenced trackway (CH010) has been removed. The image depicted by the Last Edition 6-inch Cassini Ordnance Survey map (Figure 12-5) is largely the same as the previous maps. However, the trackway (CH010) is shown as one long trackway travelling from the beach to the main road.

In summary, six UCH sites were identified within the Proposed Development site (Table 12-12; Figure 12-8).

Table 12-12: Undesignated Cultural Heritage Sites within the Proposed Development site

CH ID	ID No.	Short Description	Townland
CH008	UCH01	Well	Barry More
CH009	UCH02	Vernacular Structure	Barry More
CH010	UCH03	Unfenced Trackway	Barry More
CH011	UCH04	Midland Great Western Railway	Barry More
CH012	UCH05	Level Crossing	Barry More
CH015	UCH06	Demesne landscape	Barry More

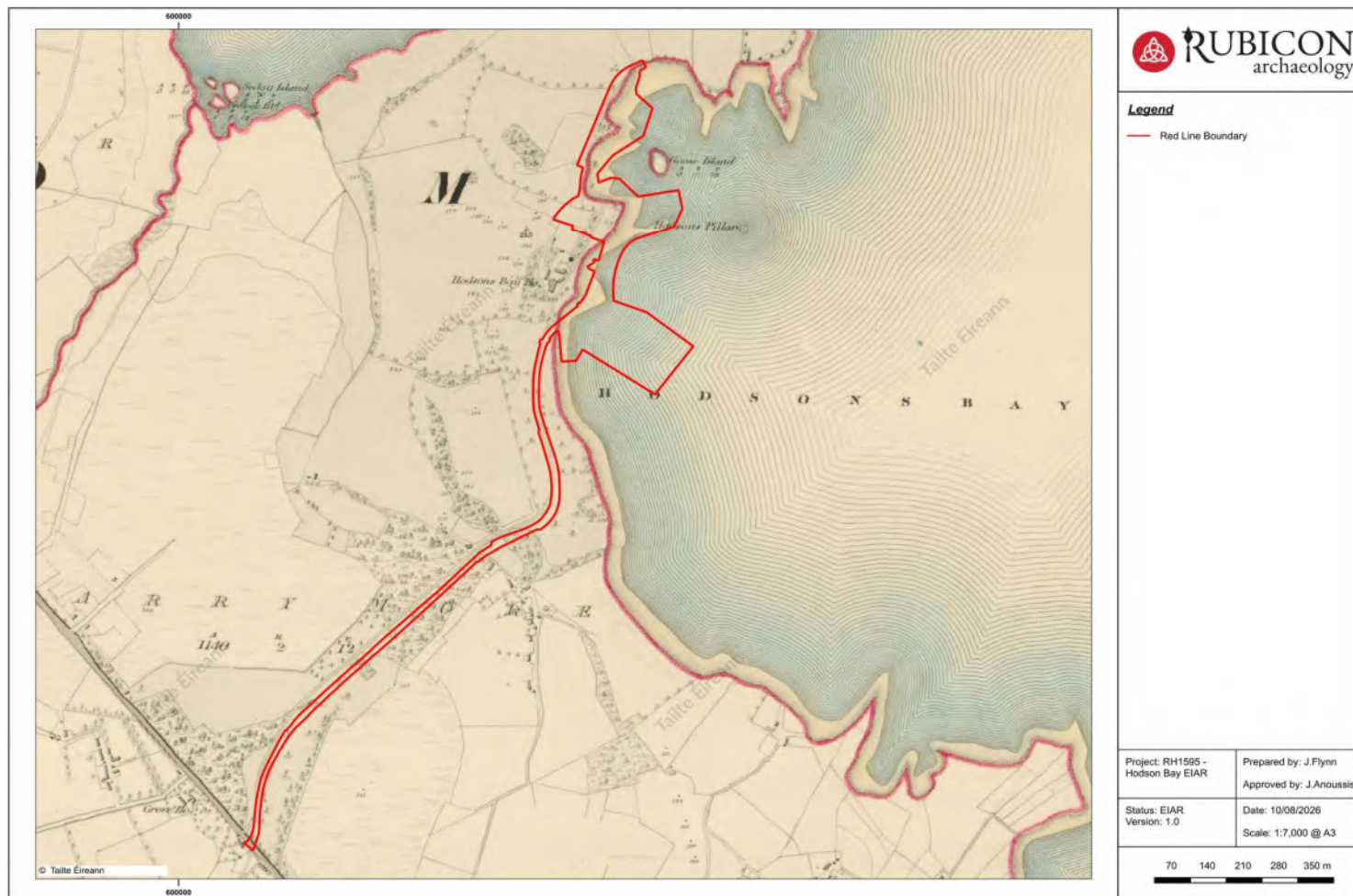


Figure 12-3: First Edition 6-inch Ordnance Survey map with the Proposed Development boundary.

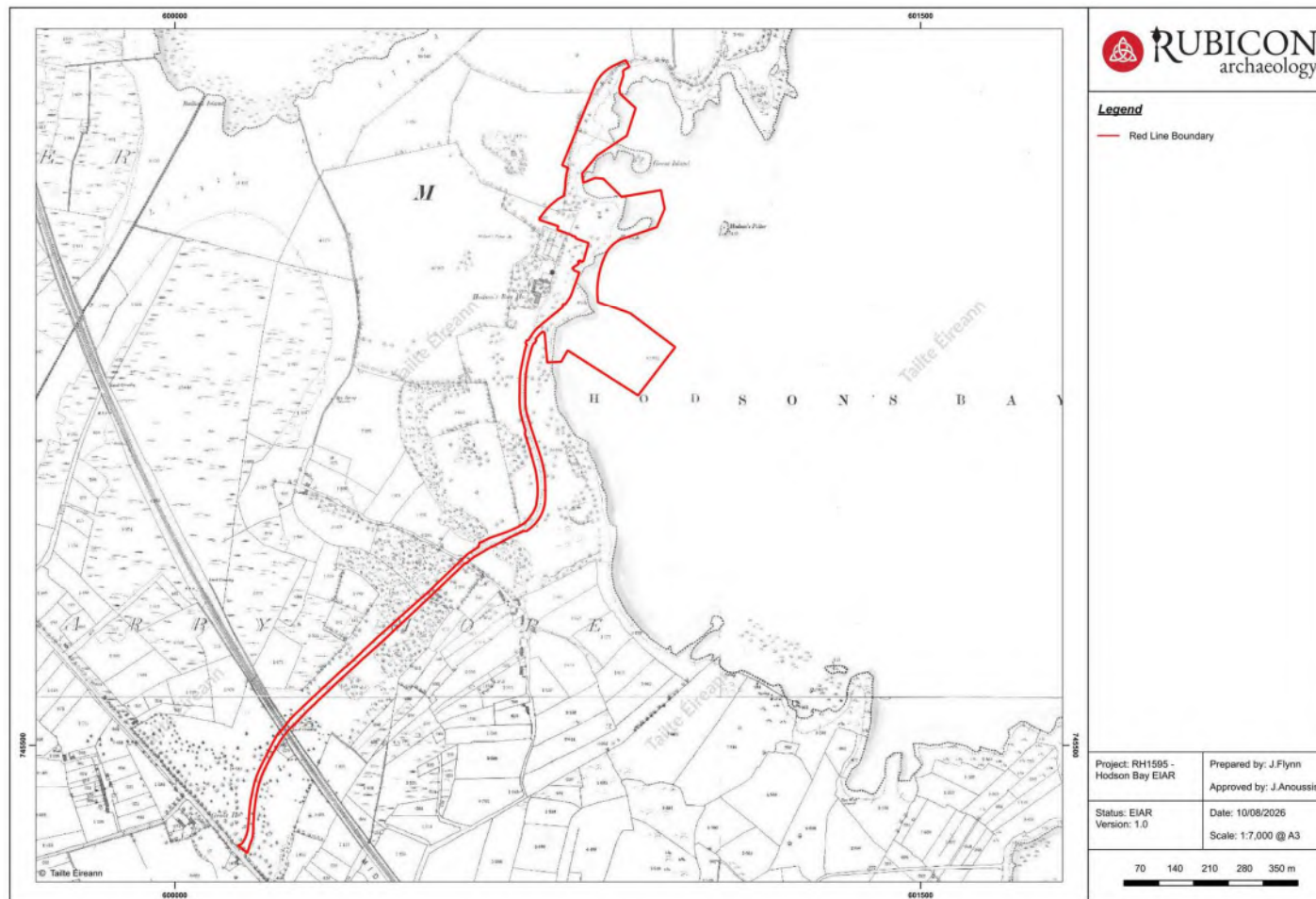


Figure 12-4: Second Edition 25-inch Ordnance Survey map with the Proposed Development boundary.

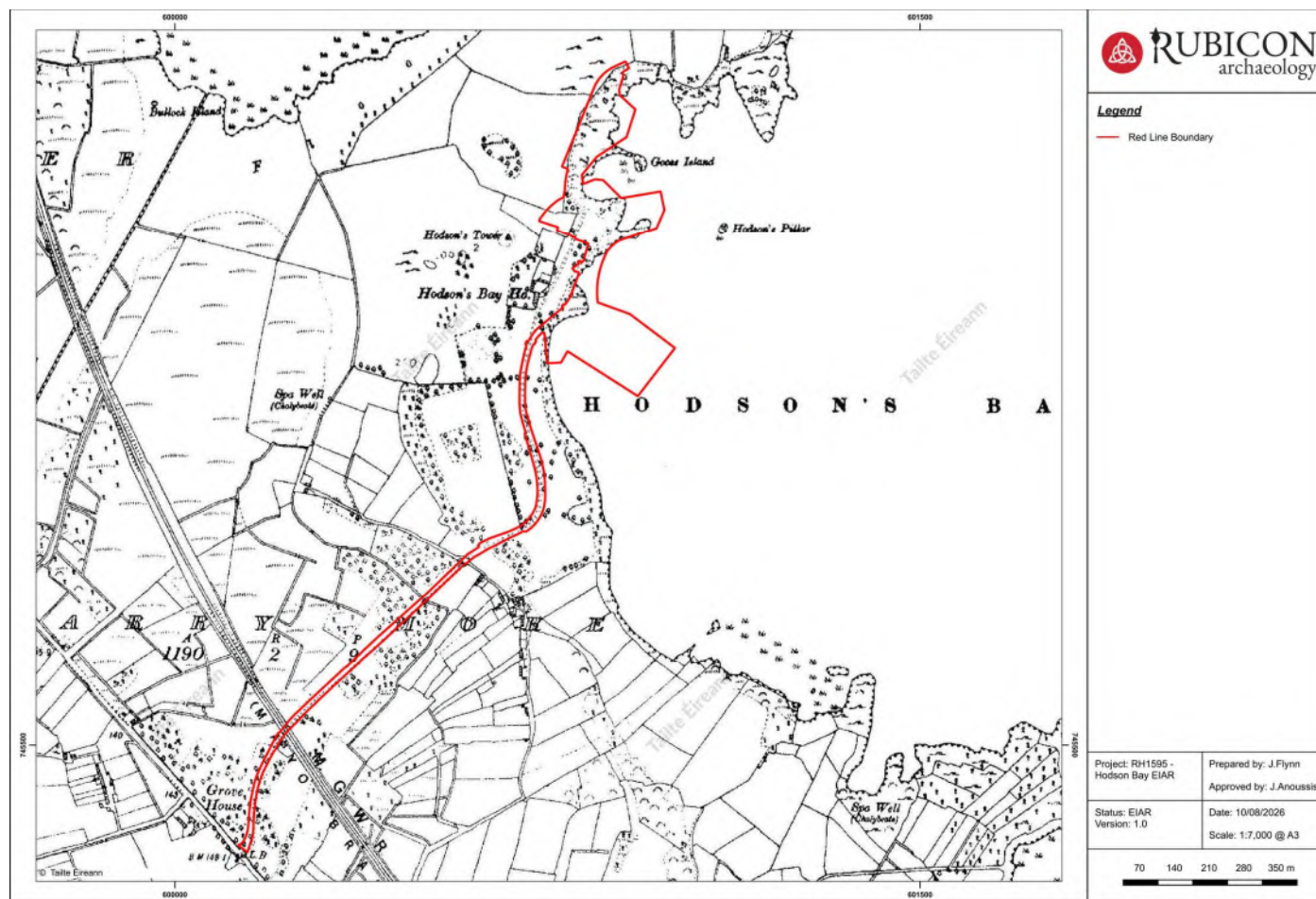


Figure 12-5: Last Edition 6-inch Ordnance Survey Cassini map with the Proposed Development boundary.

12.3.4.2 Sites identifiable on aerial photography and satellite imagery

Ortho-rectified aerial photography available from the Ordnance Survey of Ireland was inspected in order to identify possible features of cultural and heritage significance. Aerial photography from the 1995, 2000, and 2005 fly-overs was inspected, as well as the latest Tailte Éireann images, LiDAR imagery (where available), Google Earth and Bing Maps satellite imagery.

No additional undesignated cultural heritage sites were identified on other aerial photography and satellite imagery within the Proposed Development site.

12.3.4.3 Sites Identified during Field Inspection

The Proposed Development site was inspected by Ciarraí O'Sullivan and Ivan Pawle of Rubicon Archaeology Limited on 17 June 2026 (Plate 12-1 to Plate 12-24). The field inspection did not identify the upstanding remains of CH008-CH009 and CH015. It did identify the extant and in-use railway line (CH011), which was previously the Midland Great Western Railway. The level crossing (CH012), which is also modernised, is still in use. The L2020 which developed from the unfenced trackway (CH010) is still extant and in use.

A single additional feature of Archaeological, Architectural and Cultural Heritage significance identified (Table 12-13; Figure 12-7). This is a 19th/20th century lamp post (CH017) located along the western side of the L2020 (Plate 12-19). It was the only example of this lamp post identified during the site inspection. It is an interesting piece of surviving industrial heritage in County Roscommon. The Proposed Development will not impact on this lamp post.

Table 12-13 Additional undesignated cultural heritage sites identified during the field inspection.

CH ID	ID No.	Short Description	Townland
CH017	UCH07	Lamp post	Barry More



Plate 12-1: View of north end of Proposed Development site and CH016 (Excavation), facing south.



Plate 12-2: View towards CH004 (enclosure) and CH013 (Townland Boundary) from north end of the Proposed Development site, facing north-west.



Plate 12-3: View of CH003 (Causeway), Goose Island (CH002) and Lough Ree (CH014), which is an AAP, facing south.



Plate 12-4: View of Proposed Development site, CH014 and CH013, facing north-east.



Plate 12-5: View of Proposed Development Site and former location of CH010 (Unfenced trackway), facing south.



Plate 12-6: View of Proposed Development Site and former demesne landscape (CH015) of Hodson Bay House, facing north-west.



Plate 12-7: View of CH014 and Proposed Development site, facing east.



Plate 12-8: View of Proposed Development Site and former demesne landscape (CH01.5) of Hodson Bay House, facing south-east.



Plate 12-9: View of CH014 and Proposed Development site, facing south.



Plate 12-10: View of Hodson Bay Hotel, facing south-west.



Plate 12-11: View of CH014 and Proposed Development site, facing north.



Plate 12-12: View of CH014 and Proposed Development site, facing north.



Plate 12-13: View of CH014, former location of CH008 (Well) and existing pontoon, facing south-east.



Plate 12-14: View of CH014 and location of proposed Marina extension, facing south-west.



Plate 12-15: View of CH014, facing north.



Plate 12-16: View of CH014 and Hodson's Pillar on a small island (CH001) previously described as crannog, facing north-west.



Plate 12-17: View of the L2020 which developed from the unfenced trackway (CH010), facing north.



Plate 12-18: View of the L2020 which developed from the unfenced trackway (CH010), facing south.



Plate 12-19: View of possible 19th/20th century lamp post (CH017) located on western side of the L2020 (CH010), facing west.



Plate 12-20: View of former location of CH009 (vernacular structure), facing south-west.



Plate 12-21: View of modernised railway line (CH011) and level crossing (CH012), facing south-west.



Plate 12-22: View of modernised level crossing (CH012) with associated disused crossing guard house, facing north-west.



Plate 12-23: View of south-west end of L2020 (CH010), facing north.



Plate 12-24: View of CH1005 (Presbytery), facing north-east.

12.3.4.4 Areas of Archaeological Potential

Areas of Archaeological Potential (AAPs) are additional areas or locations whose landscape characteristics suggest a higher potential for unknown archaeological features to be present e.g. riverine, estuarine or peatland environments.

There is a single Area of Archaeological Potential within the application boundary of the Proposed Development (Table 12-14; Figure 12-7). There is the potential for sub-surface archaeological to be impacted upon by the Proposed Development.

Table 12-14: Areas of Archaeological Potential within the Proposed Development site

CH ID	ID No.	Short Description
CH014	AAP01	Lough Ree and its shoreline along Hodson Bay form an area of archaeological potential.

12.3.4.5 Townland Boundaries

A townland is the smallest official land unit in the country. Ireland is made up of approximately 60,000 townlands. As a result, townland boundaries are ubiquitous in the Irish countryside and have been incorporated into the modern agricultural landscape. Many townlands predate the arrival of the Anglo-Normans, and Irish historical documents consistently use townland names throughout the historic period to describe areas and locate events accurately in their geographical context. This suggests that many the boundaries of many of these territorial units preserve landscape divisions from the medieval period and perhaps earlier. The townland names and boundaries were standardised in the 19th century when the Ordnance Survey began to produce large-scale maps of the country. Research into the name of these land units frequently provides information relating to its archaeology, history, folklore, ownership, topography or land use.

The First Edition 6-inch Ordnance Survey was consulted in order to identify the location of townland boundaries that may be affected by the Proposed Development. The Proposed Development site crosses a single townland boundary (Table 12-15; Figure 12-12). On the First Edition 6-inch Ordnance Survey map (Figure 12-3), it is shown c. 30 m from the shoreline of Lough Ree. However, by the time of the Second Edition 25-inch OS map (Figure 12-4), it is shown following the shoreline of Lough Ree.

Table 12-15: Townland boundaries crossed by the Proposed Development

CH ID	ID No.	Short Description
CH013	TB01	Barrymore/Lough Ree townland boundary.

12.3.5 Toponymy of Townlands

The Irish landscape is divided into approximately 60,000 townlands and the system of landholding is unique in Western Europe for its scale and antiquity. Many townlands predate the arrival of the Anglo-Normans, and Irish historical documents consistently use townland names throughout the historic period to describe areas and locate events accurately in their geographical context. The townland names and boundaries were standardised in the 19th century when the Ordnance Survey began to produce large-scale maps of the country. The original Irish names were eventually anglicised to varying degrees, depending in part upon the linguistic skills of the surveyors and recorders. A study of the townland names can provide information on aspects of cultural heritage including descriptions of the use of the landscape by man and the potential presence of archaeological or cultural heritage sites or features.

There are three townlands within the study area (Section 12.2.1; Table 12-15).

Table 12-16: Townland placename evidence (after Irish Placenames Committee 2013).

English Name	Irish Name	Glossary
Barry More	<i>Bearaidh Mhór</i>	'Short, cropt or bare land'
Cornaseer	<i>Cor na saor</i>	'round hill of the carpenters'
Lough Ree	<i>Loch Rí</i>	<i>Loch</i> eng.trans lake



Figure 12-6 Undesignated Cultural Heritage sites within the Proposed Development study area

12.3.6 Recent Excavations/Surveys

The Excavations Bulletin is an annual account of all excavations carried out under licence. The database is available online at www.excavations.ie and includes excavations from 1970 to 2026. This database was consulted as part of the desktop research for this report to establish if any archaeological investigations had been carried out within the study area (Section 12.2.1). The database produced two results for archaeological excavations undertaken within the study area (Table 12-17; Figure 12-7). There was no archaeological material or features found by the previous excavations. Of particular relevance is the non-intrusive site inspection of the lakebed c. 100 m south-east of Goose Island. This was undertaken in 2004 by CRDS Ltd, and it identified no features of archaeological significance.¹⁹

12.3.6.1 Test Excavation

In addition, archaeological test trenching was undertaken in advance of the Proposed Development by Rubicon Archaeology Limited (Table 12-17; Figure 12-7). This was carried out under Licence Number 26E0466 between 8-9 June 2026. A total of eight archaeological test trenches, out of an original total of nine trenches were excavated within the zone of the Proposed Development. One trench (Trench 9) was unexcavated due to the close proximity of temporary structures associated with the activity park, reeds and scrub vegetation at the edge of the lough²⁰.

There were no deposits, objects or material of archaeological significance identified from any of the test trenches excavated. The eight trenches identified that the area under investigation comprised sand and gravel deposits associated with the western shoreline of Lough Ree. It found that the area had also been extensively landscaped in the past from the time of the Hodson Bay House to the use of the area as a hotel resort and activity areas²¹.

In addition, in tandem with the test excavation, a metal detection survey was undertaken under Licence Number 26R0306. All trenches and spoil were subjected to a metal detection survey at the 'All Metal' setting. No metal material was encountered in any of the areas tested²².

Refer to Appendix 12-1 for details.

12.3.6.2 Dive Survey

Furthermore, a dive and metal detection survey were conducted by Mizen Archaeology in June 2026 under licence from the National Monuments Service (Licence Nos. 26R0326 and 26D0085), in advance of the Proposed Development (Table 12-17; Figure 12-8). The dive survey identified no archaeological material (McCarthy and Haskins 2026, 18). However, C. McCarthy and Haskins (2026,18) state that there remains a moderate potential for buried, unrecorded archaeological features and artefacts. This is due to the intense history of boating along the lough (McCarthy and Haskins 2026,18). Refer to Appendix 12-2 for details.

Table 12-17: Summary of recent excavations and surveys within the study area.

CH ID	Licence No.	Description
CH006	04D0005	The proposed jetty will be built directly north of the proposed boat-training centre c. 100 m south-east of Goose Island and c. 250 m east of Hodson's Island. A possible crannog, SMR 49:6, is located on Hodson's Island. A non-intrusive inspection of the Proposed Development area's lakebed was carried out in May 2004. Topography and lakebed composition was noted. No features of archaeological significance were identified.

¹⁹ A. Collins 2004 'Hodson Bay, Lough Ree, Roscommon, Excavation Licence No04D0005'- Summary of Irish Excavation Reports 2004:1471 (<https://excavations.ie/report/2004/Roscommon/0012591/>).

²⁰ D. Moore 2026 Final Report on the Results of Archaeological Test Trenching of a Proposed Development of Lands at Hodson Bay Waterfront, Lough Ree, County Roscommon 26E0466, 26R0306, Part 1. Unpublished client report by Rubicon Archaeology Limited.

²¹ Moore 2026 Final Report

²² Moore 2026 Final Report, 11.

CH007	09E0115	Monitoring of a sewerage scheme did not locate archaeological deposits.
CH016	26E0466	No archaeological material, deposits or structures were identified in any of the test trenches.
CH018	26R0326 and 26D0085	Nothing of Archaeological significance was identified.



Figure 12-7 Previous excavations/surveys within the Proposed Development study area.

12.3.7 Intangible Heritage/the Folklore Commission

Cultural Heritage is a broad term that includes Archaeological Heritage, Built Heritage, Portable Heritage, and other resources inherited from the past by contemporary society. It consists of the tangible and intangible traces of the interactions between people and places, people and nature and people and objects through time.²³ Folklore and local tradition are examples of intangible interactions between people and places where they live. In Ireland, work was done by the Irish Folklore Commission, and its successors, to collect and preserve Irish folklore. Folklore and local tradition are examples of intangible interactions between people and places where they live. In Ireland, work was done by the Irish Folklore Commission, and its successors, to collect and preserve Irish folklore. The Schools' Collection, for example, collected folklore and local traditions from pupils of 5,000 primary schools. The children collected this material from family members and neighbours.²⁴

Two schools within the study area took part in the School's Collection; Ballybay (B) School and Ballybay (C).²⁵ They preserve the folklore, customs and lore of the locality. For example, the collection for Ballybay (B) School has a story about the festival custom of wren boys on St Stephen's day, where boys dress up in old clothes and sing a song about the wren.²⁶ The Photographic Collection preserves a photo from 1964 of three Wren Boys at Hodson Bay House²⁷. This photo preserves intangible cultural heritage that people enjoyed at Hodson's Bay.

The article by the Independent Westmeath indicates that there is local knowledge that the road to Hodson Bay House from the N61 originated as the avenue (CH010) the house. In the late 1930s, during negotiations between Athlone Golf Club and the landowner, this road was still referred to as the 'avenue'.²⁸ Furthermore, other intangible heritage includes Hodson's Pillar which is reputed to be the centre of Ireland.²⁹

12.3.8 Topography and Soils

The Proposed Development Site is located on the shores of Lough Ree, and the topography is predominantly flat. The main soil series is Mullabane, which is part of the typical Brown Earth subgroup and is defined as a course loamy drift with limestone.

12.3.9 Baseline Environment Summary

Site Type	Summary
- RMPs - SMRs - National Monuments - Sites with Preservation Orders - Sites listed in the Register of Historic Monuments - Underwater Cultural Heritage - Archaeological Objects	There are four recorded archaeological monuments (CH001-CH004) within the study area. Of these, the causeway (CH003) is located adjacent to the Proposed Development Site.
- Protected Structures	There is a single Protected Structure (CH005) located within the study area. This is not located

²³ Transport Infrastructure Ireland 2025 Guidelines for Cultural Heritage Impact Assessment of TII National Road and Greenway Projects.

²⁴ Dúchas 2025 'National Folklore Collection (NFC) and its collections' Dúchas (<https://www.duchas.ie/en/info/cbe>)

²⁵ See: Ó Nualláin, T 1938 'Ballybay (B.), Co. Roscommon' the School's Collection Vol. 065 (<https://www.duchas.ie/en/cbes/4921565/4880283/4929399>)

Uí Dhubhghaill, 1938 'Ballybay (C.), Co. Roscommon' the School's Collection Vol. 065 (<https://www.duchas.ie/en/cbes/4921566/4880286>)

²⁶ Ó Nualláin 1938, 65.

²⁷ Delaney, J.G 1964 'the Photographic Collection, H055.04.00011' Dúchas (<https://www.duchas.ie/en/cbeg/15413>).

²⁸ Independent Westmeath 2022

²⁹ <https://www.hodsonbaygroup.com/history-of-hodson-bay/>

	within the Proposed Development Site and is situated c. 859 m west.
- Architectural Conservation Areas (ACAs)	There are no ACAs within the study area
- Sites Listed in the NIAH	There is a single NIAH registration (CH005) within study area. This is not located within the Proposed Development Site and is situated c. c.860 m west.
- Undesignated Cultural Heritage Sites	There are seven UCH sites (CH008-CH012, CH015, CH017) and a single townland boundary (CH013) within the Proposed Development Site
- Areas/features of archaeological potential	There is a single AAP (CH014) within the Proposed Development Site.
- Previous Archaeological excavation/surveys	There were two previous excavations (CH006-CH007) within the study area. In addition, the Proposed Development Site was the subject of a preceding test excavation under Licence No. 26E0466 and a metal detector survey under 26R0306 (CH016). It was also subject to a preceding wade survey (CH018).

12.4 Likely Significant Effects and Associated Mitigation Measures

12.4.1 'Do-Nothing' Scenario

If the Proposed Development were not to proceed, the site would continue to function as it does at present, with no changes to the existing environment, and therefore, no further direct or indirect effects on Archaeological, Architectural and Cultural Heritage would occur. The impact of this is considered neutral in the context of the EIAR. If the Proposed Development were not to proceed, the site would continue to be used in its current function for recreational and water recreational facilities. However, the opportunity to redevelop a key tourism and amenity area in County Roscommon, and to provide safer access to the site for road users, pedestrians and cyclists would be lost. Additionally, the opportunity to fulfil socio-economic development goals, tourism promotion and the public realm enhancement, would be lost.

12.4.2 Construction Phase Potential Effects (Direct)

12.4.2.1 Water Sports Pavilion Development

The Water Sports Pavilion development will comprise the demolition of the existing water sports building and the adjacent public toilet building, and redevelopment of the pavilion area including the provision of 3 no. permanent buildings and a plaza canopy structure. Refer to Chapter 4 Development Description for further details.

The Water Sports Pavilion development is located near the shoreline of Lough Ree, which forms part of the area of archaeological potential (CH014). There is the potential for subsurface archaeology within the area of archaeological potential. This area currently comprises tarmac surfaces where the existing water sports building and adjacent public toilets are located. It also includes a green space which is undisturbed. There is the potential for subsurface archaeology within this green space but there is little potential within the areas which already been tarmacked. However, the green space was the subject of test excavation (CH016) carried out by Rubicon Archaeology Limited under Licence Number 26E0466. There were two

trenches excavated in the proposed location of the development, which did not reveal anything of archaeological significance.³⁰ As such the proposed Water Sports Pavilion development will not have any direct effect on any subsurface archaeology associated with CH014.

The proposed Water Sports Pavilion also crosses the townland boundary between Barry More and Lough Ree (CH013). However, the townland boundary follows the shoreline of Lough Ree which the Proposed Development will follow. The site inspection and the test excavation did not identify any upstanding remains of the townland boundary. This reflects the cartographic record that the townland boundary is the shoreline of Lough Ree. As such the Proposed Development will not have a direct impact on the townland boundary. Refer to Table 12-18 for a summary of impacts and impact magnitude prior to mitigation.

12.4.2.2 Marina Redevelopment and Extension

The Marina Redevelopment and Extension includes the redevelopment of the existing Waterways Ireland-operated marina at Hodson Bay comprising an extension to the existing breakwater and the creation of a new jetty extension for boats to berth. Refer to Chapter 4 Development Description for further details.

The extension to the existing breakwater and the creation of a new jetty could have had a potential direct impact on CH014. This is an area of archaeological potential associated with Lough Ree. There is the potential for unknown archaeology to be submerged on the lakebed. A dive and metal detection survey was undertaken by Mizen Archaeology (Licence Nos. 26R0326 and 26D0085) to identify the presence of any archaeology. The survey identified no archaeological material (McCarthy and Haskins 2026, 18). However, C. McCarthy and Haskins (2026,18) state that there remains a moderate potential for buried, unrecorded archaeological features and artefacts. As such, there is still the potential that the proposed extension will have a direct effect on the buried archaeology associated with CH014, if present.

In addition, the new marina services building is located near the shoreline of Lough Ree. This also forms part of the area of archaeological potential associated with the lake. However, the site of the marina service building is currently an existing car park. This means that the potential for subsurface archaeology is low and it has likely been disturbed by the construction of the car park. As such, the proposed marina services building will not have direct effect on CH014. Refer to Table 12-18 for a summary of impacts and impact magnitude prior to mitigation.

12.4.2.3 Public Realm Upgrades

This includes for the construction of a playground, nature observation space, picnic areas, benches, bicycle storage and service areas, wellness meadow, outdoor changing shelter and events spaces including the development of a continuous promenade pathway along the lakeshore along with secondary connection path. Refer to Chapter 4 Development Description for further details.

The proposed playground is located near the shoreline of Lough Ree, which as mentioned forms part of the area of archaeological potential (CH014). This area is currently occupied by a temporary structure within a green space. The location of the proposed playground was not tested due to the presence of the temporary structure.³¹ However, the surrounding area was tested which did not identify anything of archaeological significance. It also found that the area had been extensively landscaped.³² As such, the evidence indicates that the proposed playground is unlikely to have a direct effect on any subsurface archaeology associated with CH014.

The proposed promenade pathway, the secondary connection path and other elements could have also had a potential direct impact on CH014. This area is currently a green space, but the test excavation (CH016) did not reveal anything of archaeological significance within the trenches. As such, the proposed public realm upgrades will not have a direct effect on any subsurface archaeology. Refer to Table 12-18 for a summary of impacts and impact magnitude prior to mitigation.

³⁰ Moore 2026 Final Report

³¹ Moore 2026 Final Report

³² Moore 2026 Final Report.

12.4.2.4 Active Travel and Site Access Improvements

The Proposed Development includes the alteration and upgrading of the existing L2020 Local Road to provide for a 3 m wide shared cycle/pedestrian pathway along the length of the L2020 from the N61 National Road junction to the Hodson Bay Marina. Refer to Chapter 4 Development Description for further details.

The L2020 Local Road developed from an unfenced trackway (CH010) which is depicted on the 19th/20th century Ordnance Survey maps. As such, there will be no direct impacts on CH010 from the works on the L2020.

The Proposed Development will also include changes to the existing car parking provision including the re-location of car parking spaces from the lakefront areas to improve landscape and visual context of the site. Refer to Chapter 4 Development Description for further details.

The proposed changes to the car parking layout could have had a direct effect on CH014, the area of archaeological potential. However, the test excavation (CH016) did not reveal anything of archaeological significance within the trenches. As such, the proposed car parking alterations will not have a direct effect on CH014. Refer to Table 12-18 for a summary of impacts and impact magnitude prior to mitigation.

12.4.2.5 Ancillary Works

The Proposed Development includes for all associated ancillary site development infrastructure including site clearance. The site clearance will not have a direct on any subsurface archaeology where archaeological testing was undertaken as no finds were encountered. Other ancillary works includes the boundary treatments which will involve upgrades to the existing golf course boundary safety netting (between 3 m to 20 m in height). It will also involve upgrades to the fencing in sections where the boundary is altered to accommodate the Proposed Development and maintain public safety. The proposed boundary treatment will not have direct effect on any known CH site.

The proposed site drainage could have a potential direct effect on CH014, and any subsurface archaeology associated with the AAP. However, test excavation has been undertaken in and near the location of the proposed Sustainable Drainage Systems (SuDS). This did not identify anything of archaeological significance within the Proposed Development site. As such, it is predicted that the proposed SuDS will not have a direct effect on subsurface archaeology where it has been shown by the testing that none is present.

There was no test excavation to the south end of the Proposed Development site. It is intended to develop the verge between the L2020 and Hodson Bay Watersports Car Park into a bioretention strip. There is the potential for subsurface archaeology associated with CH014 within this verge. However, this potential is low due to previous landscaping work carried out within this area. If the subsurface archaeology is present, the groundworks for the proposed bioretention strip could have a potential direct negative impact on it and CH014.

The proposed foul water sewer will cross a green field, which identified as forming part of the archaeological potential (CH014). However, this area was tested under Licence Number 26E0466 which did not identify deposits or features of archaeological significance. As such it will not have a direct effect on any subsurface archaeology associated with CH014.

Foul water from the proposed marina service block washroom facilities will cross a landscaped green area which forms part of the ground of Hodson Bay Hotel. There is the potential for subsurface archaeology associated with the area of archaeological potential (CH014). However, this potential is likely reduced by previous landscaping associated first with Hodson Bay House and then later with Hodson Bay Hotel. If the subsurface archaeology is present, the groundworks for the proposed foul water sewer could have a potential direct negative impact on it and CH014.

The ancillary works will also include hard and soft landscaping within the Proposed Development site. The soft landscaping will comprise planting including raingardens, ornamental planting, grasslands and trees. The hard landscaping will include paving works comprising concrete paving, resin bound paving and self-bound gravel. The test excavation did not identify anything of archaeological significance within

the Proposed Development site. As such, there are no direct effects predicted where it has been shown that there is nothing of archaeological significance.

Other ancillary works include public lighting and connections to existing utilities to include electrical and telecommunications networks. In areas which have been tested, there are no direct effects predicted on CH014 as no subsurface archaeology was identified. There is the potential for subsurface archaeology in areas that were not tested. Although this potential is low given previous landscaping works associated with the house and hotel. However, deeper excavations work associated with lighting and telecommunications could have a direct effect on subsurface archaeology in green areas not previously tested. Refer to Table 12-18 for a summary of impacts and impact magnitude prior to mitigation.

12.4.2.6 Cofferdam

During the construction phase, the Proposed Development will include a cofferdam which will be installed around the existing Baysports hardstanding area. This will be in use for the approximately 18 months of the Water Sports Pavilion construction phase. This will prevent run off of cement during concrete pouring, sediment and other potential hazardous material from entering the lake during the construction activities.

The proposed cofferdam could have a potential direct effect on submerged archaeology, and thus the Area of Archaeological Potential (CH014). However, a previous underwater survey undertaken in 2004 under Licence Number 04D0005 within this area did not find anything of archaeological significance. In addition, the underwater survey carried out by Mizen Archaeology in June 2026 (under Licence Numbers. 26R0326 and 26D0085) also did not identify anything of archaeological significance. As such, it will not have a direct effect on any submerged archaeology. Refer to Table 12-18 for a summary of impacts and impact magnitude prior to mitigation.

12.4.2.7 Construction Compounds

During the construction phase, the Proposed Development will utilise existing car parking spaces for temporary construction compounds. These compounds will include temporary materials storage areas and dedicated bunded refuelling zones. The construction compounds will not have a direct effect on the cultural heritage sites. Refer to Table 12-18 for a summary of impacts and impact magnitude prior to mitigation.

12.4.2.8 Relocation of Baysports

During the construction of the Water Sports Pavilion, the existing Baysports operations will be temporarily relocated in order to minimise down time of this business. It will be relocated from its existing location to the north end of the Proposed Development Site. This will be temporary and will only last for the duration of the construction phase. The relocation will involve the establishment of tents and portacabins, portaloos and portashowers.

The ground disturbance will comprise one to two trenches into the existing hardstanding to ensure connection to the existing water and electricity services in the area. The water services will be connected via an existing water mains that runs through the L2020 Local Road running up to the Yewpoint area. There are currently two options proposed for providing electricity for the relocated Baysports. The first is via an existing overhead line to the existing substation. The second involves a new cable laid at an early stage of the construction phase within the existing hardstanding.

The proposed ground disturbance for the water and electricity will not have a direct effect on any known CH sites. In addition, there are no direct effects predicted if following the existing water main or electricity cable, and if located within areas of hardstanding. This is because the previous ground disturbance has likely removed any potential subsurface archaeology, if present.

12.4.3 Construction Phase Potential Effects (Indirect)

During the construction phase, indirect effects arise when an archaeological, architectural or cultural heritage feature is not located within the footprint of the Proposed Development, or its associated physical effect zone, and thus is not affected directly. Such an effect could include an effect on the Zone of Archaeological Potential of site whereby the actual site itself is not physically affected. There are no indirect effects predicted during the construction phase. Refer to Table 12-18 for a summary of impacts and impact magnitude prior to mitigation.

12.4.4 Operation Phase Potential Effects (Direct)

Direct effects on the archaeological, architectural and cultural heritage will take place during the construction phase. If the appropriate mitigation measures are implemented during this phase, then no further direct effects are predicted during the operational phase. Refer to Table 12-18 for a summary of impacts and impact magnitude prior to mitigation.

12.4.5 Operation Phase Potential Effects (Indirect)

During the operational phase, indirect effects arise when an archaeological, architectural or cultural heritage feature is not located within the footprint of the Proposed Development, or its associated physical effect zone, and thus is not affected directly. Such an effect could include an effect on setting or effect on the Zone of Archaeological Potential of site whereby the actual site itself is not physically affected.

There are two recorded archaeological monuments which are not redundant records. The redundant records are Hodson's Pillar Island (CH001) and Goose Island (CH002) which were previously described as possible crannogs. These have been excluded from assessment on the basis of being made redundant. The causeway (CH003) which leads to Goose Island (CH002) is situated adjacent to the proposed 'Main Nature Pathway and Pockets.' In particular, an area with benches is to be located c. 25 m west while the secondary pathway will be c. 10 m west of the causeway. The area to the west is currently a green space, and its development into the 'Main Nature Pathway and Pockets' will result in a change in setting of the causeway (CH003). In addition, the Proposed Development will cause a rearrangement of the layout of the site which will also contribute to the change in setting of the causeway. This effect is Negligible as the change in setting is in line with the existing baseline of the site.

Existing vegetation acts as a natural buffer between the large enclosure (CH004) located c. 900 m north of the Proposed Development Site and the Proposed Development site. This combined with the distance means that the Proposed Development will not have any indirect effect on the setting of the enclosure.

A Protected Structure (presbytery (CH005) associated with the Catholic Church of the Risen Christ) is located c. 860 m west of the Proposed Development site. This distance is measured between the presbytery and proposed site boundary along the L2020 Local Road, however, the core of the Proposed Development site is located c. 1.3 km north-east of the presbytery. The existing vegetation acts as a natural buffer between the presbytery and the Proposed Development site. This combined with the distance means that the Proposed Development will not have any effect on the setting of the presbytery. Finally, the Proposed Development site falls within the demesne lands of Hodson Bay House (CH015), which is depicted in the 6-inch Ordnance Survey map. However, the landscape has been greatly altered since the publication of the map in 1838. Furthermore, the site inspection did not identify any features associated with demesne landscape. As the landscape has already been previously altered, any further changes caused by Proposed Development will not have an effect on the setting of the demesne landscape (CH015). Refer to Table 12-18 for a summary of impacts and impact magnitude prior to mitigation.

Table 12-18 Summary of impacts and impact magnitude prior to mitigation

CH No.	Category	Summary	Importance	Effect Type	Description of Effect	Effect Magnitude	Significance of Effect
CH001	Former RMP	Redundant- previously recorded as a possible crannog	Low	Indirect	Given its redundant status, there are no indirect effects predicted	No effect	No effect
CH002	Former RMP	Redundant- previously recorded as a possible crannog	Low	Indirect	Given its redundant status, there are no indirect effects predicted	No effect	No effect
CH003	SMR	Causeway	High	Indirect	The Proposed Development will have a permanent, indirect effect on the setting of the causeway.	Negligible	Not Significant
CH004	RMP	Enclosure	High	Indirect	The Proposed Development will have no effect on the setting of CH004	Negligible	Not Significant
CH005	Protected Structure	Presbytery	High	Indirect	The Proposed Development will have no effect on the setting of CH005	Negligible	Not Significant
CH006	Survey	Non intrusive inspection of lakebed undertaken in advance of a proposed jetty	Negligible	Direct	No effect- as no archaeology encountered	No effect	No effect
CH007	Survey	Monitoring of sewage scheme	Negligible	Direct	No effect- as no archaeology encountered and is located outside the footprint of the proposed development.	No effect	No effect

CH No.	Category	Summary	Importance	Effect Type	Description of Effect	Effect Magnitude	Significance of Effect
CH008	Undesignated Cultural Heritage Site	Well- no upstanding remains	Low	Direct/Indirect	No direct effect predicted, and no indirect predicted as it is no longer upstanding.	No effect	No effect
CH009	Undesignated Cultural Heritage Site	Vernacular Structure- no upstanding remains	Low	No effect	No effect	No effect	No effect
CH010	Undesignated Cultural Heritage Site	Unfenced Trackway	Local	Indirect	The track will remain as it does- no direct impacts and no change to the baseline	No effect	No effect
CH011	Undesignated Cultural Heritage Site	Railway line	Medium	Indirect	The railway line will remain as it does- no direct impacts and no change to the baseline	No effect	No effect
CH012	Undesignated Cultural Heritage Site	Level Crossing	Low	Indirect	The level crossing will remain as it does- no direct impacts and no change to the baseline	No effect	No effect
CH013	Undesignated Cultural Heritage Site	Townland Boundary	Low	Direct	The townland boundary follows the shoreline of Lough Ree which the Proposed Development will follow. The site inspection and the test excavation did not identify any upstanding remains of the townland boundary. As such no direct or indirect effect are predicted	No effect	No effect
CH014	Area of Archaeological Potential	Lough Ree and its shoreline is an area of	Medium	Direct	Groundworks for drainage, lighting and telecommunications carried out in green spaces that	Low	Slight

CH No.	Category	Summary	Importance	Effect Type	Description of Effect	Effect Magnitude	Significance of Effect
		archaeological potential			were not tested could have a potential direct negative effect on subsurface archaeology associated with the AAP. In addition, work associated with the proposed marina extension could have a direct effect on submerged archaeology associated with the AAP		
CH015	Undesignated Cultural Heritage Site	Hodson Bay Demesne Landscape	Low	Direct/Indirect	The landscape has been greatly altered since the publication of the 6" OS map in 1838. The site inspection did not identify any features associated with demesne landscape. As the landscape has already been previously altered, any further changes caused by Proposed Development will not have an effect on the setting of the demesne landscape	No effect	No effect
CH016	Test Trenching	Testing of 8 trenches was undertaken in 2026 in to inform the Proposed Development	Negligible	Direct	Nothing of archaeological significance was encountered. As such, no direct effects are predicted	No effect	No effect
CH017	Undesignated Cultural Heritage Site	19 th /20 th century lamp	Low	Direct	No works will be undertaken in the vicinity of the lamppost. The lamppost will remain <i>in situ</i> .	No effect	No effect
CH018	Dive and Metal Survey	Survey of proposed marina redevelopment area	Negligible	Direct	Nothing of archaeological significance was encountered	No effect	No effect

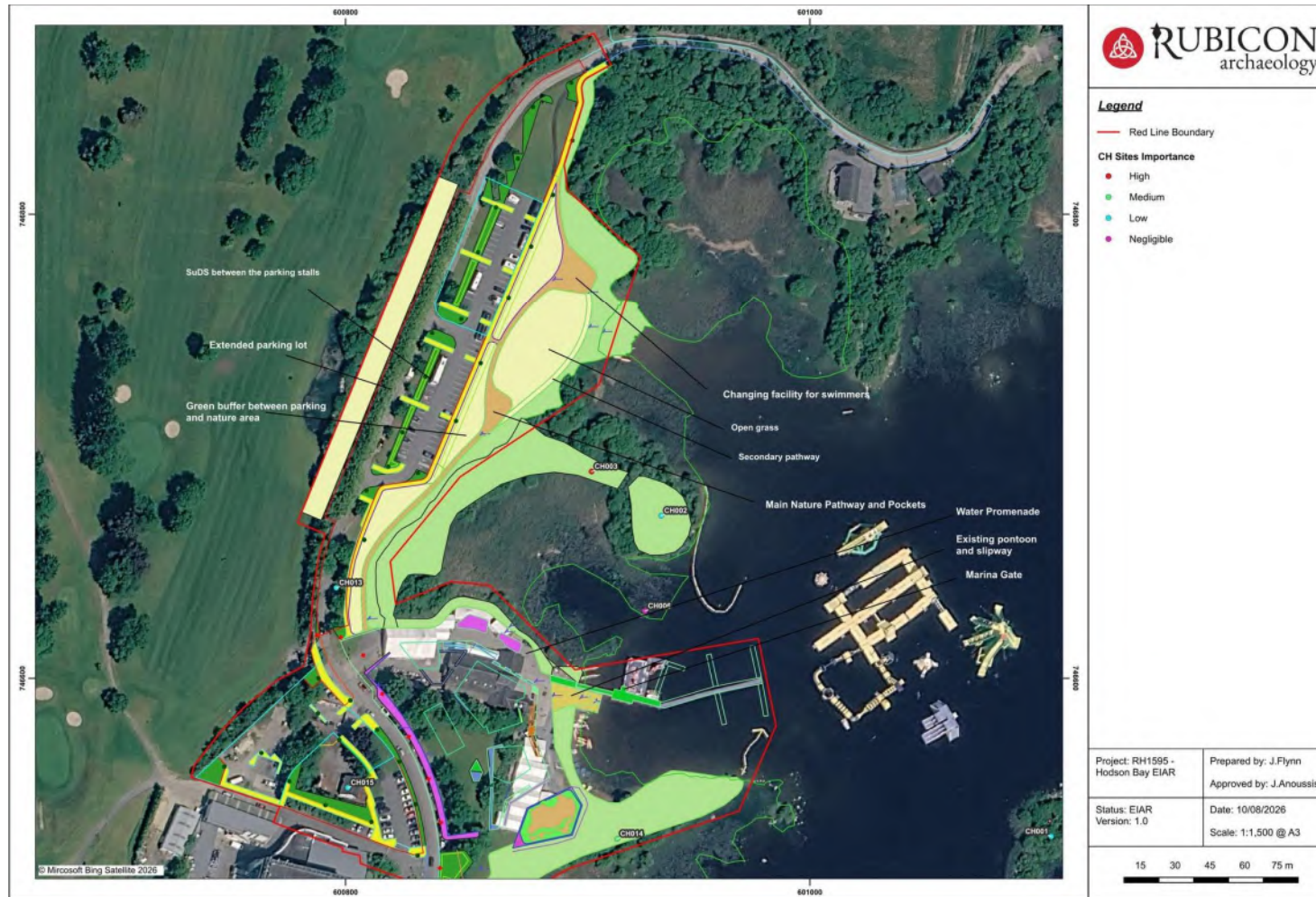


Figure 12-8: Proposed Development layout with the Cultural Heritage sites.



Figure 12-9: Proposed Development layout with the Cultural Heritage sites.

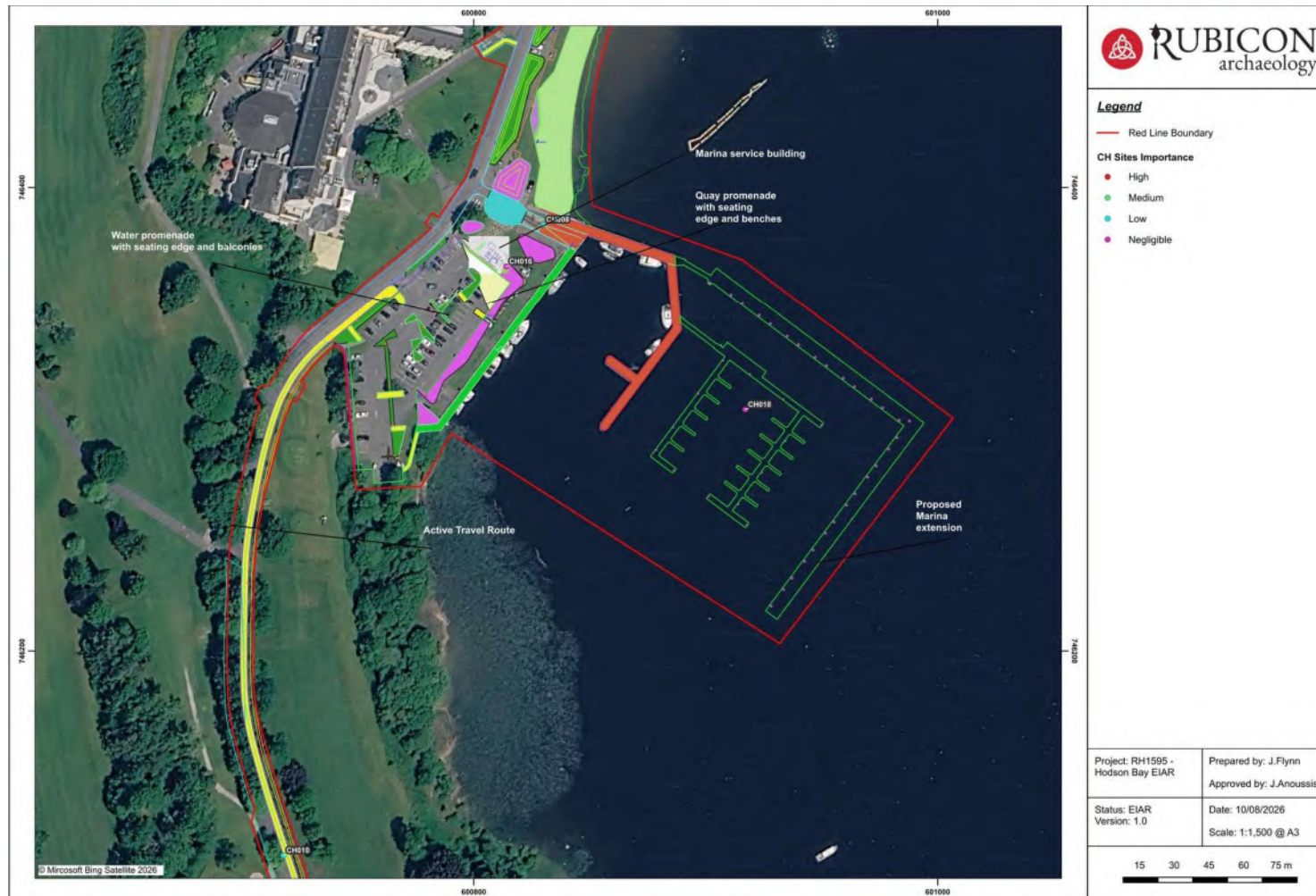




Figure 12-11 Proposed Development layout with the Cultural Heritage sites.



Figure 12-12 Proposed Development layout with the Cultural Heritage sites.



Figure 12-13 Proposed Development layout with the Cultural Heritage sites.

12.4.6 Cumulative Impact Assessment

This section presents an assessment of the cumulative effects associated with the construction and operation of the Proposed Development in combination with other projects and/or plans on the cultural heritage environment. Section 2.6 of Chapter 2 details the Cumulative Impact Assessment methodology undertaken for each discipline of this EIAR. Appendix 2-1 details all the valid applications, granted and proposed within 1 km of the Proposed Development site boundary.

Cumulative effect is defined as the addition of many small impacts to create one large, more significant, impact³⁷. Cumulative impacts encompass the combined effect of multiple developments or activities on a range of receptors. In this case, the receptors are the archaeological monuments and architectural/cultural heritage sites in the immediate vicinity of the Proposed Development. Cumulative impacts at the construction and operational stage are considered. Cumulative effects take into account other nearby developments, both existing and planned. Cumulative effect on the setting is more likely to occur at operational stage of the development (i.e. post construction).

In this regard in order to assess the cumulative effect on archaeology, the Proposed Development is considered in the context of other developments. The 1 km study area chosen for this assessment was used to assess the Proposed Development in the context of other developments. The projects within Appendix 2-1 predominantly comprise one off housing as well as an application for the current Baysports Waterpark facilities (Planning Reference 315842, Granted, 2024) and an application by ESB for the restringing of 35.7 km of overhead lines (OHL) from Athlone to Lanesboro (Planning Reference 2460559, Granted 2024).

One-off housing and buildings are not considered to be detrimental to the setting of archaeological monuments and will not contribute to cumulative effects occurring. The groundworks associated with once off housing can contribute to the cumulative effects on subsurface archaeology. However, the implementation of mitigation measures prior to and during construction phases mean that the cumulative effect is neutral and not significant.

Other developments include the landside and waterside inflatable installations for Baysports Waterpark (ACP No 315842, PA. Reference Number 2262) at Hodson Bay. The site boundary for this development overlaps with the Proposed Development site boundary. This development is situated to the south of Goose Island, which is a redundant record (CH002) and the causeway (CH003). The nature of the inflatables means that there is a low level of potential of a direct effect on submerged archaeology associated with Lough Ree (CH014) (see Rhys Thomas 2023, 15). The Proposed Development could also have direct effect on submerged archaeology associated with CH014. The dive and metal detection survey, carried out under Licence Nos. 26R0326 and 26D0085 in advance of the Proposed Development, found nothing of archaeological significance. However, C. McCarthy and Haskins (2026,18) highlight that there remains a moderate potential for buried, unrecorded archaeological features and artefacts. This is due to the intense history of boating along the lough (McCarthy and Haskins 2026,18). As such the Proposed Development could have potential direct impact on buried archaeology, if it is present. As such, the Proposed Development site will combine with the other development to contribute to the cumulative effect on buried archaeology within the lake. However, the implementation of mitigations means that this cumulative effect should be not-significant.

Further development includes the tourism retreat Yew Point under PA. Ref, No 2360204 located adjacent to the north of the Proposed Development site and currently under construction. Within the site boundary for this development is the recorded enclosure (CH004). The Archaeological Impact Assessment (AIA) for the tourism retreat determined that it was unlikely that the development will have any effect on the setting of the enclosure³⁸. The present assessment found that the Proposed Development will also not have an effect on the setting of the enclosure. As such, the development will not combine to have a cumulative effect on the setting of the enclosure.

³⁷ M Byrne 2023 Proposed Eco Village Development: Yew Point, Hodson's Bay, Barry More, Co. Roscommon Archaeological Heritage Appraisal Report Unpublished Client Report.

The AIA for the tourism retreat noted that the development could uncover previous unknown subsurface archaeology, on which it could have a direct effect. However, the implementation of mitigation measures prior to and during construction phases reduces the potential direct effect on any subsurface archaeology. In terms of the Proposed Development, the preceding test excavation did not find anything of archaeological significance in the areas tested. The implementation of further mitigations will ensure that the Proposed Development will not have a direct effect on subsurface archaeology. As such, the Proposed Development will not contribute to the cumulative effect on subsurface archaeology.

An application by ESB for the restringing of existing overhead lines located approximately 500 m west of the Proposed Development site entrance off the N61 was granted in 2024 (Planning Reference 2460559). This development includes the replacement of existing poles and the replacement of an existing overhead line. The development is minimally invasive and screened by vegetation and residential development. As such there is no intervisibility between the Proposed Development and this ESB application. Furthermore, as this application involves the replacement of existing infrastructure, there is no real change to its baseline and as such, no additional indirect effect on the setting of surrounding cultural heritage. Therefore, no cumulative direct or indirect effects can occur with this development.

12.5 Mitigation and Monitoring

The following mitigation measures proposed are subject to approval by the National Monuments Service and the local planning authority.

- › A suitably qualified archaeological consultant under licence, will monitor sub-surface groundworks in green areas only during the construction phase. This will target sub-surface groundworks in green areas which were not the subject of the preceding test excavation under Licence Number 26E0466.
- › Should any archaeological material be encountered during archaeological monitoring and archaeological testing, the extent of such features/deposits will be determined, a GPS location of the site will be established and works at this location will cease. A strategy will be proposed to the Local Authority and National Monuments Service to preserve the site in situ, where possible. Where preservation in situ cannot be achieved, either in whole or in part, then a programme of full archaeological excavation will be proposed, to ensure the preservation by record of the portion of the site that will be directly impacted upon. This work should be carried out by a suitably qualified archaeologist under license and in accordance with the provisions of the *National Monuments Acts 1930-2014*.
- › In line with the recommendation of the wade survey (Mizen Archaeology, Licence Nos. 26R0326 and 26D0085), should any dredging works associated with the Proposed Development be pursued, archaeological monitoring of such works shall be carried out by an experienced underwater archaeologist under licence from the National Monuments Service. Should archaeological material, wreckage, timbers or other artefacts be recorded in the course of monitoring, the archaeologist will be empowered to suspend further dredging in that area to recover and record the material.
- › The Proposed Development provides an opportunity to incorporate an information board to highlight the archaeological and cultural heritage of Hodson Bay. This could provide information on the causeway (CH003) and Hodson's Pillar (CH001).

12.6 Residual Effects

Subject to the implementation of the mitigation measures above, the residual effects are predicted to be non-significant.

12.7

Conclusions

This chapter comprises an assessment of the potential impact of the Proposed Development on the Cultural Heritage resource. Cultural Heritage includes archaeology, architectural heritage and any other tangible assets. The assessment was based on GIS based mapping and a desktop analysis of all baseline data. Field inspection of the Proposed Development site was also carried out in 2026.

12.7.1

Archaeological Finds Summary

The archaeological assessment of the Proposed Development has identified 18 sites of archaeological, and/or cultural heritage significance within the study area. These include four recorded archaeological monuments (CH001-CH004), including the two redundant records (CH001-CH002). There is a single Protected Structure (CH005) which is also listed in the NIAH register. There are seven undesignated cultural heritage sites (CH008-CH012, CH015, CH017), a single townland boundary (CH013) and an Area of Archaeological Potential (CH014).

A review of the excavations bulletin identified two previous excavations (CH006-CH007) which did not find anything of archaeological significance. In addition, the Proposed Development site was the subject of a preceding test excavation (CH016) under Licence Number 26E0466 and metal survey under Licence Number 26R0306. This was carried out by Rubicon Archaeology Limited, and it did not identify any archaeological features or deposits. Finally, the Proposed Development site was the subject of a wade survey (CH018) by Mizen Archaeology which did not identify any archaeological features or deposits.

A potential direct impact by the Proposed Development on subsurface archaeology associated with CH014 was predicted. This is resolved in the areas where the test excavations took place as they produced no evidence of any archaeological material or deposits. However, there is a potential direct impact on CH014 in green spaces which were not tested. In addition, the Proposed Development will have an indirect impact on the setting of the causeway (CH003) which is not significant.

12.7.2

Recommendations

The following mitigation measures proposed are subject to approval by the National Monuments Service and the local planning authority.

- › A suitably qualified archaeological consultant under licence, will monitor sub-surface groundworks during the construction phase. This will target sub-surface groundworks in green areas which were not the subject of the preceding test excavation under Licence Number 26E0466.
- › Should any archaeological material be encountered during archaeological monitoring and archaeological testing, the extent of such features/deposits will be determined, a GPS location of the site will be established and works at this location will cease. A strategy will be proposed to the Local Authority and National Monuments Service to preserve the site *in situ*, where possible. Where preservation *in situ* cannot be achieved, either in whole or in part, then a programme of full archaeological excavation will be proposed, to ensure the preservation by record of the portion of the site that will be directly impacted upon. This work should be carried out by a suitably qualified archaeologist under license and in accordance with the provisions of the *National Monuments Acts 1930-2014*.
- › The Proposed Development provides an opportunity to incorporate an information board to highlight the archaeological and cultural heritage of Hodson Bay. This could provide information on the causeway (CH003) and Hodson's Pillar.