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13 Cultural Heritage

13.1 Introduction

The site is located in north Dublin city, c. 2.3km to the east of the M50 motorway. The site consists of former factory buildings with car parking. The Santry River runs in a south-east/north-west direction in the northern part of the site. A green area stands between the river and the northern site boundary adjacent to the Greencastle Road.

There are no monuments recorded by the National Monuments Service (NMS) within the boundary of the subject site.

This chapter assesses the baseline archaeological, architectural and cultural heritage environment, to evaluate the likely impacts that the proposed development will have on this environment and, where appropriate to suggest mitigation measures to ameliorate potential impacts, in accordance with the policies of:

- Department of Culture, Heritage and the Gaeltacht;
- The National Monuments Acts (1930-2005);
- *Dublin City Development Plan*; and
- Best practice guidelines.

Following on from this, the residual impact that the proposed scheme will have on the baseline environment is identified and evaluated.

For the purposes of this chapter the definition of “cultural heritage” is taken broadly from the UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage, 1972, which considers the following to be “cultural heritage”:

- Tangible cultural heritage;
- movable cultural heritage (artefacts);
- immovable cultural heritage (monuments, archaeological sites, etc);
- underwater cultural heritage (shipwrecks, underwater ruins and cities); and
- Intangible cultural heritage (oral traditions, folklore etc).

This impact assessment addresses Cultural Heritage under the two headings of archaeology and architectural/built heritage.

13.1.1 Desk Based Study

All known cultural heritage sites were reviewed on the Archaeological Survey of Ireland (ASI) along with aerial photography and Ordnance Survey Ireland (OSI) First Edition Mapping (Circa 1830). Sites mapped included the following:

- UNESCO World Heritage Sites including the tentative list of candidate sites;
- National Monuments, be they in the ownership or guardianship of the State, in the ownership of a local authority or monuments under preservation orders;
- Record of Monuments & Places (RMP) and Sites and Monuments Record (SMR) from www.archaeology.ie;
- Records of Protected Structures from *Dublin City Council*;
- National Inventory of Architectural Heritage (NIAH) for Co. Dublin; and
- Demesnes Landscapes and Historic Gardens indicated on the OSI First Edition Mapping.

All townlands located within 0.5km of the site were listed and cross-referenced with:

- National Monuments List for Co. Dublin from www.archaeology.ie;
- Preservation Orders, a list available from the National Monuments Service; and
- All churches and graveyards which have the potential to be in the ownership of the Local Authorities were highlighted as potential National Monuments.

All townlands located within 2km of the proposed development site were listed and cross-referenced with:

- National Monuments, a list for Co. Dublin available from www.archaeology.ie;
- Preservation Orders, a list available from the National Monuments Service; and

Lists contained in to the Report of the Commissioners or Church Temporalities of Ireland (1879) which contain lists of Churches, School Houses and Graveyards that were vested in the Representative Church Body and the Burial Boards under The Irish Church Act, 1869.

The *Dublin City Development Plan (2016-2022)* was reviewed to obtain a comprehensive understanding of the cultural heritage of the area. The development plans contain lists of cultural heritage sites including national monuments, recorded monuments, architectural conservation areas, protected structures and protected views as well as baseline assessments of the landscape character of the county.

The plans also outline the county's heritage policies and objectives that aim to protect and promote the archaeological, architectural and cultural heritage of the region. This evaluation was carried out with due regard to these policies and other relevant information contained within the plans.

To assess the potential impact of the proposal the following sources were also consulted or reviewed:

- Excavations Bulletin;
- Topographical files of the National Museum of Ireland;
- Cartographic Sources;
- Toponyms;
- Aerial photographs;
- Published archaeological inventories; and
- Documentary Sources: a number of literary references were consulted.

13.1.2 Terms and Definitions

13.1.2.1 Cultural Heritage

The phrase 'cultural heritage' is a generic term used to identify a multitude of cultural, archaeological and architectural sites and monuments. The term 'cultural heritage', in Environmental Impact Statement compliance with Section 2(1) of the Heritage Act (1995), is used throughout this report in relation to archaeological objects, features, monuments and landscapes as well as all structures and buildings which are considered to have historical, archaeological, artistic, engineering, scientific, social or technical significance/merit.

13.1.2.2 Record of Monuments and Places

A feature recorded in the 'Record of Monuments and Places' (RMP) refers to a recorded archaeological site that is granted statutory protection under the National Monuments Act 1930-2004. The RMP is the most widely applying provision of the National Monuments Acts. It comprises a list of recorded monuments and places and accompanying maps on which such monuments and places are shown for each county.

When reference is made to the distance between a RMP and the proposed development site (see below), this relates to the minimal distance separating the site from the known edge of the RMP. Where the edge of the RMP is not precisely known, the distance relates to that which separates the site from the boundary of the RMP zone of archaeological potential as represented on the respective RMP map; where this is applied, it is stated accordingly.

13.1.2.3 Sites and Monuments Record

The Sites and Monuments Record (SMR) is an inventory of the known archaeological monuments in the State. There are more than 150,800 records in the database and over 138,800 of these relate to archaeological monuments.

An 'area of archaeological potential' refers to an area of ground that is deemed to constitute one where archaeological sites, features or objects may be present in consequence of location, association with identified/recorded archaeological sites and/or identifiable characteristics.

13.1.2.4 Dublin City Development Plan 2016-2022

The relevant policies and objectives for Archaeological, Architectural and Cultural Heritage management for Dublin City were reviewed.

These policies and objectives are outlined in Chapter 11, Section 11.1.5 of the City Development Plan.

13.2 Proposed Development

A comprehensive description of the proposed development is presented in **Chapter 2** of this EIAR.

A full description of the proposed development is set out in **Chapter 2** of this EIAR. Briefly, the proposal consists of the demolition of existing buildings and redeveloping it for 495 Build to Rent residential units, which are proposed to be split into 4 no. proposed blocks (Blocks A1, A2 each with two 10 storey elements, and Blocks B & C ranging from 3no. to 7no. storeys and associated residential services and facilities, as well as courtyard spaces. In addition, the scheme includes for a service building comprising of a crèche (300 sq. m), café (34 sq. m) and gym (412 sq. m), as well as streets, public realm amenity and green open space.

13.3 Existing Environment

13.3.1 Location details

The site is located in the townlands of Coolock and Artane, adjacent to Coolock Drive and Greencastle Road in north Dublin city.

County and town	Dublin (North Dublin City)
Barony	Coolock
Parish	Coolock Civil Parish
Street	Coolock Drive (ent. to subject site)
Townland	Coolock/Artaine
Locations	Former Chivers factory; Entrance from Coolock Drive to the west; Bordered by Greencastle Road to the north-east; Adjacent to Cadbury factory to the south-east; C. 2.3km to the east of the M50 motorway.

OS Sheet number (s)	3132
Archaeological Monuments	None within subject site boundary.
Architectural Sites	None as listed by the National Inventory of Architectural Heritage (NIAH) within the site boundary.
ITM	Centred on 719656 / 739723

TABLE 13.1 LOCATION DETAILS

13.3.2 Archaeological, Architectural and Historical Background

13.3.2.1 General background to Dublin

Dublin City is situated at the mouth of the River Liffey in the east of the county. The place name is derived from 'dubh linn', meaning the 'black pool', believed to have been located closer to the mouth of the Liffey where Viking settlers first set up their 'long phort' or 'ship camp'. The ford over the Liffey accounts for Dublin's other name – Ath Cliath, meaning ford of the hurdles. The geographical setting of the town, as a harbour, crossing point, defensive site and gateway for inland navigation have been of tantamount importance to the development of the town through the ages.

13.3.2.2 Mesolithic Period

The Mesolithic (middle stone age) people were the first inhabitants of Ireland, arriving about 9000 years ago (c.6000BC – 4000 BC). They were a mobile society relying on wild resources for food which was hunted and gathered using stone tools as well as boats, nets and traps. Settlement was in temporary and semi permanent groups of huts constructed of wood slung with hide which may have operated as seasonal or hunting camps.

In many cases, the edges of coastal estuarine areas were the preferred location of Mesolithic settlement. This is well attested to in the general area by the excavations carried out at Sutton in the 1940's and 1970's. Here, a shell midden was uncovered, which had been formed when Howth was an Island. The excavations produced artefacts of flint, chert and stone. Radiocarbon dates suggest a sixth millennium provenance with a later hearth in the midden being dated to 4340 – 3810 BC.

13.3.2.3 Neolithic Period

Farming was first adopted in the Middle East but spread gradually across Europe in succeeding centuries, arriving in Ireland about 4000 BC. Tending of crops and animals required a more sedentary lifestyle and larger permanent settlements were built. The megalithic (from the Greek mega – large and lith – stone) monuments of the Neolithic people built as communal tombs or for ceremonial purposes, are relatively common in the landscape. New methods were adopted for shaping stone tools and the first long distance trade networks were established.

The earliest substantial evidence for human habitation in this area dates to the Neolithic period (c.4000BC – 2500BC). The most immediate evidence comes from the excavations at Lambay Island. Lambay Island is an important site, with excavations indicating significant axe manufacturing capabilities as well as associated Neolithic activity.

13.3.2.4 The Bronze Age/The Iron Age/Early Historic Period

As stone tools were replaced by the use of copper, later combined with tin to make bronze, the structure of society also changed over centuries. While some communal megalithic monuments, particularly wedge tombs continued to be used, the Bronze Age is characterised by a movement towards single burial and the production of prestige items and weapons, suggesting that society was increasingly stratified and warlike.

In late Bronze Age Ireland the use of the metal reached a high point with the production of high quality decorated weapons, ornament and instruments, often discovered from hoards or ritual deposits. The Iron Age however is known as a 'dark age' in Irish prehistory. Iron objects are found rarely but there is no evidence for the warrior culture of the rest of Europe although the distinctive La Tené style of art with animal motifs and spirals was adopted. Life in Iron Age in Ireland seems to have been much as it was in the early historic period – mixed farmers living in or around small defended settlements known as ringforts or stone cashels.

There is little evidence in the area for bronze or Iron Age activity apart from enclosures and ringforts, the domestic dwelling places of the later prehistoric and early historic period. There are enclosures in Raheny, Kilbarrack, Clontarf and Mainestown, indicating that there was settlement in this area at the time. The low lying coastal plain and mouth of the Liffey would have attracted settlers from earliest times.

13.3.2.5 The beginnings of the city - Viking Dublin

Prior to the arrival of the Vikings there was possibly a monastic community in Dublin (believed to have been located just south of Dublin Castle); in the annals there is reference to the bishops and abbots of Dublin in the 7th and 8th centuries. It has also been suggested that there was a second smaller settlement nearby the ford across the Liffey, accounting for Dublin's second name 'Ath Cliath', meaning the ford of the hurdles. Therefore it can be said that there may have been an ecclesiastical and a secular settlement in Dublin before the Vikings came.

Dublin was the first settlement established by the Vikings in Ireland, and was the basis for the establishment of further settlements in the southeast in Wexford and Waterford and in the southwest in Limerick. According to contemporary Irish annals they set up a 'longphort' or shipcamp at 'Dubhlinn' in 841. The Viking camp here lasted only 61 years until 902, when they were expelled by the combined forces of the king of Leinster and the king of Brega. They returned again in 917 under Sitric to develop a raiding base but were driven out in 1170 by Strongbow and the invading Anglo-Normans.

The location of the first Viking base, the 'longphort', is uncertain. There are several possibilities posited for its location and the most likely is the site of Dublin Castle. The camp was probably enclosed by large earthen banks with direct access to the sea and their fleet, and it was presumably well defended. A certainty is that the camp was substantial in size as it was recorded in 849 that it could cope with the loss of 1000 fighting men and the arrival of a fleet of 140 warships.

The 10th century settlement was enclosed by a series of earthen banks sections of which have been exposed by excavations at Wood Quay and Ross Road, to the south of Christchurch Place. Within these banks was a thriving, bustling town, with a mixture of traders and merchants dealing both overseas and with the Irish outside Dublin.

The town they lived in was laid out in an organised but cramped fashion, creating a streetscape that still exists in some parts of the city today: long, individual property boundaries fronting onto the public streets. Each plot contained the main family house, constructed of post and wattle walls with a thatch roof, as well as outhouses and workshops.

13.3.2.6 Anglo-Norman Dublin

The Vikings continued to occupy Dublin until the late 12th century. According to Giraldus Cambrensis, a historian from that time, the Anglo-Normans made 'an enthusiastic assault on the walls, were immediately victorious and valiantly overran the city, with considerable slaughter of the inhabitants'. Those who were lucky to survive were expelled and forced to occupy an area on the northside of the Liffey, where Oxmanstown is located today.

The new rulers in Dublin quickly occupied and defended their new town, and from the late 12th century onwards there was a period of vast expansion in Dublin. By the middle of the 13th century,

the town had been expanded northwards and a new city was built also acting as a quay wall. Within the walls the royal castle was built and developed, where it still stands today.

13.3.2.7 Later Historic Period

Medieval Dublin remained confined to the walled town save a 1312 extension north to the river. Within the walls, the principle buildings were the castle, Christchurch Cathedral and the Parish Churches of St. Audeon, St. Michael, St. Nicholas, St. Werburgh, St. John the Evangelist and St. Mary Le Dam. By the beginning of the 17th century Dublin City had extended little beyond its medieval limits with the exception of a small extension north to the river. The study area remained for the most part separated from the city and was occupied by farming communities, small villages and estates and church owned lands and granges occupied by tenant farmers.

At the close of the Cromwellian period the town wall, with its eight gates and nine towers was in poor repair; the cathedrals and parish churches were in ruins and the abbeys and friaries were gone. The population too had been reduced, with as little as 9000 people living in the city and environs at the time. Dublin and its inhabitants were transformed by the upheavals of the 16th and 17th centuries. While the English community of Dublin and the Pale were happy with the conquest and disarmament of the Irish, they were deeply alienated by the Protestant reformation that had taken place in England, being almost all Roman Catholic. By the end of the seventeenth century, Dublin was the capital of the Kingdom of Ireland, ruled by the Protestant New English minority.

The Williamite victory at the Battle of the Boyne in 1690 set in motion measures to exert more control over the Catholic majority in Ireland. These culminated with the oppressive Penal Laws, which were implemented vigorously during the Georgian Period. For the city, the 18th century was more peaceful and prosperous than at any time in its previous history. The Protestant Ascendancy was thriving, and the city expanded rapidly from the 17th century onward. By 1700, the population had surpassed 60,000, making it the second largest city, after London, in the British Empire.

13.3.3 Archaeological Heritage

13.3.3.1 World Heritage Sites

Although not formally recognised in Irish legislation, impacts on World Heritage Sites will nonetheless be a material consideration for developments in their wider vicinity.

There is one potential World Heritage Site contained in the Tentative List of Candidate Sites within 5km of the study area – that of ‘Dublin – The Historic City of Dublin’.

13.3.3.2 National Monuments in State Care, Guardianship or under Protection Order

On a national level, the highest degree of protection granted to archaeological monuments are those afforded National Monument status, which are protected under the National Monuments Act of 1930 and its various amendments. These are the pre-eminent archaeological sites in Ireland and fall into several categories including:

- Sites that are in the ownership or guardianship of the state;
- Monuments that are the subject of Preservation Orders;
- Monuments in the ownership of a local authority; and
- Walled towns.

Generally National Monuments in state care are numbered amongst the best preserved and most impressive monuments in the country.

There are no recorded monuments or features within the site and there are no National Monuments within the immediate vicinity.

13.3.3.3 Record of Monuments and Places (RMP)

The legislation that affords protection to the archaeology of Ireland has seen several amendments since the first National Monuments Act of 1930 and there is a legacy of several different registers and associated terminology.

The following sections contain information relative to the Register of Historic Monuments (RHM), the Record of Monuments and Places (RMP) and the Archaeological Survey Database (ASD). Archaeological monuments are general registered by the National Monuments Service using a Sites and Monuments Record (SMR) number.



FIGURE 13.1 SHOWING THE PROPOSED DEVELOPMENT AREA AND NEAREST RMP SITES.

13.3.3.4 Archaeological Survey Database

The most up-to-date record of archaeological monuments, the Archaeological Survey Database (ASD), is available for viewing and download on at www.archaeology.ie

This record is continually revised and indicates several additional sites that do not feature in the RMP. The National Monuments Service also makes available SMR Zones of Notification on the website.

Archaeological monuments listed in the ASD that are in the vicinity of the proposed development are presented in Table 13-2. Distances indicated are from the point data, made available in the ASD, to the site boundary.

SMR No	Class	Townland	ITM Reference (E)	ITM Reference (N)	Distance
DU015-065001-	House – 18th /19th century	Darndale	720032	740467	c. 780m
DU015-066----	Earthwork	Darndale	720076	740301	c. 650m
DU015-067----	House – 16 th /17 th century	Newtown (Coolock E.D.)	720543	740362	c. 1km
DU015-077----	Ring-ditch	Tonlegee (Coolock By.)	720630	739516	c. 1km
DU015-076001-	Church	Tonlegee (Coolock By.)	720259	739339	c. 750m
DU015-076002-	Graveyard	Tonlegee (Coolock By.)	720251	739330	c. 750m
DU015-076003-	Ecclesiastical enclosure	Tonlegee (Coolock By.)	720242	739312	c. 750m
DU015-076004-	Mill - unclassified	Tonlegee (Coolock By.)	720257	739337	c. 750m
DU015-076005-	Cross	Tonlegee (Coolock By.)	720256	739337	c. 750m
DU015-075----	Ritual site – holy well	Brookville	720162	739312	c. 700m
DU015-074----	Mound	Coolock	719917	739388	c. 480m
DU015-084----	Chapel	Coolock	719696	739096	c. 690m
DU015-071----	Burial mound	Bonnybrook	719191	739958	c. 480m

TABLE 13.2 RELEVANT SMR'S IN THE VICINITY OF THE SUBJECT AREA.

SMR No: DU015-065001-

Classification: House – 18th /19th century

Description: The Civil survey (1654-6) describes an old thatched house at Darndale (Simington 1945, 194). The present 'Darndale House', an 18th-century mansion probably occupies the site.

SMR No: DU015-066----

Classification: Earthwork

Description: On a low summit in what is a housing scheme. Named as 'moat' on the 1843 and 1937 editions of the OS 6-inch map. Listed in the 1991 Dublin City Development plan (No. 45). Not visible at ground level.

SMR No: DU015-067----

Classification: House - 16th/17th century

Description: The Down Survey (1655-6) map shows a gabled house at the location shown as 'Cappa House' on the 1937 OS 6-inch map. Described in the Civil survey (1654-6) as a thatched house (Simington 1945, 193). This area forms part of Darndale housing estate. Not visible at ground level.

SMR No: DU015-077----

Classification: Ring-ditch

Description: In low-lying ground on the N bank of the Ward River. A cropmark of a levelled, roughly circular feature visible on an aerial photograph taken in 1965 (BKS 70998). A housing estate occupies the site. Not visible at ground level.

SMR No: DU015-076001-

Classification: Church

Description: The present mid-18th century church of St. John the Evangelist occupies an early ecclesiastical site associated with St. Brendan of Clonfert (Appleyard 1985, 51-61, 81, 97).

SMR No: DU015-076002-

Classification: Graveyard

Description: A roughly rectangular graveyard enclosed by a wall. There are 18th and 19th century memorials within the graveyard.

SMR No: DU015-076003-

Classification: Ecclesiastical enclosure

Description: The present mid-18th century church of St. John the Evangelist occupies an early ecclesiastical site associated with St. Brendan of Clonfert (Appleyard 1985, 51-61, 81, 97). Excavations in 1990 exposed portion of an earlier wall and a section of outer fosse and inner bank (Swan 1991, 25). Finds included a bronze penannular brooch, a small lead ingot and worked antler. Other elements of the early ecclesiastical site include a plain granite cross and a millstone of a horizontal watermill found in the grounds of the churchyard.

SMR No: DU015-076004-

Classification: Mill - unclassified

Description: The lower stone of a horizontal water mill (diam. 0.85m, D 0.40m) together with a few sherds of 13th/14th-century pottery were recovered from the grounds of St John's Church of the Evangelist (Swan 1990, 25). It has a hollowed surface with a centrally placed hole (diam. 0.13m).

SMR No: DU015-076005-

Classification: Cross

Description: This plain granite cross was found in the grounds of the church yard (DU015-076001- The arms are asymmetrical (Wth 1.35m, damaged H 0.95m, T 0.5m).

SMR No: DU015-075----

Classification: Ritual site - holy well

Description: This natural spring well is marked by a lone bush on the W bank of a stream. It is dedicated to St. Brendan. In 1934 there was a low stone arch over the well which has since been removed (Appleyard 1985, 61; Ó Danachair 1958, 77). There is no indication of devotion.

SMR No: DU015-074----

Classification: Mound

Description: Comprises a round -topped mound beside a stream in a low-lying location on the grounds of Cadbury's factory. The top has been planted with trees (diam. 19.20m, H 4.80m). (Morris 1939, 189; Dillon Cosgrave 1977, 110).

SMR No: DU015-084----

Classification: Chapel

Description: Appleyard (1985, 84) mentions a chapel in Coolock village c. 1710 on the site of St. Brendan's Church. The green triangular patch at the junction of Oltown lane with Coolock Lane (where Beechpark Avenue joins Oscar Traynor Road was known as 'The Chapel Bank'.

SMR No: DU015-071----

Classification: Burial mound

Description: This site is marked 'fort' on the 1837 edition of the OS 6-inch map and 'site of burials' on the OS 1937-8 edition. It was excavated in 1934 by the National Museum and removed prior to landscaping by Dublin Corporation in 1964 (Appleyard 1985, 162-3). The mound was irregular in shape with many depressions on the surface (Diam. 23m,H 0.07m). The excavation produced skeletons and an iron stirrup at a depth of 0.16m below the sod. Approximately twelve further skeletons were exposed in two levels of the mound in the 1960's operations. No evidence for any structure or grave slabs associated with either level of burial was apparent (Cahill & Sikora 2011, 318-323). There are no visible remains at ground level.

13.3.3.5 Cartographic Research

Analysis of historic mapping shows how the landscape has changed over time. The comparison of editions of historic maps can show how some landscape features have been created, altered or removed over a period of time. Sometimes features that appear on these early maps are found to be of potential archaeological significance during fieldwork. For this study the following historic maps were consulted:

- First edition Ordnance Survey 6" Maps circa 1830;
- Third edition Ordnance Survey 25" Maps circa 1900; and

- Cassini Maps circa 1940

The First Edition Ordnance Survey 6" Maps (Figure 14-5) depicts the subject area in pre-famine times (created 1829-1841). The lands adjacent to the PDA are depicted as ordered farmland surrounding a number of houses (Oldtown House; Moatfield House; Coolock Lodge). The Ecclesiastical complex (DU015-076001- etc.) is depicted as 'Church'. The Ritual site – holy well adjacent to the church is depicted as 'St. Brendan's Well' (DU015-075----). The Burial mound to the west of the subject site (DU015-071----) is depicted as a 'Fort', while the Mound located to the south-east of the site (DU015-074----) is depicted as a 'Moat'. The modern Malahide Road (R107) can be seen as a main thoroughfare running from south-west to north-east. A small bridge is depicted on the Santry River crossing to the north of the existing factory site.

By the time of the Third edition OS 25" map (1897-1913) Coolock Lodge has become known as St. Brendan's and the gardens are more detailed. The church at DU015-076001- is now known as 'St. John's Church on site of Church'. Oldtown House and Moatfield House are still in existence, while the 'Moat' (DU015-074----) is depicted as a circular feature encompassed by trees. The Burial mound at DU015-071---- is no longer named but is only depicted with hachures.

The subject area is depicted on the Cassini map of c. 1940 in Figure 14-5. By this time, the farmland in the vicinity of the site has been amalgamated into fewer and larger fields. Oldtown House, Moatfield House and St. Brendan's are depicted as per the earlier 3rd edition map. The Burial mound at DU015-071---- is now depicted as 'Site of Burials'. A number of new dwellings with ordered garden plots are depicted to the east of the subject site (Newtown Cottages).

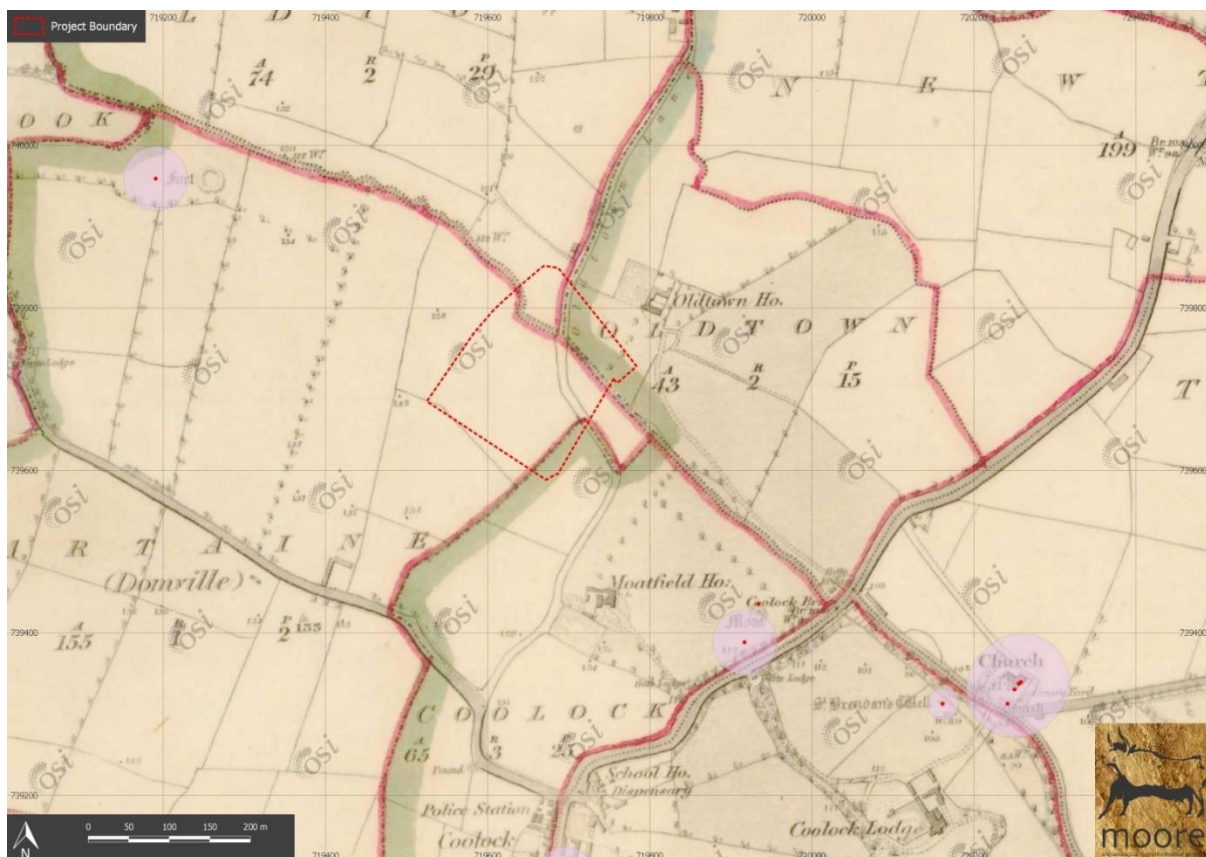


FIGURE 13.2 EXTRACT FROM OS 6" FIRST EDITION MAP SHOWING SUBJECT SITE.

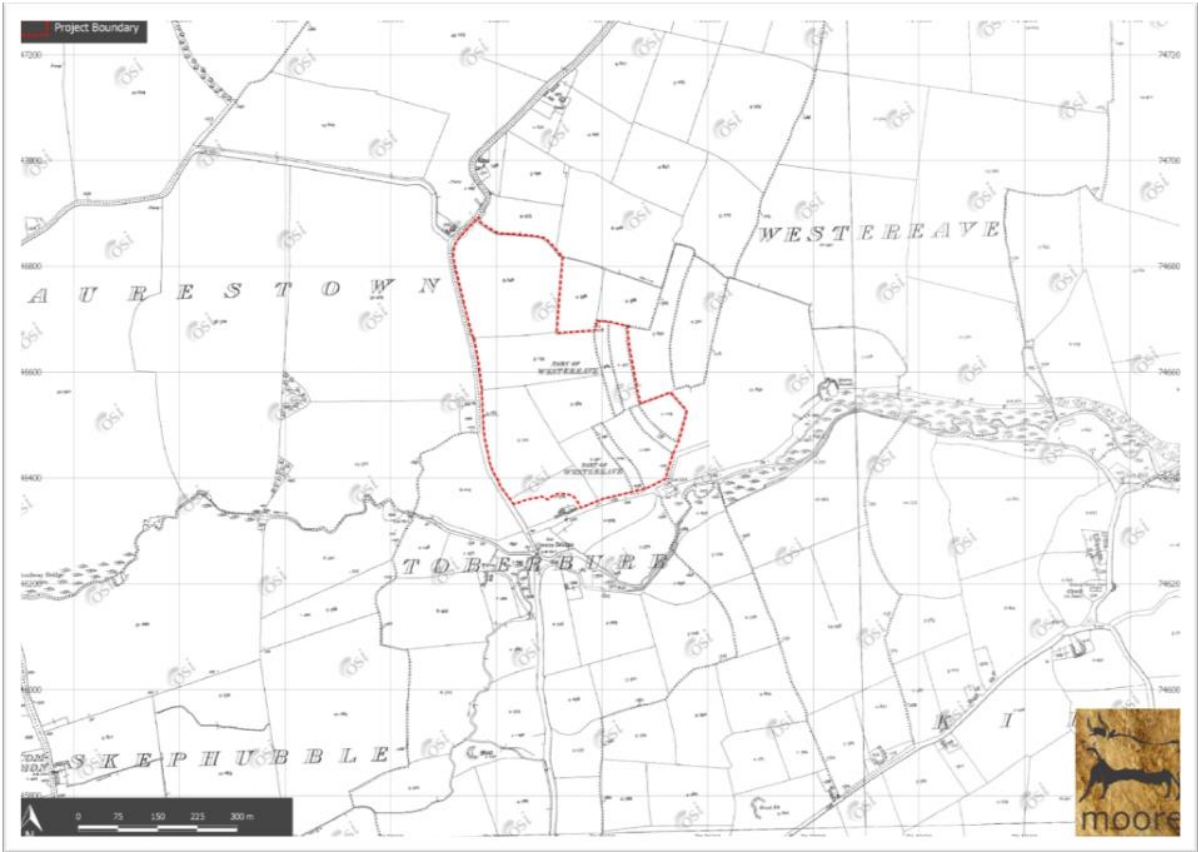


FIGURE 13.3 EXTRACT FROM OS 25" THIRD EDITION MAP SHOWING SUBJECT SITE.

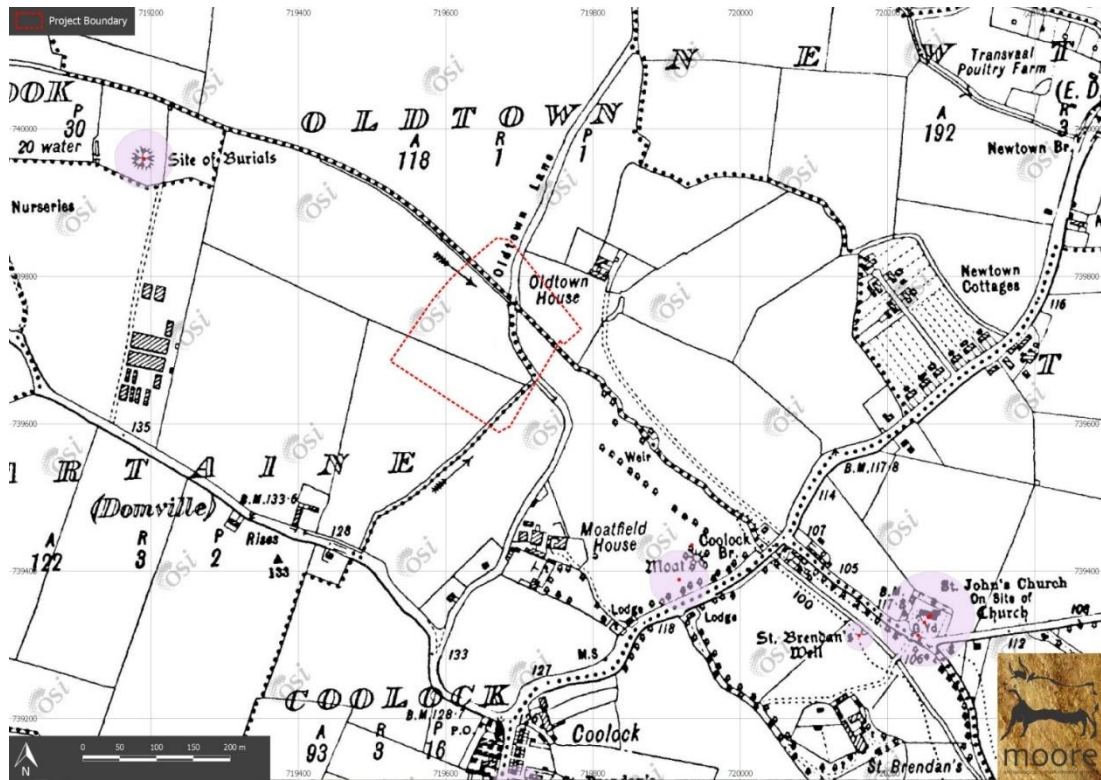


FIGURE 13.4 EXTRACT FROM THE CASSINI MAP OF C. 1940 SHOWING SUBJECT SITE.

13.3.3.6 Aerial Photography

The usefulness of aerial photography is that it allows for a different perspective - 'the distant view'. Archaeological sites may show up on the ground surface, depending on their state of preservation, by light and shadow contrasts (shadow marks), tonal differences in the soil (soil marks) or differences in height and colour of the cultivated cereal (crop marks). It is also a useful aid in pinpointing existing features and can assist in ascertaining their extent and degree of preservation. Nothing of cultural heritage significance was noted within the site boundary.

Figure 13-6 shows the red-line planning application boundary of the site.



FIGURE 13.5 AERIAL IMAGE OF THE SITE.

13.3.3.7 Topographical Files of the National Museum of Ireland

The topographical files of the NMI identify all recorded finds held in the NMI archive that have been donated to the state in accordance with national monuments legislation. The files sometimes include reports on excavations undertaken by NMI archaeologists in the early 20th century. Valuable information that can be gleaned might include the exact location, ground type, depth below ground level and condition when found, of each find. However, the amount and the usefulness of the information available on each find can vary considerably. The topographical files are listed by county and townland and/or street name.

The relevant record(s) of finds in the vicinity of the subject area available from the NMI topographical files are listed in table 14-3 below.

NMI Find Ref	Description and location
IA/174/90	Human Skeletal Remains
1958:50	Fragment of Decorated Slab
IA/33/85	Silver Vessel

TABLE 13.3 RELEVANT RECORDS FROM TOPOGRAPHICAL FILES OF THE NMI

13.3.3.8 Previous Archaeological Fieldwork

The Excavation Bulletin is both a published annual directory and an online database that provides summary accounts of all the excavations carried out in Ireland and Northern Ireland from 1970 to 2012.

The database gives access to over 15,000 reports and can be browsed or searched using multiple fields, including Year, County, Site Name, Site Type, Grid Reference, Licence No., Sites and Monuments Record No. and Author.

The National Roads Authority (NRA) archaeological database (<http://archaeology.nra.ie>) contains a description of the results of excavations carried out in advance of various road schemes. In general, the database contains information on sites for which final excavation reports have been received.

The following entries are recorded in the general area.

Reference No.	Townland	Site type	Licence No.	Co-ordinates
2008:486	Raheny	Monitoring	08E0740	E 720903m, N 738452m
Monitoring has been ongoing as part of a development located within the grounds of St Joseph's Hospital. To date, nothing of archaeological significance has been discovered.				
Rob Lynch, Irish Archaeological Consultancy Ltd, 120b Greenpark Road, Bray, Co. Wicklow.				

Reference No.	Townland	Site type	Licence No.	Co-ordinates
2009:355	Raheny	No archaeological significance	08E0740	E 720903m, N 738452m
Monitoring was carried out as part of a development located within the grounds of St Joseph's Hospital. Nothing of archaeological significance was discovered during the course of works.				
Rob Lynch, Irish Archaeological Consultancy Ltd, 120b Greenpark Road, Bray, Co. Wicklow.				

Reference No.	Townland	Site type	Licence No.	Co-ordinates
2015:031	Artane	Medieval ditch/road	15E054	E 718981m, N 738379m
Groundworks in advance of the construction of six houses were monitored in February 2015 at 30 Kilmore Road, Artane, Dublin 5. The development site is situated at the junction of the Kilmore Road and the Castlevue estate, in the townland of Artaine North.				
The site is located within the vicinity of three RMPs: Artaine Castle (DU014- 073003) and the adjacent church and graveyard to the south (DU014-073001 and DU014-073002). None of the monuments are within the site and none were impacted upon by the development works. However				

the Zone of Notification for the castle monument encompasses the south-west corner of the development site.

Three archaeological features were identified: a medieval ditch, a post-medieval drain and an undated pit.

The medieval ditch ran approximately parallel to the boundary wall situated at the west of the site. The pottery from the ditch, identified by Siobhan Scully (2015) as Dublin-Type ware, dates from the 12th to the 14th centuries, suggesting the ditch was backfilled in and around this time, at the height of the medieval period. This ditch was east of and ran parallel with a post-medieval stone wall, now topped with concrete blocks, which defined the western perimeter of the site.

This wall may have represented the edge of the road recorded on the 1st Edition OS map that separated the townlands of Artaine North and Artaine South, following the same route as that on Rocque's map of 1760. It is possible that the medieval ditch defined the route of an ancient road that provided access to the medieval castle and church of Artane.

The features were investigated and recorded, with the ditch and the pit preserved in-situ.

Antoine Giacometti, Archaeology Plan, 32 Fitzwilliam Place Dublin 2.

Reference No.	Townland	Site type	Licence No.	Co-ordinates
2016:491	Clonshaugh	17th-19th-century occupation	16E0062	E 717915m, N 741126m

Monitoring of topsoil stripping was undertaken between February and September 2016 at Priorswood, Clonshaugh, Co. Dublin. A single area containing features of archaeological significance was identified, comprising 17th-century occupation deposits. This was subsequently excavated under licence 16E0069. The only other features noted during monitoring included the early 19th-century heavily truncated remains of the former Willsborough House. The original form of this building may have been akin to that suggested by Taylor's Map of 1816, however, it does seem to have been subject to significant alteration by the time of publication of the 1st Edition 6-inch OS map of 1837. The remains comprised red brick wall footings and supports, associated with evidence of garden landscaping. A quantity of metal, ceramic and glass artefacts were retrieved during investigations of these remains which predominately date to the 19th century.

All features of archaeological potential were investigated and recorded. No further archaeological mitigation is required.

David McIlreavy, IAC Ltd, Unit G1, Network Enterprise Park, Kilcoole, Co. Wicklow.

Reference No.	Townland	Site type	Licence No.	Co-ordinates
2018-076	Priorswood	17th-century occupation	16E0069	E 718020m, N 741145m

In April 2016 an excavation was undertaken at Priorswood, Clonshaugh, Co. Dublin of features identified during monitoring (Licence 16E0062) of construction works. The excavation revealed the truncated remains of structural surfaces, a drainage channel, a clay-bonded stone structure and associated occupational deposits. All of these features are considered to be 17th century in date. Late/post-medieval radiocarbon dates obtained from this site (AD 1449–1633 and AD 1458–1635 both 2 sigma calibrations) confirm the dating for the site as suggested by the artefact assemblage.

It is intended that this report should be read in conjunction with that describing the wider monitoring works conducted across the development site under Licence No. 16E0062. All features identified were excavated, and no further archaeological works were deemed necessary with regard to this development.

David McIlreavy, IAC Ltd, Unit G1, Network Enterprise Park, Kilcoole, Co. Wicklow.

TABLE 13.4 PREVIOUS EXCAVATIONS

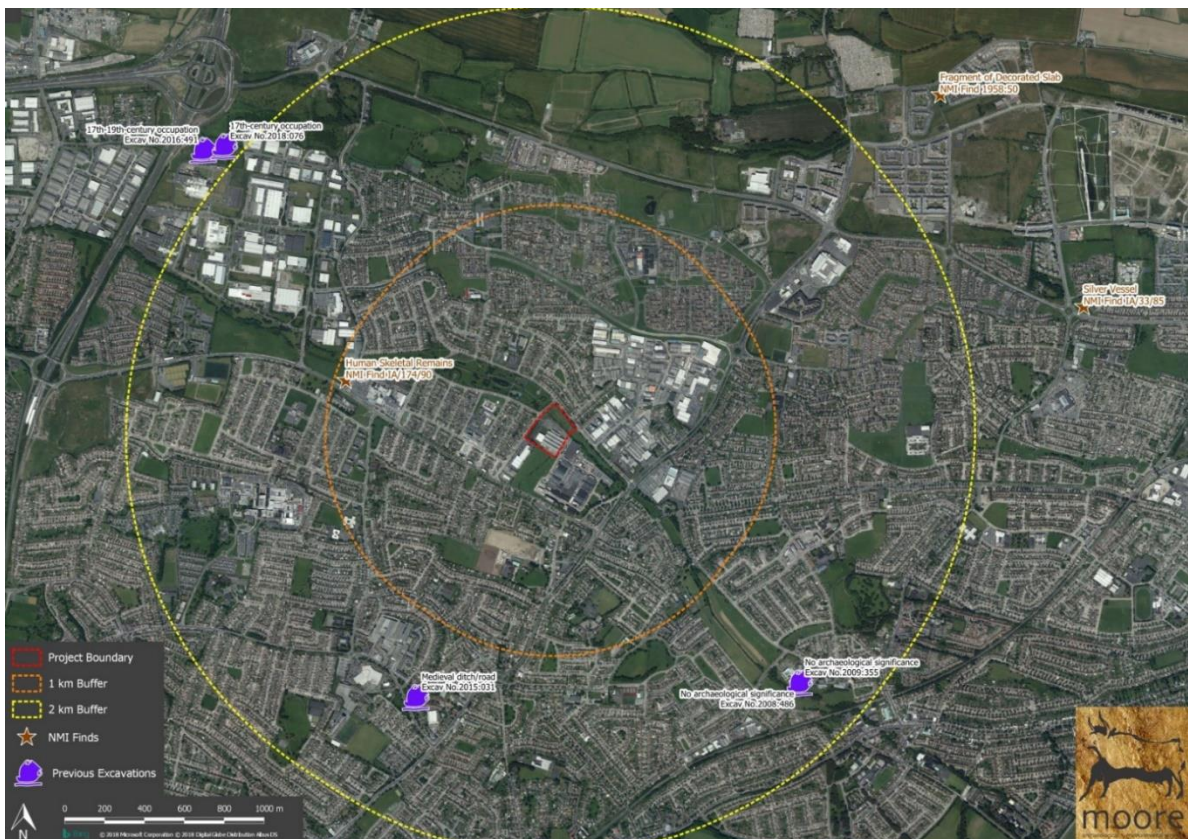


FIGURE 13.6 PREVIOUS FIELDWORK IN THE VICINITY OF THE SITE

13.3.3.9 Toponym Analysis

Townland names are a rich source of information for the land use, history, archaeology and folklore of an area. The place name can have a variety of language origins such as, Irish, Viking, Anglo-

Norman and English. The names can provide information on families, topographical features, and historical incidents. In terms of the built environment many names reference churches, fords, castles, raths, graveyards, roads and passes etc. In compiling the following data, a number of resources were consulted including the Placenames Database of Ireland www.logainm.ie and Irish Names of Places by P.W. Joyce (Joyce, 1913).

Townland Name/ Name	Irish Version	Translation
Coolock	An Chúlóg	'Cúlóg' – Back, or backend
Dublin	Áth Ciath	'Áth' – a ford (of a river) 'Cliath' – hurdle; wattle

TABLE 13.5 TOPONYMS

13.3.4 Architectural Heritage

13.3.4.1 Architectural Conservation Areas (ACA)

The Planning and Development Act 2000, as amended, provides that all Development Plans must now include objectives for preserving the character of Architectural Conservation Areas (ACAs). An ACA is a place, area, group of structures or townscape of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or which contribute to the appreciation of protected structures.

In these areas, the protection of the architectural heritage is best achieved by controlling and guiding change on a wider scale than the individual structure to retain the overall architectural or historic character of an area.

There are no ACA's adjacent to the site boundary or within the Coolock or Artaine townlands.

13.3.4.2 Record of Protected Structures (RPS) / National Inventory of Architectural Heritage (NIAH)

The importance of our built heritage is enshrined in the Planning and Development Act, 2000 (Part II, Section 10) which places a statutory obligation on local authorities to include in their Development Plans objectives for the protection of structures, or parts of structures, which are of special interest. The principal mechanism for the protection of these structures is through their inclusion on the Record of Protected Structures (RPS). This list provides recognition of the structures importance, protection from adverse impacts and potential access to grant aid for conservation works. The record of Protected Structures is an ongoing process and can be reviewed and added to. In considering additions to the Record of Protected Structures local authorities have recourse to the National Inventory of Architectural Heritage (NIAH) which provides a source of guidance on the significance of buildings in their respective areas.

There are 3 Records of Protected Structures in the general area of the subject site, as listed by Fingal County Council.

Location	Structure/Site	Description
Kilmore Road, Dublin 5	Woodville House (RPS no. 4259)	N/A
Cadbury Factory, Malahide Road (R107)	Mound/Moat (RMP no. DU015-074----; RPS no. 4861)	Comprises a round -topped mound beside a stream in a low-lying location on the grounds of Cadbury's factory. The top has been planted with trees (diam. 19.20m, H 4.80m).
Tonlegee Road (R104)	St. John's Church (RMP no. DU015-076001-; RPS no. 8723)	The present mid-18th century church of St. John the Evangelist occupies an early ecclesiastical site associated with St. Brendan of Clonfert.

TABLE 13.6 RECORD OF PROTECTED STRUCTURES

13.3.4.3 Designed Landscapes/Demesnes, Historic Gardens & Country Estates

The Architectural Section of the DAHG is in the process of a multi-phase study looking at Designed Landscapes and Historic Gardens that appear as shaded areas on the First Edition Ordnance Survey Maps, circa. 1830.

'The objective of this survey is to begin a process of understanding of the extent of Ireland's historic gardens and designed landscape. Sites were identified using the 1st edition Ordnance Survey maps. These were compared with current aerial photography to assess the level of survival and change.'

There are 8 listed historic gardens/designed landscapes in the general area of the subject site.

Location	Demesne Landscape/Historic Garden	Ref. No.	Description
Darndale	Darndale House	DU-50-O-202404	Present on Ordnance Survey 1" Series; Present on Ordnance Survey First Edition 6" Series
Fairfield	Fairfield House	DU-50-O-192405	Present on Ordnance Survey 1" Series; Present on Ordnance Survey First Edition 6" Series
Coolock	Oldtown House	N/A	N/A
Coolock	Moatfield House	N/A	N/A
Coolock	Coolock Lodge	DU-50-O-203392	Present on Ordnance Survey 1" Series; Present on Ordnance Survey First Edition 6" Series
Bonnybrook	Bonnybrook House	DU-50-O-189401	Present on Ordnance Survey 1" Series; Present on Ordnance Survey First Edition 6" Series
Beaumont	Beaumont House	DU-50-O-181395	Present on Ordnance Survey 1" Series; Present on Ordnance Survey First Edition 6" Series
Coolock	Woodville House	N/A	N/A

TABLE 13.7 HISTORIC GARDENS/DESIGNED LANDSCAPES

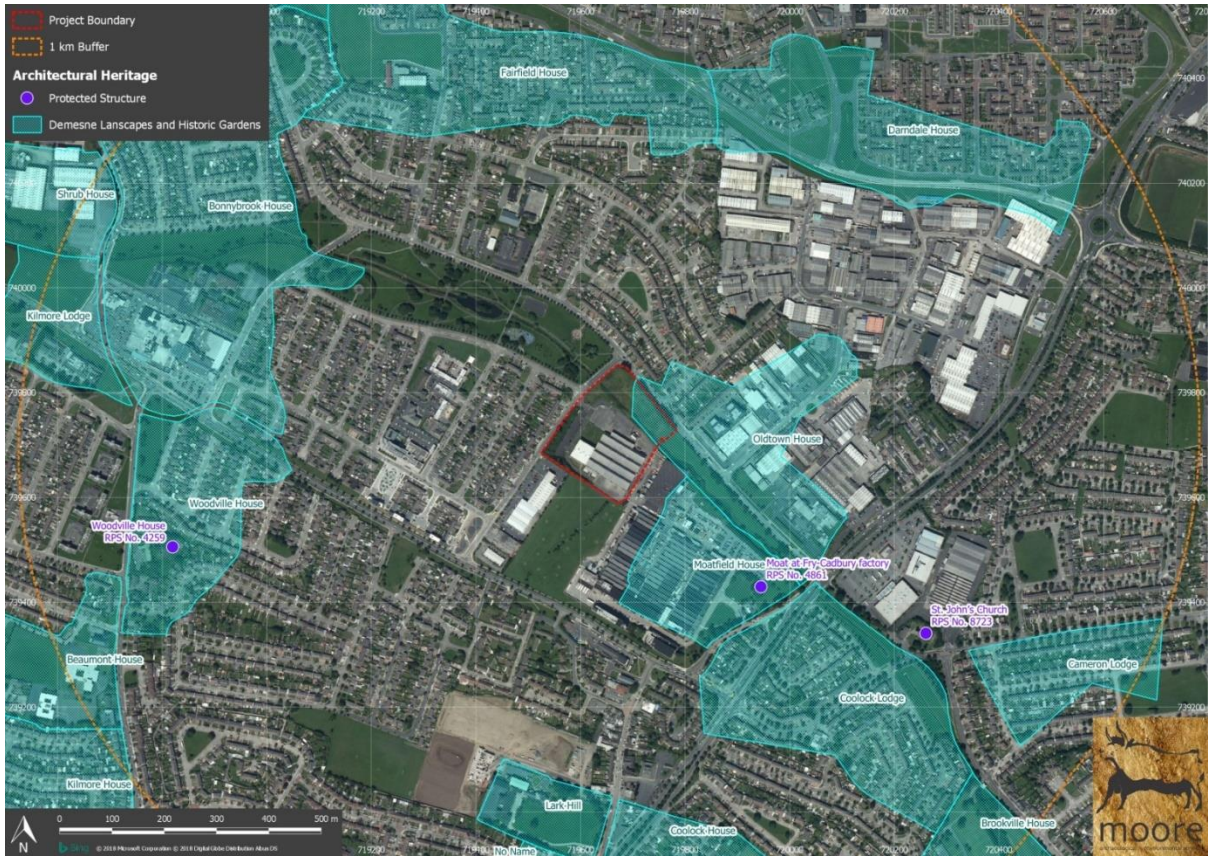


FIGURE 13.7 ACA'S AND HISTORIC LANDSCAPES AND GARDENS IN THE VICINITY OF THE PDA

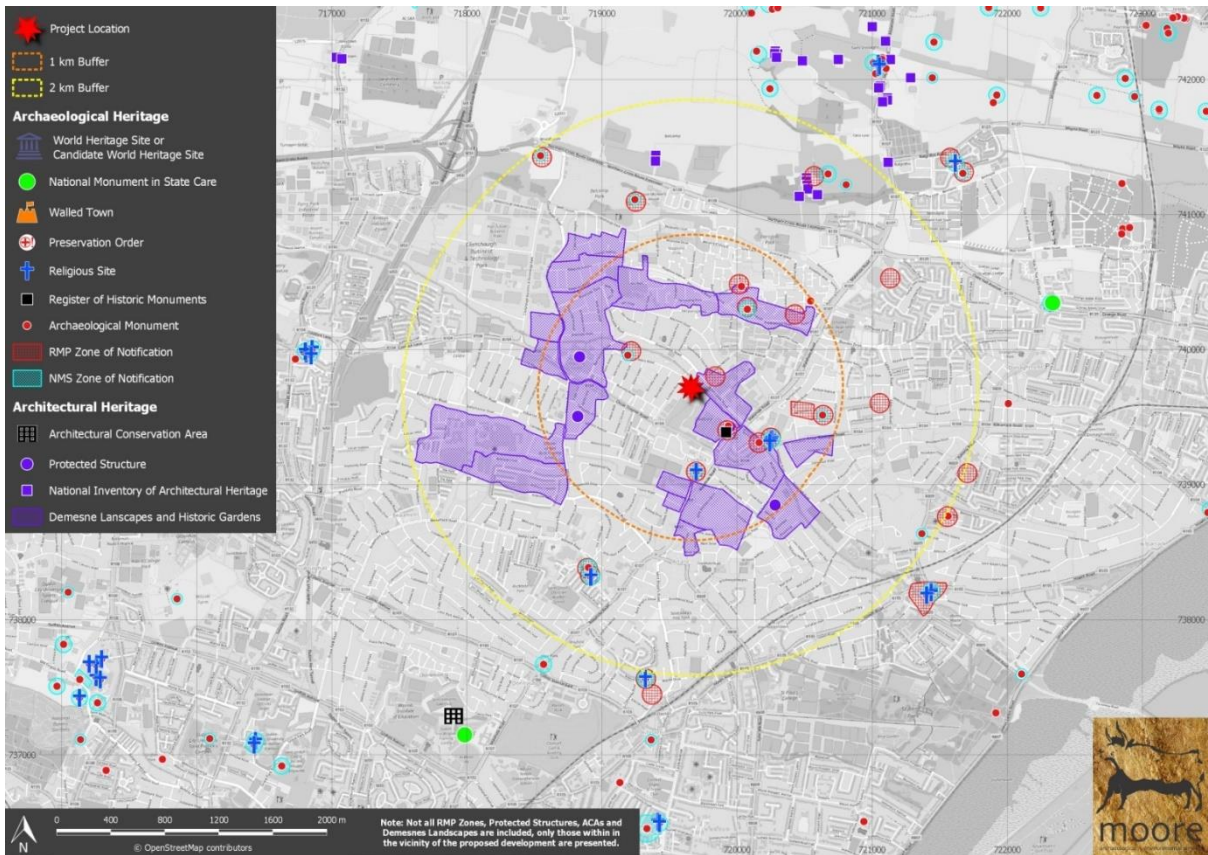


FIGURE 13.8 ORDNANCE SURVEY MAP SHOWING LOCATION OF SITE ©OSI

13.3.4.4 Other Built Heritage/Vernacular Features

A single arch cut stone bridge crosses the Santry River crossing to the north of the existing factory site. The bridge is depicted on the First Edition Ordnance Survey 6" Maps (created 1829-1841). The bridge is still extant and appears to be in good condition.

13.3.5 Fieldwork

A site inspection was carried out on the 11th July 2018 in dry and sunny conditions. The site is accessed from the west via Coolock Drive. The southern part of the site comprises the existing factory complex and nothing of cultural heritage significance was noted. To the north a heavily overgrown green area extends both north and south of the Santry river. The cut stone bridge was visible from the west but it was not possible to access the river to examine it in detail. The span appears to extend to approx. 4m and the bridge appears to extend to approx. 3m in width. The site is bounded by high security fencing bushes and trees. Nothing of further cultural heritage significance was noted.



PLATE 14-1 LOOKING SOUTHEAST AT EXISTING FACTORY BUILDINGS AT THE SUBJECT SITE.



PLATE 14-2 **LOOKING WEST AT THE NORTHERN GREENFIELD PART OF SUBJECT SITE.**



PLATE 14-3 **LOOKING WEST AT THE SANTRY RIVER AND CUT STONE SINGLE ARCH BRIDGE**

13.4 Do Nothing Scenario

If the development were not to proceed there would be no impact on the cultural heritage resource.

13.5 Impact Assessment

Direct negative impacts may occur where sites of archaeological, architectural and cultural heritage significance are located within the footprint of the proposed development, which would potentially be impacted upon by ground disturbances.

In relation to the proposed development, direct, physical impacts on the archaeological, architectural and cultural heritage can manifest themselves in the following ways:

- Where an archaeological, architectural or cultural heritage site, structure, monument or feature is located within an area where works takes place and the works either intentionally or unintentionally entail the alteration or removal of all or part of the site, structure, monument or feature a direct, physical impact will occur;
- Direct, physical impacts can also occur in gaining access to the site. Where archaeological, architectural or cultural heritage sites, structures, monuments or features are intentionally or unintentionally removed or altered when transporting and/or facilitating access for machinery, equipment and/or materials to or from site a direct physical impact will occur; and
- There is the potential for direct, physical impacts on previously unrecorded archaeological and architectural sites, structures, monuments or features.

If these impacts cannot be remediated, for example if archaeological deposits are destroyed during excavations, then the impacts will be permanent.

13.5.1 Construction Phase

13.5.1.1 Potential direct Impacts on Recorded Archaeological Monuments

There are no known archaeological monuments or sites within the proposed development site. There will be no impact on any recorded archaeological monuments by the proposed development.

13.5.1.2 Potential direct Impacts on unrecorded Archaeological Monuments

There remains a low potential that groundworks for the new development may impact on previously unrecorded archaeological material.

13.5.1.3 Potential direct Impacts on Architectural Sites

Internally there are no Protected Structures or NIAH site within the planning application red line boundary or adjacent to the site. A cut stone single arch bridge crosses the Santry River to the north of the site. There will be no direct impacts on the bridge. A balustrade may be added to the bridge.

13.5.1.4 'Worst Case' scenario'

In this case, construction work could potentially negatively impact previously unknown sites resulting in the loss or damage of archaeological artefacts and features.

13.5.2 Operational Phase

Potential operational impacts can take the form of impacts on the settings of architectural or cultural heritage features – impacts on setting are primarily visual and examine the effect of the development upon the setting of a site within the wider landscape. Visual impacts can be reduced with sensitive site development and screening. The impact of the development is usually proportional to the extent to which that development is visible to and from the extant recorded monuments and features.

13.5.2.1 Potential Operational impacts on Archaeological sites

There are no recorded archaeological sites/features listed as being located within the boundary of the subject site. Archaeological sites in the vicinity are well screened and separated from the PDA by existing housing and commercial development. There will be no adverse impact on the setting any recorded archaeological sites by the development.

13.5.2.2 Potential Operational impacts on Architectural Sites

There are no architectural sites whose settings are likely to be affected by the proposed development. The cut stone bridge is a discreet low lying feature and will be preserved *in situ*.

13.6 Mitigation

13.6.1 Incorporated Design Mitigation

It is recommended that the cut stone bridge be retained *in situ*.

13.6.2 Construction Phase Mitigation

The proposed development site is currently a well screened site with c. 1.08ha of greenfield land to the north and existing factory buildings to the south. There are no recorded monuments, or protected structures within its boundary.

A cut stone single arch bridge spans the Santry River to the North. The bulk of the site to the south of the Santry River has been previously developed and the archaeological potential here is limited.

The existing greenfield will remain greenfield and there will be no direct physical impact on the bridge. Landscape intervention in the form of terracing and remodelling is proposed for the greenfield area to facilitate a linear park.

It is recommended that archaeological monitoring of works in the greenfield area/proposed linear park be carried out during excavation works by a suitably qualified archaeologist.

It is recommended that a suitably qualified individual demarcate the location of the existing bridge and that a suitable buffer be established during construction works. No works should be carried out at or near the bridge and that the area should be avoided by site traffic.

13.6.3 Operational Phase Mitigation

No further mitigation is recommended.

13.7 Residual Impact Assessment

If the above recommendations are fully implemented the residual impacts of the proposed development on the local archaeological resource would be negligible.

PLEASE NOTE: the above recommendations are subject to the approval of the National Monuments Section at the Department of Culture, Heritage and the Gaeltacht.

13.8 References and Sources

13.8.1 References

- Joyce, P.W., 1913. Irish Names of Places. Vol. III. Dublin.
- Killanin, Lord. & Duignan, M.V., 1989. The Shell Guide to Ireland. Edbury Press, London.
- Lewis, S., 1937. A Topographical Dictionary of Ireland. 2 Vols. Lewis & Co., London.
- Ó'Cróinín, D., 1995. Early Medieval Ireland, 400-1200. Longman, England.
- O'Keeffe, T., 2000. Medieval Ireland, an Archaeology. Tempus, U.K.

13.8.2 Other Sources

- Dept. of Culture, Heritage and the Gaeltacht, 1999. Frameworks and Principles for the Protection of the Archaeological Heritage, Government publications, Dublin.
- Dept. of Culture, Heritage and the Gaeltacht, 1999. Policy and Guidelines on Archaeological Excavation. Government Publications, Dublin.
- Department of the Communications, Climate Action and Environment. 2000. Landscape and landscape assessment. Guidelines for planning authorities.
- EPA. 2002. Guidelines on the information to be contained in Environmental Impact Statements.
- EPA. 2003. Advice Notes on Current Practice (in the preparation of Environmental Impact Statements
- EPA. 2015. Revised Guidelines on the Information to be contained in Environmental Impact Statements - Draft
- EPA. 2015. Advice Notes for Preparing Environmental Impact Statements – Draft.
- Landscape Institute and Institute of Environmental Management & Assessment, 2013; Guidelines for Landscape and Visual Impact Assessment (third edition), Routledge, 170pp.
- The Heritage Council, 2000. Archaeology & Development: Guidelines for Good Practice for Developers. The Heritage Council of Ireland Series, Kilkenny.
- The Planning and Heritage Section of the Department of Communications, Climate Action and Environment. Sites and Monuments Record, County Dublin.
- EPA, 1995. Advice notes on current practice in the preparation of Environmental Impact Statements. Dublin.
- National Monuments Acts 1930-1994.
- National Museum of Ireland. Topographical files, County Dublin.
- Dublin City Development Plan 2016-2022.

13.8.3 Digital Sources

- <http://www.buildingsofireland.ie/>
- <http://www.dublincity.ie/>
- <http://www.excavations.ie/>
- <https://heritagemaps.ie/WebApps/HeritageMaps/index.html>
- <http://www.logainm.ie/>
- <http://www.museum.ie/>
- <https://www.townlands.ie/>
- <http://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html>
- <http://webgis.archaeology.ie/>
- <http://www.worldheritageireland.ie/tentative-list/>

13.9 Conventions, Directives and Legislation

Ireland has ratified several European and international conventions in relation to the protection of its cultural heritage. This section summarises Ireland's obligations as a signatory to a number of International and European conventions relating to the protection and conservation of cultural heritage sites. Also included is a synopsis of existing national legislation governing the care and protection of our cultural heritage resources.

13.9.1 ICOMOS Xi'an Declaration, 2005

Ireland is a signatory to an international declaration sponsored by International Council on Monuments and Sites (ICOMOS), the Xi'an Declaration on the Conservation of the Setting of

Heritage Structures, Sites and Areas, 2005, that endeavours to ensure the safeguard and conservation of the World's cultural heritage as part of its sustainable and human development.

13.9.2 EIA Directive 85/337/EEC as amended

To assist planning and other consent authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIS thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003.

13.9.3 The European Landscape Convention 2000

In 2002 Ireland ratified the European Landscape Convention - also known as the Florence Convention, which promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues. It is the first international treaty to be exclusively concerned with all dimensions of European landscape.

13.9.4 Valletta Convention, 1997

In 1997 the Republic of Ireland ratified the Council of Europe, European Convention on the Protection of the Archaeological Heritage (the 'Valletta Convention'). Obligations under the Convention include: provision for statutory protection measures, including the maintenance of an inventory of the archaeological heritage and the designation of protected monuments and areas.

13.9.5 Granada Convention, 1997

Under the European Convention on the Protection of the Architectural Heritage (Granada Convention), 1997, the Republic of Ireland is obliged to maintain inventories of architectural heritage, to protect the architectural heritage and adopt conservation policies as integrated planning objectives.

13.9.6 UNESCO World Heritage Convention, 1972

This Convention provides for the identification, conservation and preservation of cultural and natural sites of outstanding universal value for inclusion in a world heritage list. The World Heritage status is a non-statutory designation and no additional statutory controls result from this designation. However, the impact of proposed development upon a World Heritage Site will be a key material consideration in determining planning applications.

13.10 Legislation

13.10.1 The Planning and Development (Strategic Infrastructure) Act 2006

The Planning and Development (Strategic Infrastructure) Act 2006 ensures the protection of the archaeological heritage resource by requiring that all applications under this Act are accompanied by an EIS including information on material assets, including the architectural and archaeological heritage, and the cultural heritage.

13.10.2 The National Monuments Act 1930 to 2004

Irish legislation for the protection of archaeological heritage is based on the National Monuments Acts 1930 and amendments of 1954, 1987, 1994 and 2004. These acts are the principal statutes governing the care of monuments in the Irish Republic. They provide for the protection of national monuments through the use of preservation orders. The overall state archaeological service is provided by the Department of Culture, Heritage and the Gaeltacht (DoCHG) and delivered through

the Planning and Heritage Section of the DoCHG and the National Museum of Ireland (Irish Antiquities Division) on behalf of the Minister.

Monuments are protected under the National Monuments Acts in a number of ways:

- National Monuments in the ownership or guardianship of the Minister or a local authority;
- National Monuments, which are subject to a preservation order;
- Historic monuments or archaeological areas recorded in the Register of Historic Monuments; and
- Monuments recorded in the Record of Monuments and Places (RMP).

13.10.3 The Planning and Development Act 2000

Under arrangements which came into operation on 1 January 2000 (The Planning and Development Act 2000), the system of listing buildings was replaced with strengthened procedures for the preservation of protected structures and structures in architectural conservation areas (ACA).

13.10.4 The Architectural Heritage and Historic Properties Act, 1999

This Act provides for the establishment of a national inventory of architectural heritage which forms the basis for recommendation from the Minister to local authorities of sites for inclusion in the local authorities Record of Protected Structures

13.11 Other Policy Contexts and Guidelines

13.11.1 The Archaeological Survey Database (ASD)

The ASD is maintained by the National Monuments Service of the DoCHG and contains the most up to date information on archaeological monuments within the State. The site is regularly updated with new sites as they come to light and has increasing volumes of information about individual sites.

13.11.2 The National Inventory of Architectural Heritage (NIAH)

NIAH data is available to be viewed and / or download from the www.buildingsofireland.ie website. The website contains detailed notes and photographs of all structures included in the recommendations made by the Minister to the relevant local authorities.

13.11.3 The Framework and Principles for the Protection of the Archaeological Heritage guidelines, 1999

This document sets out the basic principles of national policy on the protection of the archaeological heritage. A key principle set out in these guidelines is that there should always be a presumption in favour of avoidance of developmental impacts on the archaeological heritage and preservation in-situ of archaeological sites and monuments must be presumed to be the preferred option.

13.11.4 Dublin City Development Plan 2016-2022

The relevant policies and objectives for, Archaeological, Architectural and Cultural Heritage management for Dublin are outlined in Chapter 11, Section 11.1.5 of the City Development Plan. It is an objective/policy of the Council:

Policy CHC1:

To seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city.

Policy CHC2:

To ensure that the special interest of protected structures is protected.

Development will conserve and enhance Protected Structures and their curtilage and will:

- (a) Protect or, where appropriate, restore form, features and fabric which contribute to the special interest
- (b) Incorporate high standards of craftsmanship and relate sensitively to the scale, proportions, design, period and architectural detail of the original building, using traditional materials in most circumstances
- (c) Be highly sensitive to the historic fabric and special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials
- (d) Not cause harm to the curtilage of the structure; therefore, the design, form, scale, height, proportions, siting and materials of new development should relate to and complement the special character of the protected structure
- (e) Protect architectural items of interest from damage or theft while buildings are empty or during course of works
- (f) Have regard to ecological considerations for example, protection of species such as bats.

Changes of use of protected structures, which will have no detrimental impact on the special interest and are compatible with their future long-term conservation, will be promoted.

Policy CHC3:

To identify and protect exceptional buildings of the late twentieth century; to categorise, prioritise and, where appropriate, add to the RPS. Dublin City Council will produce guidelines and offer advice for protection and appropriate refurbishment.

Objective CHC4:

To protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.

Enhancement opportunities may include:

1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting
2. Re-instatement of missing architectural detail or other important features
3. Improvement of open spaces and the wider public realm, and re-instatement of historic routes and characteristic plot patterns
4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area
5. The repair and retention of shop- and pub-fronts of architectural interest.

Development will not:

1. Harm buildings, spaces, original street patterns or other features which contribute positively to the special interest of the Conservation Area
2. Involve the loss of traditional, historic or important building forms, features, and detailing including roof-scapes, shop-fronts, doors, windows and other decorative detail

3. Introduce design details and materials, such as uPVC, aluminium and inappropriately designed or dimensioned timber windows and doors
4. Harm the setting of a Conservation Area
5. Constitute a visually obtrusive or dominant form.

Changes of use will be acceptable where, in compliance with the zoning objective, they make a positive contribution to the character, function and appearance of Conservation Areas and their settings.

The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications and will promote compatible uses which ensure future long-term viability.

Policy CHC5:

To protect Protected Structures and preserve the character and the setting of Architectural Conservation Areas. The City Council will resist the total or substantial loss of:

- Protected structures in all but exceptional circumstances (and will require the strongest justification, including professional input with specialist knowledge so that all options receive serious consideration).
- Non-protected structures which are considered to make a positive contribution to the character and appearance of an Architectural Conservation Area, unless it can be demonstrated that the public benefits of the proposals outweigh the case for retention of the building.

Demolition behind retained facades may be considered on non-protected structures, depending on the significance of the structures, where it will secure the retention of façades which make a significant contribution to local townscape, where it will maintain the scale of original rooms behind principal façades and where the demolition is considered otherwise acceptable having regard to the above policy considerations. Where an existing structure is considered to make a neutral or negative contribution to an Architectural Conservation Area, the City Council will encourage:

1. Its demolition and replacement with a high quality building with enhanced environmental performance, or
2. Where appropriate, its improvement, re-cladding or refurbishment to improve both its appearance and environmental performance.

In all cases, demolition will only be permitted where:

1. Any replacement building will be of exceptional design quality and deliver an enhancement to the area and improvement in environmental performance on-site, taking into account whole life-cycle energy costs.
2. Firm and appropriately detailed proposals for the future re-development of the site have been approved and their implementation assured by planning condition or agreement.

Policy CHC6:

To ensure a sustainable future for historic and other buildings subject to heritage protection.

The City Council will encourage and support works to upgrade the environmental performance of the existing building stock that incorporates good standards of design and appearance.

Where these works involve historic buildings subject to protection (this includes buildings referenced on the Record of Protected Structures and non-protected structures in an Architectural Conservation Area), the works shall not adversely affect the special interest of the structure and thus a sensitive approach will be required, taking into account:

- The significance of the structure, and
- The extent of intervention, including impact on historic fabric, traditional construction, visibility, siting and design.

The installation of renewable energy measures and equipment will be acceptable where sited and designed to minimise the visual impact and does not result in any significant loss of historic fabric or otherwise affect the significance of the structure.

Policy CHC9:

To protect and preserve National Monuments.

1. To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of the re-use of buildings, light buildings, foundation design or the omission of basements in the Zones of Archaeological Interest.
2. That where preservation in situ is not feasible, sites of archaeological interest shall be subject to 'preservation by record' according to best practice in advance of re-development.
3. That sites within Zones of Archaeological Interest will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged.
4. That the National Monuments Service will be consulted in assessing proposals for development which relate to Monuments and Zones of Archaeological Interest.
5. To preserve known burial grounds and disused historic graveyards, where appropriate, to ensure that human remains are re-interred, except where otherwise agreed with the National Museum of Ireland.
6. That in evaluating proposals for development in the vicinity of the surviving sections of the city wall that due recognition be given to their national significance and their special character.
7. To have regard to the Shipwreck inventory maintained by the DAHG. Proposed developments that may have potential to impact on riverine, inter-tidal and sub-tidal environments shall be subject to an underwater archaeological assessment in advance of works.
8. To have regard to DAHG policy documents and guidelines relating to archaeology.

Policy CHC10:

To continue to preserve, and enhance the surviving sections of the City Wall and city defences – a National Monument, according to the recommendations of the City Walls Conservation Plan 2015 – with reference to the National Policy on Town Defences, adopted by the Department of the Environment in 2008.

Policy CHC11:

To preserve historic place and street names and ensure that new street names should reflect appropriate local historical or cultural associations.

Policy CHC12:

To promote tourism in the medieval city and suburbs.

Policy CHC13:

To support and pursue a World Heritage nomination for the Historic City of Dublin, in partnership with the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and other stakeholders.

Policy CHC14:

To promote the awareness of Dublin's industrial, military and maritime, canal-side (including lock-keepers' dwellings) and rural (vernacular) heritage.

Policy CHC15:

To preserve, repair and retain in situ, historic elements of significance in the public realm including railings, milestones, city ward stones, street furniture, ironmongery, and any historic kerbing and setts identified in Appendices 7 and 8 of the development plan, and promote high standards for design, materials and workmanship in public realm improvements. Works involving such elements shall be carried out in accordance with the Department of Arts Heritage and the Gaeltacht Advice Series: Paving, the Conservation of Historic Ground Surfaces.

Policy CHC16:

To undertake a feasibility study with a view to establishing a Museum of Dublin with a range of stakeholders, including OPW, the National Cultural Institutions, Little Museum of Dublin, The Heritage Council and the City Council, in recognition of the wide range of cultural artefacts relating to the history and development of the city.

Policy CHC18:

To support and promote a strategy for the protection and restoration of the industrial heritage of the city's waterways, such as the River Dodder, including retaining walls, weirs and millraces. Other Policies/Objectives contained within the Development Plan relate to specific historic/cultural elements such as individual streets, buildings, monuments, etc.