

11 ARCHAEOLOGICAL, ARCHITECTURAL AND CULTURAL HERITAGE

11.1 Introduction

This chapter assesses what, if any, impact the subject development at this site in the townland of Ballybane Beg, Galway will have on the archaeological and cultural heritage of the area. The assessment was compiled by Frank Coyne, B.A., M.I.A.I., Aegis Archaeology Ltd and consisted of the necessary research/desktop study, and a walkover survey of the site on 5th September 2018.

Ballybaan Beg is translated as An Baile Bán Beag, the small grassy (or white) townland. This townland is located within the parish of Saint Nicholas, in the barony of Galway, in County Galway (Figure 11.1).



Figure 11.1 Site Location (supplied by client)

11.1.1 Statement of Authority

This section of the EIAR has been prepared by Frank Coyne, Aegis Archaeology Limited. Frank is a professional Archaeologist with over 27 years' experience in private practice in Ireland and abroad; where he has completed numerous cultural heritage sections of EIAs

and has experience in all aspects of cultural heritage consultancy; feasibility, constraints and assessment reports, project management, test-trenching, excavation, and monitoring; relating to all forms of development. He holds a BA in Archaeology and History and a H.Dip. in Ed. and is eligible to hold an archaeological licence since 1997.

11.1.2 Proposed Development

The proposed development is described in detail in Chapter 3 of this EIAR and is summarised below.

A comprehensive masterplan for the entire site has been developed, setting out proposals for buildings, spaces and a movement and land use strategy. The proposed development strategy envisages that the subject lands will be developed in two distinct stages, with two separate planning applications:

- Phase 1: Commercial Offices (Blocks A-E), Hotel and Site Infrastructure, including all basement structures for the entire site
- Phase 2: Strategic Housing Development - Residential, Leisure and Ancillary Uses

The proposed masterplan for the entire site (Phase 1 and 2) includes a stated site area of 5.1 ha. It is considered that the proposed development will provide for a development of suitable mass and scale which makes a considerable contribution to the civic amenity of this rejuvenating area.

This EIAR will accompany the second planning application for phase 2 of the development strategy for the site which will be made directly to An Bord Pleanála under the Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016). The Phase II development will consist of:

The development is described fully in Chapter 3 of this EIAR, but generally consists of:

1. A residential scheme comprising 288 no. apartments and amenity accommodation with a gross floor area of 32,379 sqm, which will include:
 - Block G (104 no. units); Block H (136 no. units) and Block J (48 no. units).
 - 75 no. one-beds (26%); 185 no. two-beds (64.2%); and 28 no. three-bed units (9.7%)
 - Ancillary residential amenity areas (1,275 sqm).
 - Block G extends to eight-storeys, Block H extends to seven-storeys and Block J extends to five-storeys.
 - External balconies are provided on all elevations.
2. A commercial scheme with a cumulative gross floor area of 4,096 sqm, which will include:
 - A neighbourhood facility comprising a restaurant (500 sqm), café (50 sqm), local convenience store (225 sqm), a pharmacy (200 sqm), 5 no. retail/commercial units (797 sqm in total), a crèche (310 sqm)
 - A fitness/leisure facility (1,140 sqm); and
 - A medical centre (655 sqm).
3. Public realm and landscaping works, including pedestrian and cyclist linkages.
4. Vehicular access to the double basement permitted under Pl Ref 18/363 and the allocation of 288 no. car parking spaces located on the lower basement level to service the residential units. Visitor car parking will be provided on the upper

basement level and will be managed in accordance with an Operational Management Plan and a Mobility Management Plan.

5. The provision of a dedicated cyclist ramp and 733 no. secure bicycle parking spaces located in the upper basement permitted under Pl Ref 18/36 (comprising 529 no. residential; 144 visitor parking and 60 no. bicycle parking spaces to service the neighbourhood facility).
6. All other associated site development, plant and servicing works.
7. The application will be supported by an Environmental Impact Assessment Report and a Natura Impact Statement.

11.2 Legislation and Policy Context

Cultural Heritage in Ireland and specifically within County Galway is protected under the National Monuments Acts 1930-2014, the Planning and Development Act of 2000 and the Galway City Council Development Plan 2017-2023.

The National Monuments (Amendment) Act 1994 gave legal protection to recorded monuments through the establishment of the Record of Monuments and Places (RMP), which incorporated the Sites and Monuments Record (SMR) for each county into law.

The Planning and Development Act 2000 incorporated the Record of Protected Structures (RPS) for each county, giving legal protection to all buildings and structures listed.

Section 8.5 Archaeological Heritage in the *Galway City Development Plan 2017-2023* states that Galway has:

A has a rich archaeological heritage, which extends from the mesolithic, medieval and post-medieval periods and includes considerable industrial archaeology. The archaeological heritage includes a legacy of deposits, features, structures, samples, artefacts and their context. Through archaeology, current and future generations can achieve an understanding of the processes which shaped the city. The medieval legacy of the city is apparent from the form and character of the city centre which has a large group of multi-period buildings containing medieval and late medieval fabric. Outside of the city centre, there is also a range of important sites such as Ballybaan ringfort and Roscam standing stone and monastic site. This archaeology creates an important historical resource, unique to Galway City. The historic relationship between the city and waterways is evident in the industrial archaeology of the city, such as the canals, millraces and mill wheels, all of which are included in the Industrial Heritage Audit of Galway City (2013). Many of these features are also listed on the RPS.

Policy 8.5 (Archaeology) of the *Galway City Development Plan 2017-2023* states:

- Protect the archaeological heritage of the city.
- Ensure that proposed development within the designated city centre Zone of Archaeological Potential is not detrimental to the character of an archaeological site or its setting;

- Have regard to the archaeological recommendations of the Department of Arts, Heritage, Rural, Regional and Gaeltacht Affairs on any planning applications;
- Endorse the sustainable use of archaeological heritage as an educational and cultural resource and promote public awareness of the archaeological heritage of the city;
- Require the surveying, recording or excavation of archaeological heritage during the development process where appropriate;
- Seek the preservation in-situ or, at a minimum, preservation by record of archaeological sites/monuments included in the Record of Monuments and Places;
- Ensure that any development proposal with potential to impact on archaeological heritage includes for an archaeological assessment. This includes within terrestrial, riverine, inter-tidal and sub-tidal environments;
- Promote the protection of the varied industrial heritage of the city and encourage greater appreciation and public awareness of this heritage.

11.3 Methodology

The following resources have been consulted in the compilation of this Cultural Heritage Section of the EIA:

- Available aerial photographs.
- Draft Guidelines on the Information to be contained in Environmental Impact Assessment Reports. Environmental Protection Agency 2017.
- Galway City Development Plan 2017-2023.
- National Monuments Acts 1930 to 2014.
- O’Flanagan, M. (1927) Letters containing information relative to the antiquities of the County of Galway collected during the progress of the Ordnance Survey in 1839. 1. 311-12. Bray.
- Ordnance Survey 1:10560 (6-inch) map of County Galway, Sheet No. 82, 1st Edition of 1840.
- Ordnance Survey 1:10560 (6-inch) map of County Galway, Sheet No. 82, Edition of 1920.
- Ordnance Survey 1:2500 (25-inch) map of County Galway, 1890-98 edition.
- Planning and Development Act 2000.
- Record of Monuments and Places, County Galway, Dúchas, The Heritage Service, Dublin 1997.
- Record of Protected Structures for County Galway (Galway City Development Plan 2017-2023).
- Topographical Files of the National Museum of Ireland.
- Unpublished files of the National Monuments Archive, Department of Culture, Heritage and the Gaeltacht.
- www.archaeology.ie
- www.excavations.ie
- www.heritage.maps.ie
- www.archaeology.ie
- www.logainm.ie

11.4 Existing Environment

11.4.1 Record of Monuments and Places

The Record of Monuments and Places for County Galway (1997) (Figure 11.2) and www.archaeology.ie (Figure 11.3) lists the following thirteen (13) monuments which are located within 1km of the development area (Table 11.1).

Table 11.1 List of Recorded Monuments within 1km of development

RMP No	Description	Townland	ITM Co-ordinates	Distance
GA082-005--- -	Quarry	BALLINFOILE	531089/727300	805m
GA082-006--- -	Quarry	BALLINFOILE	530962/727116	860m
GA082-009--- -	Quarry	BALLINFOILE	530837/726951	950m
GA082-010--- -	Ringfort - unclassified	BALLYBAAN MORE	532445/726679	420m
GA082- 010001-	Souterrain	BALLYBAAN MORE	532445/726679	420m
GA082-021--- -	Castle - tower house	GLENANAIL	531894/728037	992m
GA082-045--- -	Quarry	GLENANAIL	531556/727361	506m
GA082-046--- -	Redundant record	GLENANAIL	531759/727429	435m
GA082-086--- -	Church	CASTLEGAR (Galway By.)	532473/727648	800m
GA082-088--- -	House - 18th/19th century	BALLYBAAN BEG	531993/726615	190m
GA094-010--- -	Church	BALLYBAAN BEG	532189/725939	875m
GA094- 010001-	Graveyard	BALLYBAAN BEG	532179/725973	836m
GA094- 030001-	Boundary stone	MILESTONE, RINMORE	531429/726055	748m

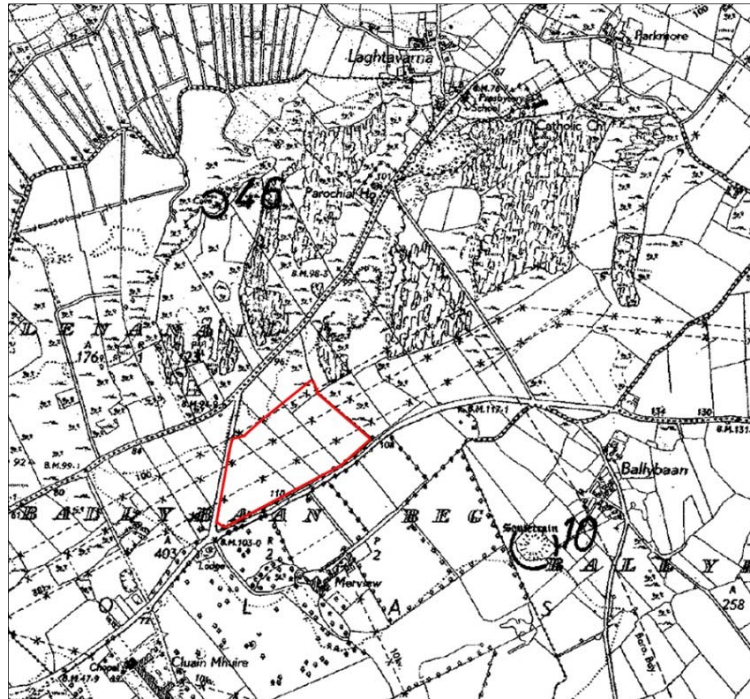


Figure 11.2 Extract from Galway RMP, Sheet No. 82, showing recorded monuments (subject site in red)

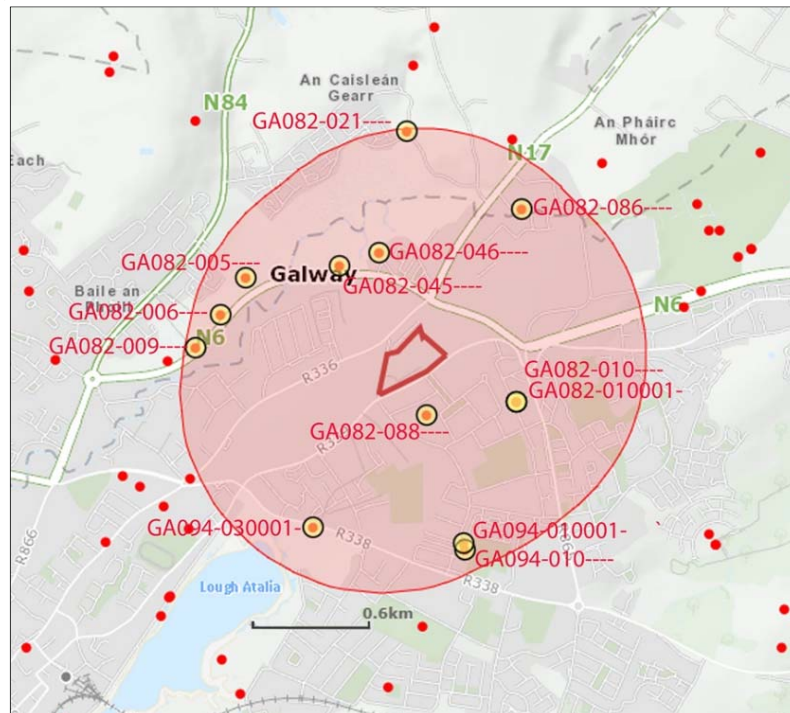


Figure 11.3 Extract from OS 6-inch map showing recorded monuments (marked with red dots), of www.archaeology.ie

11.4.2 Record of Protected Structures

The Record of Protected Structures (RPS) for Galway City (CGDP 2017-2023), lists three protected structures in Ballybaan Beg townland. None are within or in the immediate

vicinity of the proposed development site. The closest protected structure (1061) is 240m from the proposed development site (Table 11.2 and Figure 11.4).

Table 11.2 List of Protected Structures within 1km of development

RPS No.	Description	NIAH No	RMP No	Townland	Distance
10601	Classic Style Ornamental Gateway. Wrought iron railings	N/A	N/A	Ballybaan Beg	240m
10602	Multi Bay 3/4 Storey Educational Building. Former Redemptorist Seminary includes C19th Chapel	30408222 and 30408223	N/A	Ballybaan Beg	315m
6002	13 Bay 1/2 Storey Building. Royal Tara Complex, Connolly Avenue, Mervue. Chapel and former industrial building	N/A	GA082-088----	Ballybaan Beg	190m
601	Uni-Vallate Earthen Enclosure with Souterrain. Earthen bank surrounded by Fosse - Souterrain (underground passage)	N/A	GA082-010---- and GA082-010001-	Ballybaan More	420m



Figure 11.4 Extract from Galway City's Record of Protected Structures (<https://www.arcgis.com/home/webmap/viewer.html?webmap=7d2de59e997d40b1bb0a486fe0086676>)

11.4.3 Topographical Files of the National Museum of Ireland

There are no entries in the Topographical files of the National Museum of Ireland for Ballybaan Beg townland in County Galway.

11.4.4 Previous Archaeological Excavations in the Vicinity

There are two entries in the vicinity of the proposed development site on www.excavations.ie, which records summaries of all excavations undertaken on the island of Ireland between 1969 and 2018.

- Excavation Licence No. 01E0992. Monitoring of the laying of a pipeline (4.1 km in length), the Galway City Water Interlink to the existing Tuam Regional Water Supply Scheme, was carried out between 25 September and 6 November 2001. The route of this pipe passed through the townland of Ballybaan Beg. Nothing of archaeological significance was revealed.
- Excavation Licence No. 02E1805 Monitoring of the excavation of material to an average depth of 1–1.2m was undertaken at a proposed development site at Castlepark Road, Galway, in the townland of Ballybaan More. Nothing of archaeological significance was revealed.

11.4.5 Archaeological Excavations on the site of the proposed development

No test excavations are recorded on the site of the proposed development, as per a search of www.excavations.ie.

11.4.6 Other Assessment of the proposed development site

An Environmental Impact Statement has previously been carried out on the subject site in 2006. The material assets (cultural heritage and archaeology) section comprised ten pages. It was noted that the assessment was paper-based with inspection and did not include geophysical survey, testing or paleo-environmental sampling. The assessment concluded that the proposed development (at that time) would not have any direct impact (physical or visual) on the cultural heritage of the site. Archaeological monitoring was recommended as a mitigation measure, and in the event that archaeological material was revealed, testing, excavation and/or avoidance of features was suggested. As no licenced archaeological investigations were noted for the site in the search undertaken for this EIAR (section 11.4.4); it is concluded that no works took place after the EIS of 2006.

11.4.7 Cartographic Sources

The area of the subject site is shown on 1st edition of the Ordnance Survey six-inch sheet of 1840 (Figure 11.5) as a series of fields, with no features marked.

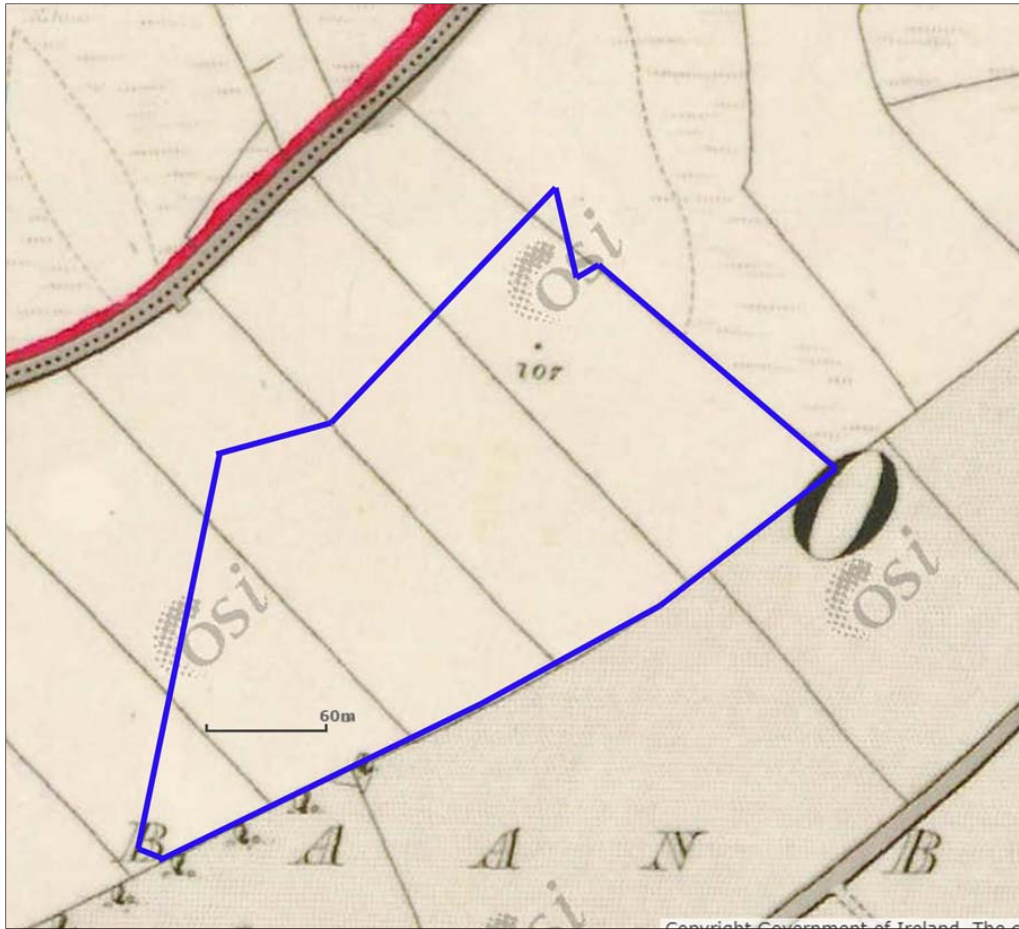


Figure 11.5 Extract from 1st edition OS 6" map (1840), after www.archaeology.ie

By the time of the OS 25-inch sheet of 1890-98 (Figure 11.6) the subject site is featureless, field boundaries having been removed. A road has been constructed to the west of the site, with rock outcrop depicted across the site and in the general vicinity to the north of the site.

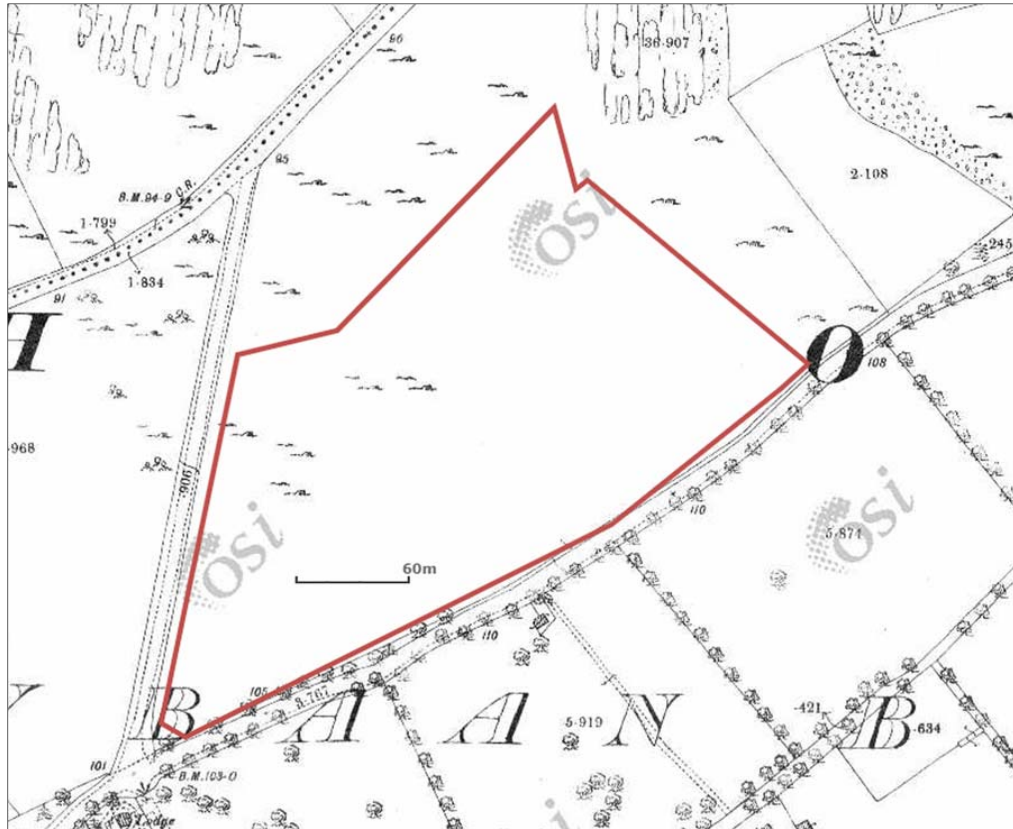


Figure 11.6 Extract from historical OS 25-inch map, after www.archaeology.ie

11.4.8 Aerial Photographs

Aerial photographs including Google Earth (Image date 24.6.2018) Bing satellite images, and Digital Globe (date 2012 on www.archaeology.ie) were examined. No archaeological features are visible within or in the immediate vicinity of the subject site area. This is also because the site has already been completely impacted by construction works in the past, and because it is located in a built-up urban environment.

11.4.9 Field Survey

The subject site extends to approximately 5.1 hectares and is located in the north-east of Galway City, at the junction of the Monivea Road and Joyce's Road, in the townland of Ballybane Beg. The IDA Business Park and Mervue Industrial Estate are located to the west/south-west of the site and the Eircom Telecommunications site immediately borders the subject site to the northeast. Medium density residential development is located to the east of the site along the Monivea Road. The site has vehicular access from Joyce's Road. Development permitted under Pl Ref. 06/223/ ABP Ref. PL 61.220893 has previously commenced and substantial works have been completed. Following the onset of the economic recession, development was put on hold and the site was hoarded up. Permission has recently been obtained for Phase 1 of the site masterplan which includes the basement structure for the entire site, and work for this has begun on site.



Plate No. 11.1 West side of subject site, from S.

The subject site has been excavated to a depth of several metres, and no trace of original ground survives on the site. Prior to the construction works, it was the location of the former Crown Equipment site.



Plate No. 11.2 Looking north across subject site, from S



Plate No. 11.3 Looking East across, subject site. From W



Plate No. 11.4 South-west corner of subject site, from N



Plate No. 11.5 Partially constructed car park at S side of subject site, from N

11.5 Likely and Significant Effects and Associated Mitigation Measures

11.5.1 'Do Nothing' Scenario

Should the proposed development not proceed, there would be no impact on any potential features/deposits and/or artefacts of archaeological significance. However, the entire subject site has previously been excavated to a depth of several metres. Phase 1 of the development (which includes Commercial Offices (Blocks A-E), Hotel and Site Infrastructure, including all basement structures for the entire site) has received permission, and will be constructed regardless of whether this currently proposed phase 2 is permitted or not.

11.5.2 Physical (Direct) Impacts

There are thirteen (13) recorded monuments within 1 km of the proposed development site, of which six (6) are not scheduled for inclusion in the next revision of the RMP. Four of these are quarries, one is a redundant record and one is an 18th/19th century house. The closest RMP is GA082-010--- and GA082-010001- (ringfort and souterrain) in Ballybaan More, located 420m to the south-east of the subject site.

The closest Protected structure to the subject site is RPS 6002, located 190m to the south (13 bay 1 / 2 storey building, Royal Tara Complex, Connolly Avenue, Mervue, chapel and former industrial building).

The proposed development will have no adverse impact on the Cultural Heritage of the wider area given the distance to the nearest recorded monuments and protected structures.

There will be no direct impact of the proposed development on the archaeological heritage as ground levels have already been reduced during previous phases of work. The significance of the direct impact of the proposed development on the architectural heritage is rated as imperceptible, as no protected structures are located within or in the immediate vicinity of the proposed development site.

11.5.3 Visual (Indirect) Impacts

The proposed development will have no significant adverse visual impact on the Cultural Heritage of the wider area given the distances to the nearest recorded monuments and protected structures.

The significance of the indirect impact of the proposed development on the archaeological heritage is rated as not significant, given that the site has already undergone construction work in the past, and that it is located in a built-up urban environment. The significance of the indirect impact of the proposed development on the architectural heritage is rated as not significant, as the nearest protected structure is 190m away.

11.5.4 Mitigation Measures

As ground level across the site has already been reduced by several metres during previous phases of construction work, the usual archaeological mitigation measures, such as test trenching and/or monitoring would not produce any meaningful results.

Therefore, no archaeological mitigation measures are proposed.

11.5.5 Residual Impacts

As the site has already undergone previous phases of construction work, and the ground level has been significantly reduced, there will be no residual impacts on the archaeological and cultural heritage resource.

11.5.6 Significance of Effects

Based on the assessment above there will be no significant effects.

11.6 Conclusion

No adverse physical or visual impacts on the known Cultural Heritage of the area have been identified as a result of the proposed development. The nearest recorded monument is c. 420m away. The closest Protected Structure is 190m from the subject site.

There are no known artefacts from Ballybaan Beg townland. The two licensed excavations carried out in the wider area revealed nothing of archaeological significance. The subject site was previously the site of the Crown Equipment factory. Subsequent construction works have reduced the ground by several metres. The cartographic evidence shows no features marked within or in the immediate vicinity of the site, while the aerial photos show no archaeological features on the site or in the vicinity.