

16 Archaeological, Architectural, and Cultural Heritage

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16.1 Introduction

This chapter has been prepared by Irish Archaeological Consultancy Ltd.

General

Irish Archaeological Consultancy Ltd has prepared this report on behalf of KW PRS ICAV acting for an on behalf of its sub-fund KW PRS Fund 10 (Kennedy Wilson Europe) to assess the impact, if any, on the archaeological, architectural, and cultural heritage resource of a proposed redevelopment at 'The Grange', Brewery Road, Stillorgan, Blackrock, Co. Dublin (ITM 720402/727199; Figure 16.1). The overall assessment was undertaken by Ross Waters and Faith Bailey of Irish Archaeological Consultancy Ltd. The proposed development area is currently occupied by residential and commercial buildings and previously disturbed open space.

This study determines, as far as reasonably possible from existing records, the nature of the cultural heritage resource in and within the vicinity of the development area using appropriate methods of study. Desk-based assessment is defined as a programme of study of the historic environment within a specified area or site that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets (ClfA 2014). This leads to the following:

- Determining the presence of known archaeological heritage sites that may be affected by the proposed development;
- Assessment of the likelihood of finding previously unrecorded archaeological remains during the construction programme;
- Suggested mitigation measures based upon the results of the above research.

The study involved detailed interrogation of the archaeological and historical background of the development area. This included information from the Record of Monuments and Places of County Dublin; the County Development Plan; the topographical files of the National Museum of Ireland and cartographic and documentary records. Aerial photographs of the study area held by the Ordnance Survey of Ireland, Google Earth, and Bing Maps were also consulted. A field inspection was carried out in an attempt to identify any known cultural heritage sites and previously unrecorded features, structures and portable finds within the proposed development area.

An impact assessment and a mitigation strategy have been prepared. The impact assessment is undertaken to outline potential adverse impacts that the proposed development may have on the cultural heritage resource, while the mitigation strategy is designed to avoid, reduce or offset such adverse impacts.

Definitions

In order to assess, distil and present the findings of this study, the following definitions apply:

'Cultural Heritage' where used generically, is an over-arching term applied to describe any combination of archaeological, architectural and cultural heritage features, where –

- the term 'archaeological heritage' is applied to objects, monuments, buildings or landscapes of an (assumed) age typically older than AD 1700 (and recorded as archaeological sites within the Record of Monuments and Places);
- the term 'architectural heritage' is applied to structures, buildings, their contents and settings of an (assumed) age typically younger than AD 1700; and
- the term 'cultural heritage', where used specifically, is applied to other (often less tangible) aspects of the landscape such as historical events, folklore memories and cultural associations.

Impact Definitions

Imperceptible Impact

An impact capable of measurement but without noticeable consequences

Not Significant

Effects which causes noticeable changes in the character of the environment but without noticeable consequences

Slight Impact

An impact which causes changes to the character of the environment which are not significant or profound and do not directly impact or affect an archaeological feature or monument.

Moderate Impact

An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends. A moderate effect arises where a change to the site is proposed, which although noticeable, is not such that the archaeological integrity of the site is compromised and which is reversible. This arises where an archaeological feature can be incorporated into modern day development without damage and that all procedures used to facilitate this are reversible.

Significant Impact

An impact which, by its magnitude, duration or intensity, alters an important aspect of the environment. An impact like this would be where part of a site would be permanently impacted upon, leading to a loss of character, integrity and data about the archaeological feature/site.

Very Significant

Effects which, by its character, magnitude, duration or intensity significantly alters the majority of a sensitive aspect of the environment.

Profound Impact

Applies where mitigation would be unlikely to remove adverse effects. Reserved for adverse, negative effects only. These effects arise when an archaeological site is completely and irreversibly destroyed by a proposed development.

Impacts as defined by the EPA 2017 Guidelines (pg. 23).

Consultation

During scoping and research for the assessment and EIAR a number of statutory and voluntary bodies were consulted to gain further insight into the cultural background of the receiving environment, as follows:

- Department of Arts, Heritage and the Gaeltacht – the Heritage Service and Policy Unit, National Monuments Section: Record of Monuments and Places; Sites and Monuments Record; Monuments in State Care Database; Preservation Orders and Register of Historic Monuments;
- National Museum of Ireland, Irish Antiquities Division: topographical files of Ireland; and
- Dún Laoghaire–Rathdown County Council: Planning Section.

16.2 Study Methodology

Research has been undertaken in two phases. The first phase comprised a paper survey of all available archaeological, architectural, historical, and cartographic sources. The second phase involved a field inspection of the proposed development area.

Paper Survey

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- Monuments in State Care Database;
- Preservation Orders;
- Register of Historic Monuments;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- Dún Laoghaire-Rathdown County Development Plan 2016-2022;
- Place name analysis;
- National Inventory of Architectural Heritage; and
- Excavations Bulletin (1970-2018).

Record of Monuments and Places (RMP) is a list of archaeological sites known to the National Monuments Section, which are afforded legal protection under Section 12 of the 1994 National Monuments Act and are published as a record.

Sites and Monuments Record (SMR) holds documentary evidence and field inspections of all known archaeological sites and monuments. Some information is also held about archaeological sites and monuments whose precise location is not known e.g. only a site type and townland are recorded. These are known to the National Monuments Section as ‘un-located sites’ and cannot be afforded legal protection due to lack of locational information. As a result, these are omitted from the Record of Monuments and Places. SMR sites are also listed on the Department of Culture, Heritage and the Gaeltacht (DoCHG) website – www.archaeology.ie.

National Monuments in State Care Database is a list of all the National Monuments in State guardianship or ownership. Each is assigned a National Monument number whether in guardianship or ownership and has a brief description of the remains of each Monument.

The Minister for the DoCHG may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments (other than dwellings) may also appoint the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or guardianship of the state, it may not be interfered with without the written consent of the Minister.

Preservation Orders List contains information on Preservation Orders and/or Temporary Preservation Orders, which have been assigned to a site or sites. Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site illegal. Temporary Preservation Orders can be attached under the 1954 Act. These perform the same function as a Preservation Order but have a time limit of six months, after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.

Register of Historic Monuments was established under Section 5 of the 1987 National Monuments Act, which requires the Minister to establish and maintain such a record. Historic monuments and

archaeological areas present on the register are afforded statutory protection under the 1987 Act. The register also includes sites under Preservation Orders and Temporary Preservation Orders. All registered monuments are included in the Record of Monuments and Places.

The topographical files of the National Museum of Ireland are the national archive of all known finds recorded by the National Museum. This archive relates primarily to artefacts but also includes references to monuments and unique records of previous excavations. The find spots of artefacts are important sources of information on the discovery of sites of archaeological significance.

Cartographic sources are important in tracing land use development within the development area as well as providing important topographical information on areas of archaeological potential and the development of buildings. Cartographic analysis of all relevant maps has been made to identify any topographical anomalies or structures that no longer remain within the development area. These include:

- William Petty, *Down Survey, Barony of Rathdown, Parishes of Kill and Monckstowne*, c. 1655
- John Rocque, *An Actual Survey of the County of Dublin*, 1760
- John Taylor, *Map of the Environs of Dublin*, 1816
- William Duncan, *Map of the County of Dublin*, 1821
- Ordnance Survey maps of County Dublin, 1843-1938

Documentary sources were consulted to gain background information on the archaeological, architectural and cultural heritage landscape of the proposed development area.

Aerial photographic coverage is an important source of information regarding the precise location of sites and their extent. It also provides initial information on the terrain and its likely potential for archaeology. A number of sources were consulted including aerial photographs held by the Ordnance Survey and Google Earth.

Development Plans contain a catalogue of all the Protected Structures and archaeological sites within the county. The Dún Laoghaire-Rathdown County Development Plan (2016-2022) was consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development.

Place Names are an important part in understanding both the archaeology and history of an area. Place names can be used for generations and in some cases have been found to have their root deep in the historical past.

The National Inventory of Architectural Heritage (NIAH) is a state initiative established under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 tasked with making a nationwide record of significant local, regional, national and international structures, which in turn provides county councils with a guide as to what structures to list within the Record of Protected Structures.

Excavations Bulletin is a summary publication that has been produced every year since 1970. This summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the SMR and RMP files. This information is also available online (www.excavations.ie) from 1970–2018.

Field Inspection

Field inspection is necessary to determine the extent and nature of archaeological and historical remains and can also lead to the identification of previously unrecorded or suspected sites and portable finds through topographical observation and local information.

The archaeological and architectural field walking inspection entailed:

- Inspecting the proposed development area and its immediate environs.
- Noting and recording the terrain type and land usage.

- Noting and recording the presence of features of archaeological, architectural or cultural heritage significance.
- Verifying the extent and condition of any recorded sites.
- Visually investigating any suspect landscape anomalies to determine the possibility of their being anthropogenic in origin.

16.3 The Existing Receiving Environment (Baseline)

Archaeological and Historical Background

The proposed development area is located at ‘the Grange’, Brewery Road, Stillorgan, Blackrock, Co. Dublin in the townland of Galloping Green South, within the parish of Kill and barony of Rathdown. The site is bounded by the N11, Stillorgan Road, to the northeast; the N31, Brewery Road to the northwest; a park to the southwest and residential buildings to the southeast. The N31 partially forms the townland boundary between Galloping Green South and Waltersland and the N11 forms the townland boundaries between Galloping Green South and Galloping Green North and Galloping Green South and Stillorgan Park.

The site is partially situated within the former demesne of The Grange (NIAH Garden DU-50-O-205271), there are a further 14 demesnes, three of which are also listed on the NIAH Garden Survey, within the study area (500m radius of the proposed development). While there are no sites listed within the NIAH Building Survey within the study area, there are five protected structures. The nearest of which comprises Brookvale (RPS 1428), c. 95m to the north. There are four recorded monuments and one archaeological site within the study area. The zone of notification for RMP DU023-011, containing a church, graveyard, graveslab, and ecclesiastical enclosure, is situated c. 340m to the north (Figures 16.1 & 16.2).

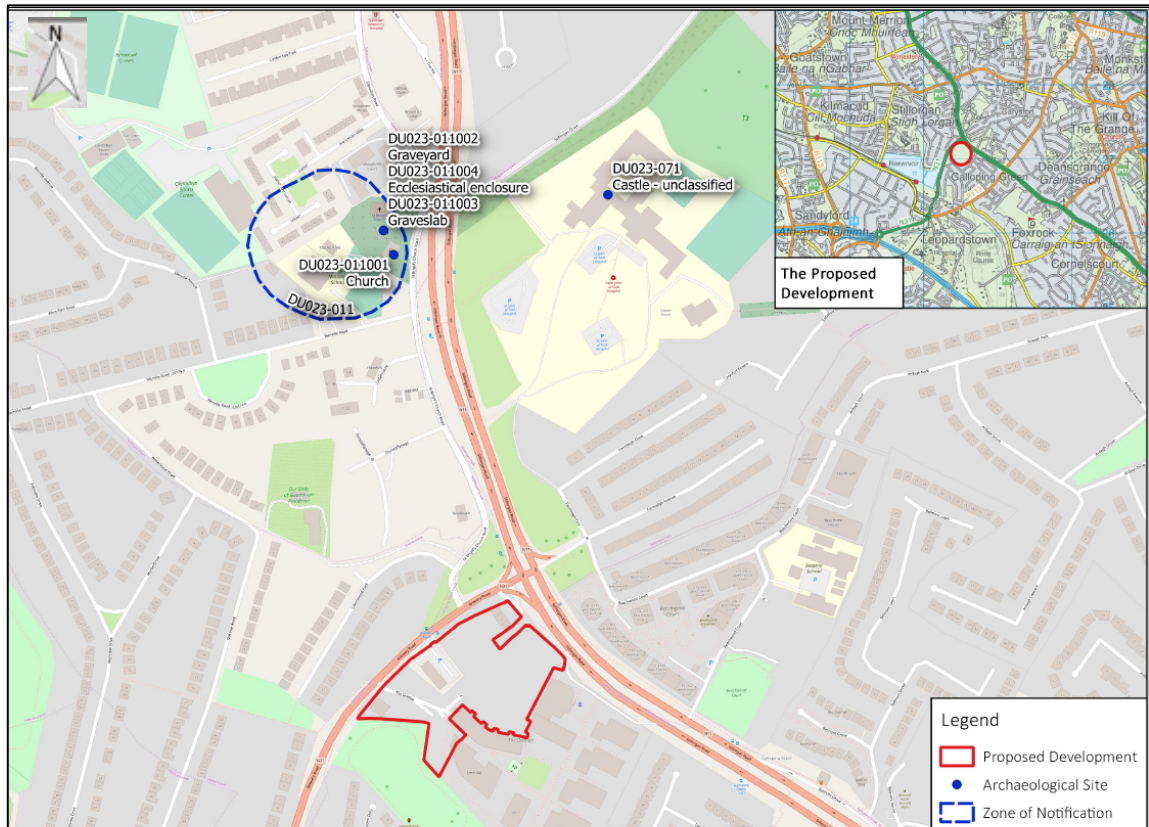


Figure 16.1 - Location of proposed development and surrounding archaeological sites

Prehistoric Period

Mesolithic Period (8000-4000 BC)

Although, recent discoveries in the southwest of the country may indicate an earlier date for human occupation of Ireland (Dowd and Carden 2016), the Mesolithic period is the earliest time for which there is clear evidence for prehistoric activity on the island. During this period people hunted, foraged, and gathered food and appear to have had a mobile lifestyle. The most common evidence found to show the presence of Mesolithic communities is scatters of worked flint material, a by-product from the production of flint implements. The current archaeological evidence suggests that the wider area in which the proposed development area is located was first inhabited towards the later part of the Mesolithic period. At this time people made flint tools previously known as Bann Flakes and now referred to as Broad Blade technologies. Small numbers of these flakes have been found at Dalkey Island, Dún Laoghaire, Rathfarnham, and Loughlinstown and may indicate small-scale transient settlement along the riverbanks and seashores (Corlett 1999, 10). There are no recorded Mesolithic sites located within the proposed development area or surrounding landscape.

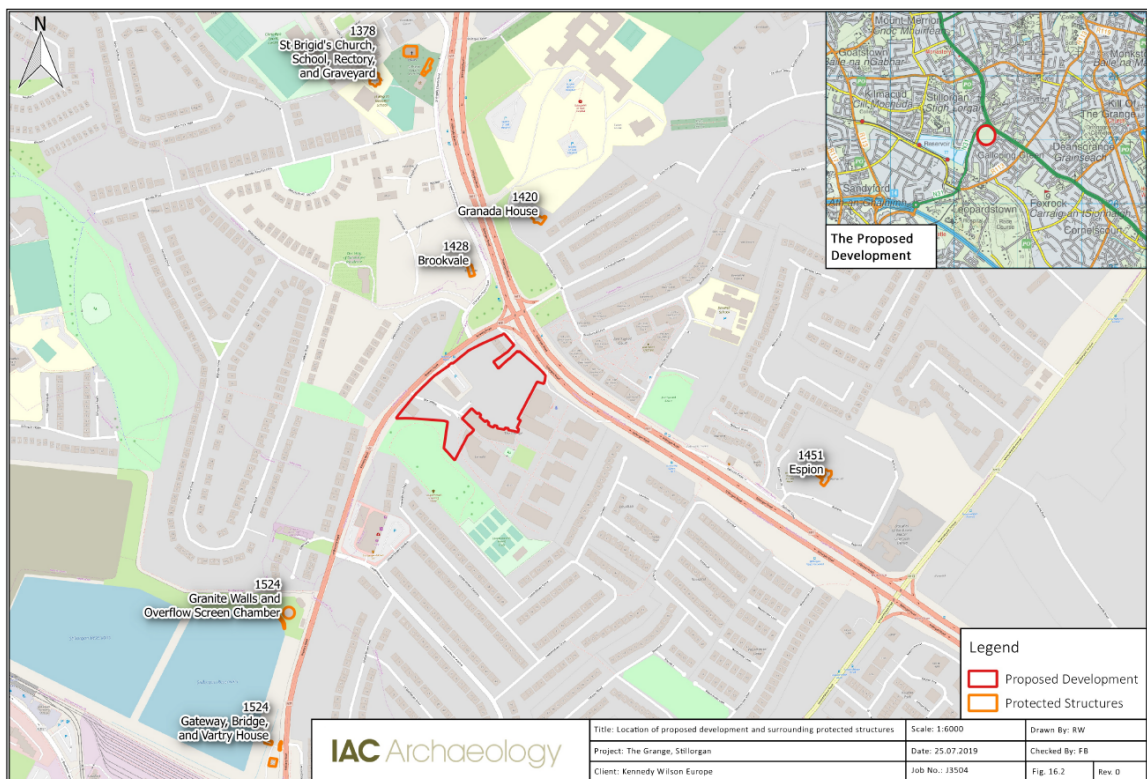


Figure 16.2 - Location of proposed development and surrounding protected structures

Neolithic Period (4000-2500 BC)

The Neolithic period was revolutionary; for the first time there was evidence of the emergence of farming societies in Ireland. There was profound change as people moved (both gradually and rapidly) from peripatetic lifestyle to one organised around animal husbandry and cereal cultivation. Understandably, the transition to the Neolithic was marked by major social transformation; communities expanded and moved further inland to create more permanent settlements. This afforded the further development of agriculture, which altered the physical landscape. Forests were rapidly cleared and field boundaries constructed. Pottery was also being produced, possibly for the first time as well as a variety of other artefacts including polished stone axes, a variety of flint tools and saddle querns for grinding corn. People lived in rectangular houses that contained hearths as well as specially demarcated areas for activities such as food preparation.

With the advent of the Neolithic period the emergence of large communal ritual monuments known as megalithic tombs occurred. The most common type of megalithic tomb within the Rathdown area is the portal tomb, although there is none of this type of monument in the vicinity of the proposed

development area. However, a round flint scrapper was found in Mount Merrion or Callary, c. 1.75km to the northwest of the proposed development area, during the 1980s (NMI Ref. 1989:47).

Bronze Age (2500-500 BC)

The Bronze Age saw the use and production of metal for the first time in Ireland. During the Bronze Age, the megalithic tomb tradition declined rapidly and ended, with a focus on the individual in burial emerging. Cremated or inhumed bodies were often placed in a cist, which is a stone-lined grave, usually built of slabs set upright to form a box-like construction and capped by a large slab or several smaller lintels. Bronze Age burials are often accompanied by pottery vessels and can be marked by mounds or occur where no surface indication survives. A small Bronze Age flat cemetery (RMP DU023-012002), consisting of several urns and a cist burial, was identified c. 820m to the north of the proposed development area during the construction of Stillorgan House. A north-south orientated cist (RMP DU023-069) containing the inhumation of a young adult female was uncovered in 1954 beside an obelisk in the grounds of St. Augustine's in Stillorgan Park, c. 940m to the northeast.

Iron Age (500 BC-AD 400)

There is increasing evidence for Iron Age settlement and activity in recent years as a result of development-led excavations as well as projects such as LIARI (Late Iron Age and Roman Ireland). Yet, this period is distinguished from the rather rich remains of preceding Bronze Age and subsequent early medieval period by a relative paucity of evidence for material culture in Ireland. The Iron Age had traditionally been associated with the arrival of the Celts and the Celtic language in Ireland. The Celts were an Indo-European group who are thought to have originated probably in east-central Europe in the 2nd millennium BC. They were among the earliest to develop an Iron Age culture, as has been found at Hallstatt, Austria (c. 700BC). There is no known evidence of Iron Age activity in the vicinity of the proposed development.

Early Medieval Period (AD 400-1169)

The early medieval period is depicted in the surviving sources as entirely rural characterised by the basic territorial unit known as *túath*. Byrne (1973) estimates that there were likely to have been at least 150 kings in Ireland at any given time during this period, each ruling over his own *túath*. The proposed development area was located within the territory of the sept of *Uí Briúin Cualann* during the early medieval period (Murphy and Potterton 2010). During this often-violent period, roughly circular defensive enclosures known as ringforts were constructed to protect farmsteads. They are typically enclosed by an earthen bank and exterior ditch, and range from 25m to 50m in diameter. The smaller-sized and single banked type (univallate) were more likely to be home to the lower ranks of society while larger examples with more than one bank (bivallate/trivallate) housed the more powerful kings and lords (Edwards 1996).

The south Dublin area must have been a relatively densely populated area during this period, especially when considering the number of ecclesiastical establishments within the area and the close proximity to the coastal resource. It is therefore surprising that there is not greater evidence for settlement in the form of ringforts, within the area. It is of course possible that there was no need for a large number of defended settlements within the area as it was out of reach of the constant attention of the Kings of Meath to the north of Dublin city and the Kings of Leinster to the west of the Wicklow Mountains. It is also possible that many of the sites were removed during the medieval period, when the arrival of the Anglo-Normans and their new techniques of warfare rendered the ringfort obsolete (Corlett 1999, 53). There are no ringforts located within the wider vicinity of the proposed development area; however, an enclosure (RMP DU026-001) is recorded c. 2.7km to the south in Jamestown.

From the 6th century onwards the landscape was dominated by scattered rural monasteries, which were often surrounded by large circular or oval enclosure, as is the case with the ecclesiastical remains at Woodland (RMP DU023-007), c. 1.1km to the north-northwest. No visible remains of this site remain however it is annotated as a 'monastery (in ruins)' on the first edition OS map. It is possible that the ecclesiastical remains at Stillorgan South (RMP DU023-011001/2/4), c. 390-415m north of the proposed

development, may date to this period as a graveslab (RMP DU023-011003) was noted there in 1781 by Austin Cooper as having 'rude circles' of the Rathdown type. Rathdown slabs, thought to be associated with Christianised Vikings and unique to the Rathdown area, exhibit a form of decoration that is not found anywhere else within early medieval Ireland. They are found at church sites throughout the Rathdown area, including Kilgobbin, Ballyman, Dalkey, Rathfarnham, and Tully. No two slabs are decorated the same, but there is a general repetition of motifs. The most common decorations include a herringbone design and cupmarks, often enclosed by concentric circles. It is thought that these symbols are influenced by Viking art forms and may symbolise the burial place of a Viking Christian (Corlett 1999, 42).

Medieval Period (AD 1100-1600)

The beginning of the medieval period is characterised by political unrest that originated from the death of Brian Borumha in 1014. Diarmait MacMurchadha, deposed King of Leinster, sought the support of mercenaries from England, Wales, and Flanders to assist him in his challenge for kingship. Norman involvement in Ireland began in 1169, when Richard de Clare and his followers landed in Wexford to support MacMurchadha. Two years later de Clare (Strongbow) inherited the Kingdom of Leinster through marriage to Aoife MacMurchadha, Diarmait's daughter. By the end of the 12th century the Normans had succeeded in occupying much of the country (Stout & Stout 1997, 53). The initial stage of the invasion of the country is marked by the construction of motte and bailey castles, none of which are present within the vicinity of the proposed development, these were later replaced with stone-built castles.

This time period is synonymous the creation of new towns and enlargement of older urban centres. The Norman tenurial system more or less appropriated the older established land units known as *túaths* in the early medieval period but renamed the territories as manors (MacCotter 2008). The original medieval manor house of Stillorgan (RMP DU023-012001) is situated c. 795m to the north of the proposed development in the approximate location of Stillorgan House (NIAH Garden DU-50-O-205280). The manor of Stillorgan was originally owned by John de Clahill, Raymond de Carew, and by 1360 was occupied by Sir John Cruise. The castle (RMP DU023-071) of the manor was situated c. 445m to the north in the approximate location of Stillorgan Castle (NIAH Garden DU-50-O-206276).

At the time of the invasion the ruling clan of Rathdown were the *MacGillaMoCholmoc* family in the northeast of Wicklow, and the *Mac Turcaill* family in the southeast of Dublin. However, after the Norman conquest much of Rathdown was granted to Walter de Ridelesford, a councillor of Strongbow and a man known to his peers as a brave and noble warrior. It appears that Henry II took back some of these lands as he wanted to keep much of Dublin and its surroundings for himself. A large part of Rathdown then became part of the royal estate of Obrun. This estate included parts of Ballycorus, Kiltarnan, Powerscourt, and Corke, near Bray (Murphy and Potterton 2010, 85). The king also established a royal forest in the Wicklow Mountains. The greatest landowner within the region under the Norman regime was the Archbishop of Dublin, who retained those lands owned since before the invasion, including Dalkey, Rathmichael, and Shankill. Land in the area that was not under royal or religious ownership, was also granted away to smaller religious establishments. St Brigid's Church (RMP DU023-011001), c. 390m to the north, was granted by Raymond Carew to the Priory of the Holy Trinity in 1216 (Ball 1995, 130; Igoe 2001, 322). The church fell into disrepair after the Dissolution of the Monasteries of 1535-41.

During the later medieval period, a new type of residence known as a tower house emerged in Ireland. It was essentially a vertical stack of rooms that was set within a larger walled enclosure often accompanied by a gatehouse. In the Dublin area, especially along the 'frontier zone' there are a substantial number of tower houses and fortified buildings within the Rathdown area. This may be in part due to the presence of The Pale, which was defined as a hinterland around the centre of Anglo-Norman rule based in Dublin. During the 15th century the 'Subsidised Castles Act' provided grants of ten pounds to encourage the construction of castles to defend the Pale against the native Irish. The Pale was also strengthened in other ways. In 1494 an act of Parliament required landowners to construct a line of defences along the border of the Pale, but it is likely that not all did so. A stretch of the Pale defences does survive c. 2.6km to the south-southwest of the proposed development area and consists of a bank that is flanked by a ditch either side (RMP DU026-087). There are a number of tower houses also within the area that attest to the politically uncertain nature of the surroundings.

The closest of these include Murphystown Castle (RMP DU023-025) c. 1.8km to the south-southwest, Balally Castle (RMP DU022-024) c. 2.2km to the west-southwest and Cornel's Court (RMP DU023-028) c. 2.3km to the southeast.

Post-Medieval Period (AD 1600-1900)

In 1609 the Barony of Rathdown was divided in two by the establishment of the county boundary between Wicklow and Dublin. During the 17th century, despite internal conflicts, the English monarchy consolidated its rule in Ireland and by the 18th century, even with the turmoil of the English civil war and arrival of Cromwell in Ireland, the population of southeast Dublin and northeast Wicklow prospered. A large number of great estates were established at this time, including Powerscourt House and Rathfarnham House. A large number of smaller estates were also established around this time, which included several houses that still survive within the vicinity of the proposed development area and are classed as Protected Structures or their demesnes are listed on the NIAH Garden Survey. The proposed development area itself is located within a former demesne landscape, which was associated with The Grange (NIAH Garden DU-50-O-205271). Before it was demolished in the 1960s the house had five bays with a later extension adding a sixth bay and ballroom in the Adams style. Today the demesne has been subject to two rounds of development and is no longer extant, although some original walls survive. Additional houses and demesnes within the surrounding landscape include Ferney (NIAH Garden DU-50-O-208272) to the immediate northeast, Brookvale House (RPS 1428) c. 95m to the north, Granada House (RPS 1420) c. 170m to the north, Stillorgan Castle (NIAH Garden DU-50-O-206276) c. 210m to the north, and Espion Chapel of Belmont House (RPS 1451) c. 415m to the east and Stillorgan House (NIAH Garden DU-50-O-205280) c. 320m to the north.

There is a small amount of built heritage within the wider area and it is typified by architecture associated with larger houses such as Brookvale House (RPS 1428), Granada House (RPS 1420), and Espion Chapel (RPS 1451). Vernacular architecture of historic merit is not well represented in the study area due to the fact it has been extensively built up and developed in modern years. Vernacular architecture is defined in James Steven Curl's Encyclopaedia of Architectural Terms as 'a term used to describe the local regional traditional building forms and types using indigenous materials, and without grand architectural pretensions', i.e. the homes and workplaces of the ordinary people built by local people using local materials. Building techniques include stone walling, sod-walling and cob-walling. The majority of vernacular buildings are domestic dwellings. Examples of other structures that may fall into this category include shops, outbuildings, mills, lime kilns, farmsteads, forges, gates, and gate piers. A group of structures, the Grange Cottages, are situated within the north corner of the proposed development and are visible on the first edition OS mapping. One of the cottages was a forge for the nearby village of Galloping Green until the end of World War II. These buildings are now derelict and are not subject to protection.

The remaining architectural heritage within the landscape surrounding the proposed development is characterised by St Brigid's Church, School, Rectory, and Graveyard (RPS 1378), c. 400-430m north, and the Vartry Waterworks Complex (RPS 1524), c. 320-515m south-southwest. St Brigid's Church (RPS 1378) was rebuilt in the 18th century and the associated Rectory was built in the 1880s as a plain Victorian house. The Poor School was built on the grounds of the church in 1836.

The industrial nature of the study area is attested to by the Stillorgan Brewery complex, c. 10m to the north. It was opened in 1757 and run by the Darley family. From 1850 until 1859 Joseph Andrew Carton owned and operated the brewery, after which it was used as a grain store until it was demolished (logainm.ie). Winton House was built from the northern structures of the complex and was later replaced with Brookvale House (RPS 1428) after the remains of the brewery were removed.

Summary of Previous Archaeological Fieldwork

A review of the Excavations Bulletin (1970–2018) has shown that there has been one previous archaeological investigation within the proposed development area. This comprised a programme of archaeological monitoring for a mixed-use development following the demolition of the Esso (Ireland) headquarters partially located on the site in 2005 (Licence 05E0437, Bennett 2005:534, Ronayne and Moraghan 2006). Monitoring of topsoil stripping was carried out across the site and nothing of archaeological significance was identified during this investigation.

There has been one archaeological investigation within the study area of the proposed development. This consisted of pre-development testing for an extension of St Brigid's graveyard (RMP DU023-011002), c. 425m to the north, in 2009 (Licence 09E0236, Bennett 2009:361). No evidence of an earlier graveyard was encountered. It is possible an earlier graveyard extension, into the Rectory's garden (RPS 1378) in the 1950s, removed traces of burials outside the graveyard walls.

Cartographic Analysis

William Petty's Down Survey Map of the Barony of Rathdown, Parishes of Kill and Monckstowne, c. 1655

On Petty's map the proposed development is situated within the townland of Stillorgan in the parish of Kill. The route of the Bray Road is depicted travelling northwest-southeast through the townland which is annotated as arable meadow and pasture and owned by Wolverston. No other features are depicted. The terroir of the Down Survey records that there is 'a Castle in repaire and about forty Ash Trees and a Corn Mill in repaire.' The castle likely references the castle (RMP DU023-071) of Stillorgan manor, c. 445m to the north.

John Rocque's An Actual Survey of the County of Dublin, 1760 (Figure 16.3)

The proposed development is depicted to the southwest of the Bray Road and southeast of a bend in the later Brewery Road within an open field. The Carysfort Maretimo Stream, orientated south-southwest to north-northeast, travels from the Three Rock Mountains, through the field, to the coast at Blackrock. A house is depicted within the site fronting onto the Bray Road, latter N11, and another house with a garden is located to the immediate north of the later Brewery Road. A trackway is also marked within the field connecting the stream to the Bray Road. The church (RMP DU023-011001) is depicted to the north, though it is not annotated. Stillorgan House (NIAH Garden DU-50-O-205280), occupied by the Wolverton family, is depicted to the northeast of the site with a large demesne extending to the north, south and east. Stillorgan Castle (RMP DU023-071) is depicted to the south of the demesne. A number of houses are depicted to the southeast of the proposed development at the junction of the Bray Road and later Newtownpark Avenue.

John Taylor's Map of the Environs of Dublin, 1816 (Figure 16.3)

A length of road has been built bypassing the bend of the later Brewery Road, parallel to the route of the stream. Several structures with a small garden, likely representing the original buildings of The Grange (NIAH Garden DU-50-O-205271), are depicted within the proposed development area and to its immediate south. There are a group of buildings fronting onto the Bray Road that may represent the Grange Cottages that currently occupy the north corner of the site. A brewery is marked to the north of the site at the location of a house and garden from the Down Survey. Belmont Row is annotated to the southeast at the village of Galloping Green beside an unnamed house that represents Belmont. Riversdale (RPS 1428) and Ferney (NIAH Garden DU-50-O-208272) are both depicted and unnamed on this map. Waltersland House is depicted to the west and Stillorgan Cottage to the northeast.

William Duncan's Map of County Dublin, 1821

This map is less detailed than Taylor's and there are no features depicted within the proposed development area.

First Edition Ordnance Survey Map, 1843, scale 1:10560 (Figure 16.4)

This is the first map to depict the area of the proposed development accurately. The site contains three of the four Grange Cottages in its north corner, half of the principal building of The Grange in the south corner, the demesne of the Grange (NIAH Garden DU-50-O-205271) and a small number of associated outbuildings. The Stillorgan Brewery complex is depicted to the immediate north of the

proposed development on both sides of the latter Brewery Road. The bend in this road, visible on the previous mapping, has been removed. The area to the south of the site is depicted as undeveloped open fields. The church (RPS 1378) to the north is depicted with a school house and within a graveyard (RMP DU023-011002). Belmont Row is annotated as Galloping Green c. 240m to the east-southeast.

A number of houses and demesnes are depicted on this mapping including Walterland to the immediate north, an unnamed house (the Farm) to the immediate north, Ferney (NIAH Garden DU-50-O-208272) to the immediate northeast, Rivers Dale (RPS 1428) c. 80m to the north, Dunstafnage Lodge c. 90m to the north, Stillorgan Castle (NIAH Garden DU-50-O-206276) c. 210m to the north, Merville c. 260m to the west-southwest, Stillorgan House (NIAH Garden DU-50-O-205280) c. 320m to the north, Belmont School c. 360m to the southeast, Wood View c. 440m to the north and Clonmore c. 445m to the west.

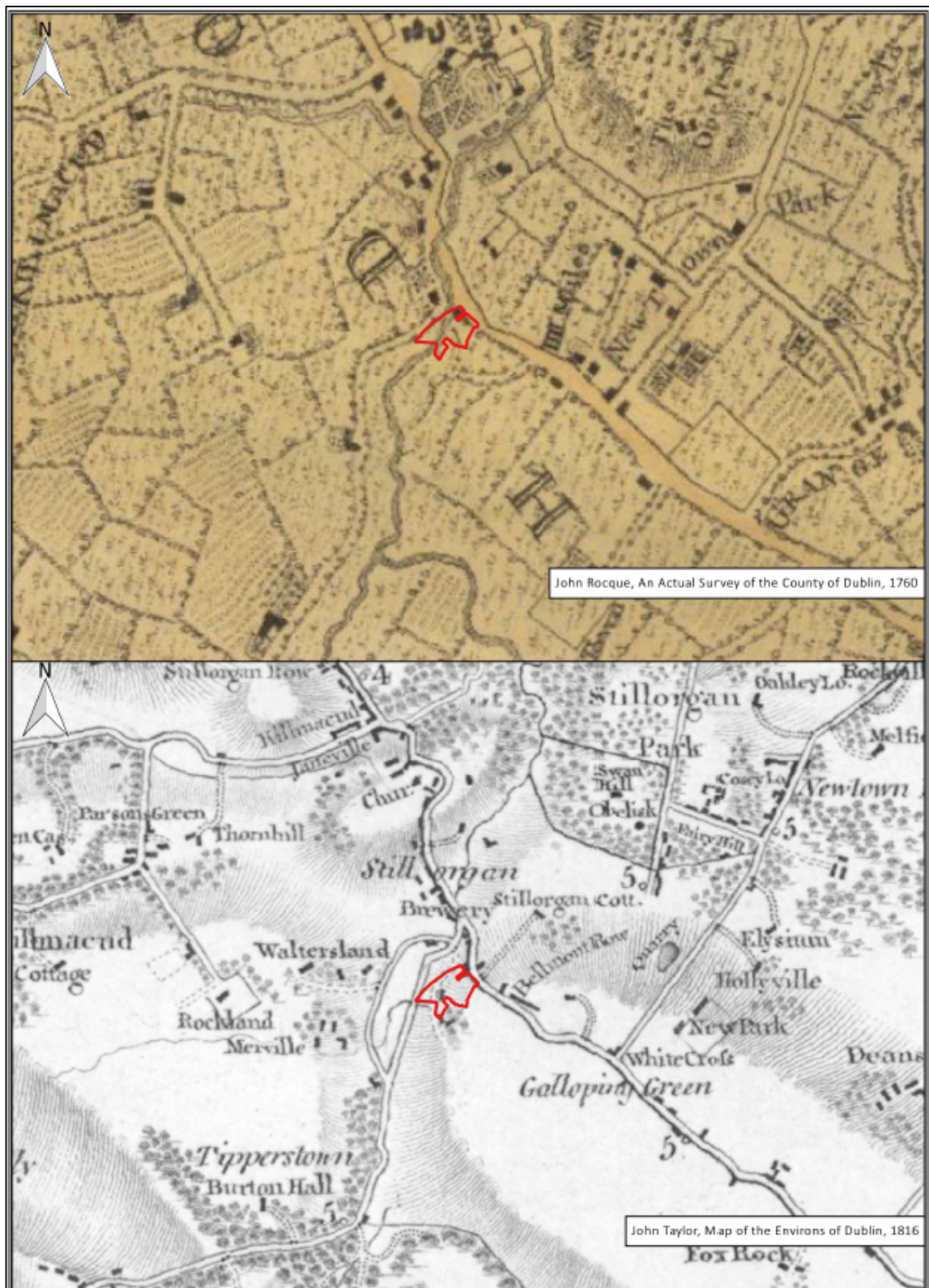


Figure 16.3 - Extract from Rocque's map (1760) and Taylor's map (1816) showing the location of the proposed development

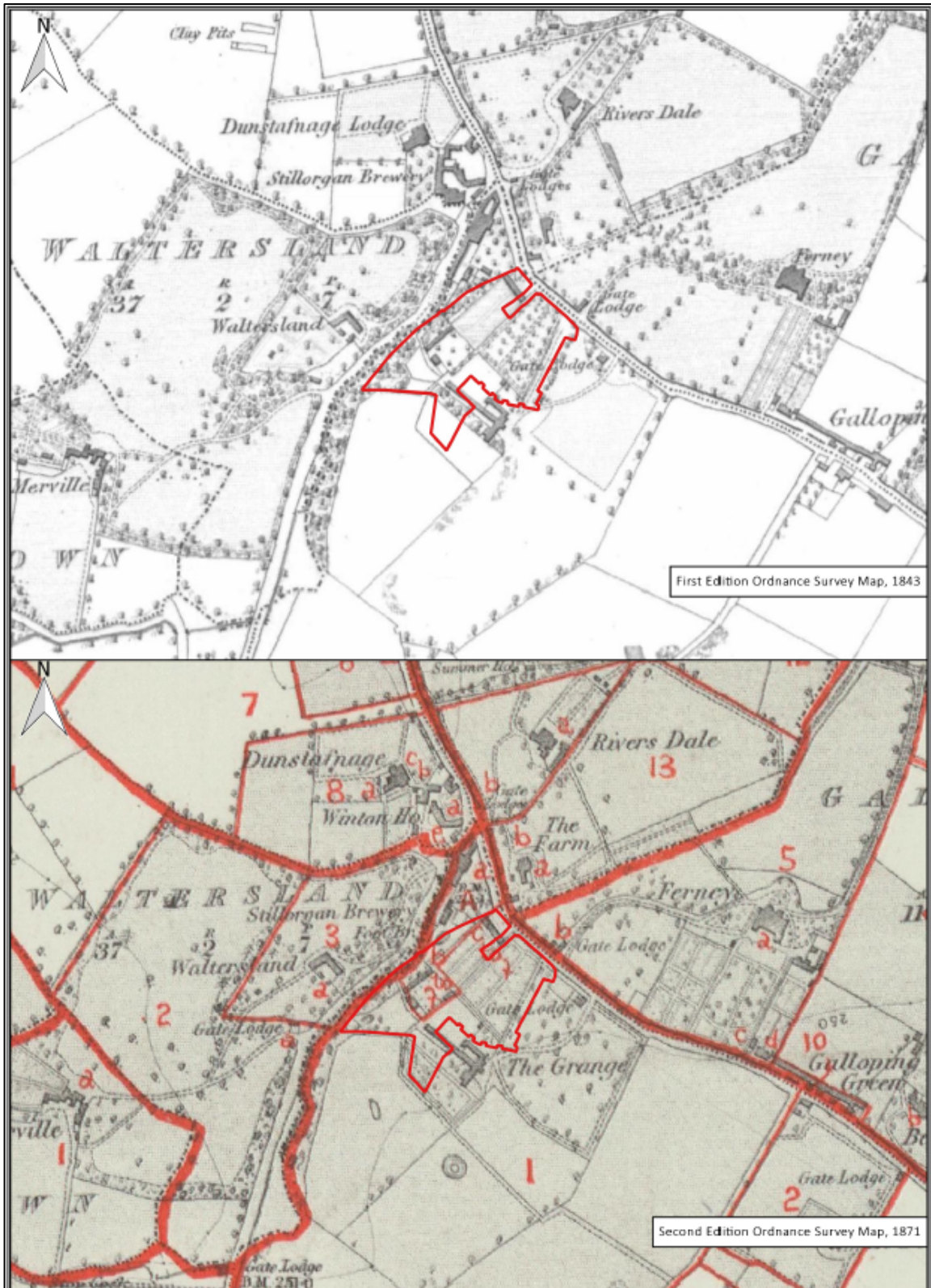


Figure 16.4 - Extract from the 1843 and 1871 OS maps showing the proposed development

Second Edition Ordnance Survey Map, 1871, scale 1:10560 (Figure 16.4)

By the time of the second edition OS map the demesne of the Grange (NIAH Garden DU-50-O-205271) has slightly expanded. The half of the Stillorgan Brewery to the north of Brewery Road has fallen into disrepair and one of its former buildings is annotated as Winton House however the brewery is still extant on the southside of the road. The unnamed house from the previous cartographic source is annotated as the Farm for the first time. The demesne and gate lodge of an unnamed house are

depicted c. 275m to the southeast. The Vartry Waterworks Complex (RPS 1524) is annotated as the Stillorgan Reservoir c. 320-515m south-southwest. Belmont School has been renamed to Belmont College. Stillorgan Station of the Dublin, Wicklow, and Wexford Railway has been constructed c. 575m to the south-southwest.

Ordnance Survey Map, 1909, scale 1: 2500 (Figure 16.5)

On this edition of the OS map the majority of the demesnes from the second edition OS map have diminished and a number of the houses have been renamed. The northernmost Grange Cottage is annotated as a smithy. Belmont College now contains a chapel (RPS 1451) and is named Belmont House. The remaining structures of the brewery to the north have been removed and replaced with a sluice. Winton House has been replaced by Brookvale (RPS 1428), the Farm renamed to Farmleigh, and Stillorgan Castle to the House of St John of God. The unnamed house to the southeast is annotated as St Petroc. The Rectory (RPS 1378) at St Brigid’s Church is depicted for the first time. The reservoir has expanded to the southwest partially into the demesne of Clonmore.

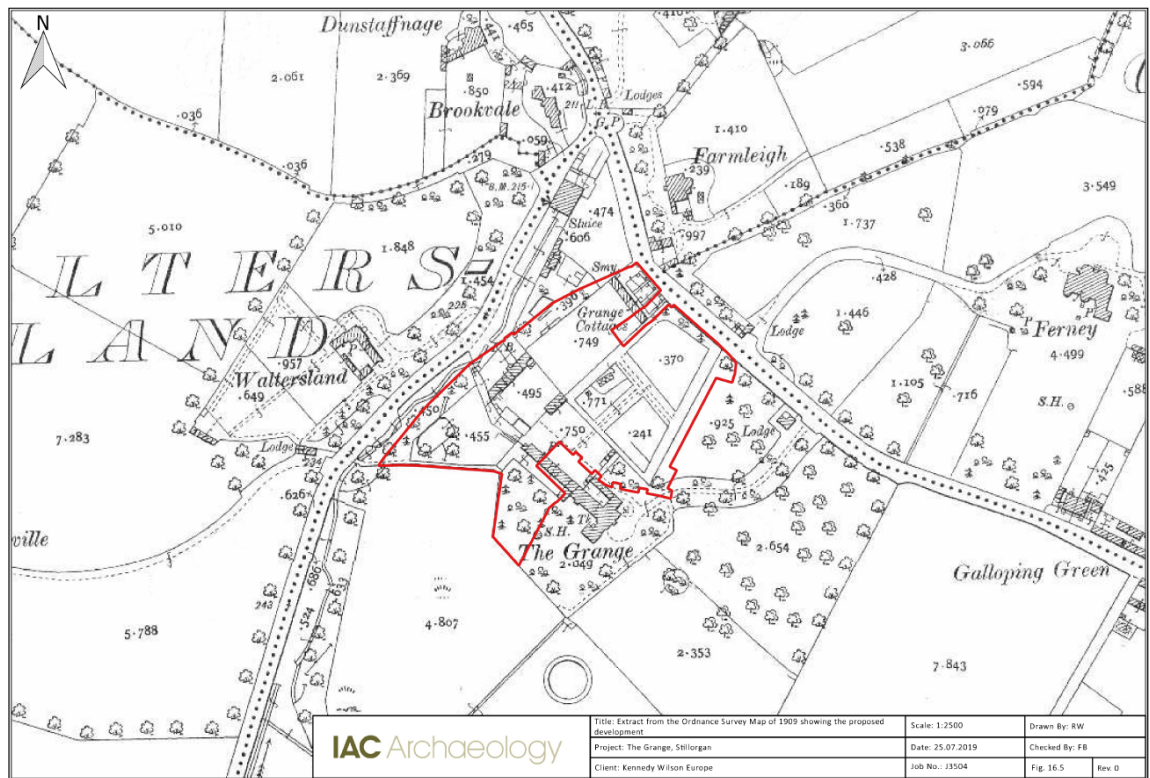


Figure 16.5 - Extract from the Ordnance Survey Map of 1909 showing the proposed development

Third Edition Ordnance Survey Map, 1938, scale 1:10560

The smithy is no longer annotated at the Grange Cottages within the proposed development. Bellevue Farm is depicted c. 295m to the southeast for the first time. A statue is marked within the grounds of Belmont House and Belmont Row has been renamed to Ball Alley. Clonmore House is no longer annotated to the west, though its demesne and buildings are still present, and Ferney (NIAH Garden DU-50-O-208272) has been renamed to Beech Park to the east-northeast. There are no other significant changes within the study area.

Aerial Photographic Analysis

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995-2013), Google Earth (2005-2018) and Bing Maps revealed that there has been high levels of disturbance within the proposed development area. The Grange Cottages and remnants of the northern half of the Grange demesne (NIAH Garden DU-50-O-205271) are visible on the 1995

photography to the north of the Esso (Ireland) headquarters and the office complex, Oaktree House, and its associated car park border the Brewery Road within the site.

By the 2008 Google Earth imagery a building has been constructed in the eastern portion of the site, another in the western corner, the rear plots of three of the four the Grange Cottages have been removed, and a large amount of the vegetation removed in association with a large mixed-use development to the immediate south of the site (Figure 16.6). This development, ongoing from 2005 to 2017, demolished the Esso (Ireland) headquarters and replaced it with several structures removing many of the features associated with The Grange demesne. The main structures and front gardens of the three Grange Cottages within the site have remained undisturbed. The inspection also identified surviving portions of the demesne walls (NIAH Garden DU-50-O-205271) within the site. The cottages and walls are the only architectural features of interest noted on the aerial photography.



Figure 16.6 - Satellite imagery of the proposed development from Google Earth 2008

Dún Laoghaire-Rathdown County Development Plan, 2016-2022

Record of Monuments and Places

The Dún Laoghaire-Rathdown County Development Plan (2016–2022) recognises the statutory protection afforded to all Record of Monuments and Places (RMP) sites under the National Monuments Legislation (1930–2004). The development plan lists a number of aims and objectives in relation to archaeological heritage (Appendix 16.4).

There are five archaeological sites within a 500m radius of the proposed development, four of which are recorded monuments (Table 16.1, Figure 16.1, Appendix 16.1). The nearest consists of a church (RMP DU023-011001) c. 390m to the north within the zone of notification for RMP DU023-011.

RMP No.	Townland	Classification	Distance from site	Designation
DU023-011001	Stillorgan South	Church	c. 390m north	RMP, RPS
DU023-011002	Stillorgan South	Graveyard	c. 415m north	RMP, RPS
DU023-011003	Stillorgan South	Graveslab	c. 415m north	SMR
DU023-011004	Stillorgan South	Ecclesiastical enclosure	c. 415m north	RMP
DU023-071	Stillorgan Park	Castle - unclassified	c. 445m north	RMP

Table 16.1 - Recorded Monuments and Places

Record of Protected Structures

The Dún Laoghaire-Rathdown County Development Plan (2016–2022) recognises the statutory protection afforded to all protected structures under the Planning and Development Act. The plan also lists a number of aims and objectives in relation to architectural heritage (Appendix 16.5).

There are five structures or groups of structures listed on the Record of Protected Structures within the study area of the proposed development area, the closest of which comprises Brookvale House (RPS 1428) c. 95m to the north (Table 16.2, Figure 16.2, Appendix 16.2).

RPS No.	Townland	Name	Distance from site	Designation
1428	Stillorgan South	Brookvale House	c. 95m north	RPS
1420	Stillorgan Park	Granada House	c. 170m north	RPS
1524	Tipperstown	Vartry Waterworks Complex	c. 320-515m south-southwest	RPS
1378	Stillorgan South	St Brigid's Church, School, Rectory, and Graveyard	c. 400-430m north	RPS, RMP
1451	Galloping Green North	Espion Chapel (Belmont House)	c. 415m east	RPS

Table 16.2 - Recorded Protected Structures

Architectural Conservation Areas

There are no architectural conservation areas in the study area listed within the Dún Laoghaire-Rathdown County Development Plan (2016–2022).

National Inventory of Architectural Heritage

Building Survey

The fieldwork for the National Inventory of Architectural Heritage survey of Dún Laoghaire-Rathdown is being carried out in four stages, the first stage was completed between 2012 and 2017. A review of the architectural survey was undertaken as part of this assessment and included buildings within 500m of the study area.

There are no sites listed within the study area of the proposed development from the NIAH Building Survey. The closest NIAH site is situated c. 565m to the east-southeast: 'Abilene' (NIAH Building 60230076).

Garden Survey

The first edition Ordnance Survey map of County Dublin (1843) shows the extent of demesne landscapes as shaded portions of land within the study area. These were established as a naturalised landscaped setting for the large houses of the landed gentry.

The proposed development is situated within the former demesne of The Grange (NIAH Garden DU-50-O-205271). This has been removed by two subsequent developments. There are an additional three designed landscapes recorded on the NIAH Garden Survey within the study area.

NIAH Ref.	Site Status	Garden belonging to	Distance from site
DU-50-O-205271	Virtually no recognisable features	The Grange	0m
DU-50-O-208272	Main features substantially present - peripheral features unrecognisable	Ferney/Beech Park	Immediate northeast
DU-50-O-206276	Main features substantially present - peripheral features unrecognisable	Stillorgan Castle/House of St John of God	c. 210m north
DU-50-O-205280	Virtually no recognisable features	Stillorgan House	c. 320m north

Table 16.3 - NIAH Designed Gardens

There are an additional 11 demesne landscapes within the study area on the OS maps not included on the Garden Survey.

Walterland

Walterland and its demesne are located to the immediate north of the proposed development area on all editions of the OS maps. No elements of the house or its demesne have survived due to modern development.

The Farm/Farmleigh

The house first appears on the first edition OS map to the immediate north of the proposed development area, although it is not annotated. The demesne was removed during the construction of the N11.

Winton House/Brookvale

Winton House is first depicted on the 1871 OS map, c. 80m to the north, built within the remains of the northern half of the Stillorgan Brewery. By the time of the 25-inch OS map the remnants of the brewery had been cleared from the demesne and a new structure, Brookvale (RPS1428), constructed at its centre.

Rivers Dale/Riversdale

The demesne of Riversdale, situated c. 80m to the north, is present on the first edition OS map. The house is still extant today, though it is named Granada House (RPS 1428), and elements of the demesne are still visible on the aerial photography.

Dunstaffnage Lodge/ Dunstaffnage

Dunstaffnage Lodge and its associated demesne are clearly depicted c. 90m to the north on all editions of the OS maps. The principal structure and outline of the demesne are still present however development has removed the majority of its features.

Merville

Merville house and its demesne are situated, c. 260m to the west-southwest, of the proposed development on the first edition OS map. On the 25-inch OS map the house has expanded even while the demesne has been diminished. Modern development has removed all traces of Merville.

St Petroc

The demesne and house of St Petroc is first depicted, though unnamed, on the 1871 OS map with a lodge off the Bray Road c. 350m to the southeast. The house was the former home of the Dorsit family. It was sold by the Pallotine Fathers and the Rocwood Estate built over the demesne (logainm.ie).

Belmont School/Belmont College/Belmont House

The grounds of Belmont School border the Bray Road c. 360m to the southeast of the proposed development on the first edition OS map. The structure is annotated as Belmont House on the 25-inch OS map and a chapel (RPS 1451) was built in 1865 and attached to the house. The demesne diminishes on each subsequent edition of the OS mapping and only the principal buildings survive today.

Rectory

The Rectory (RPS 1378) is first depicted on the 25-inch OS map to the southwest of the graveyard of St Brigid's Church (RMP DU023-011001/2), c. 395m to the north. Its small garden demesne borders the graveyard to the southwest. The house is still extant however the graveyard has since extended into the garden on two separate occasions.

Wood View

The demesne of Wood View borders St Brigid's Church (RPS 1378) to the north, c. 440m to the north of the proposed development area on the first edition OS map. Its demesne appears denuded on the 25-inch OS map and only the house still survives.

Clonmore

The demesne of Clonmore, c. 445m to the west, is depicted on the first edition OS map. By the time of the 25-inch OS map the demesne had been diminished by an extension to the Stillorgan Reservoirs. Today the demesne has been incorporated into the grounds of St Raphaela's school and the principal building has been removed.

Cultural Heritage

The term 'cultural heritage' can be used as an over-arching term that can be applied to both archaeology and architectural features. However, it also refers to more ephemeral aspects of the environment, which are often recorded in folk law or tradition or possibly date to a more recent period.

The Grange Cottages, three of which lie within the north corner of the proposed development, are visible on the first edition OS mapping and have local architectural merit. Additionally, the northernmost cottage was a forge operated by the Murray family, blacksmiths and farriers, for two generations until the close of WWII. The forge supposedly shod the famous horse Orby, owned and bred by Richard 'Boss' Croker (logainm.ie). In 1907 Orby became the first Irish-trained horse to win the Derby. The surviving demesne walls of the Grange (NIAH Garden DU-50-O-205271), discussed in detail in Section 16.3.8, are also cultural heritage features of architectural merit.

The Leopardstown Standing Stone, c. 60m to the southwest, is situated within the local park that borders the proposed development. The stone is just over a metre tall, 25cm x 25cm in plan, and has an irregular profile. It is not depicted on any of the historic mapping. Leopardstown Tennis Club, c. 90m to the south, borders the local park containing the standing stone. The club was founded in 1971 and has been interlinked with the sports heritage of the local area since then.

The pub, Byrne's of Galloping Green, was established by Phillip Byrne in 1879 and named Phillipstown House, c. 295m to the east-southeast in the village of Galloping Green (logainm.ie). The continued operation of the pub maintains an aspect of the character of the village that was disturbed by the opening of the N11 in 1979. These cultural heritage sites are marked on Figure 16.7. Within the

surrounding environs the recorded monuments, protected structures and demesne landscapes listed within Tables 16.1-3 also constitute as cultural heritage sites.

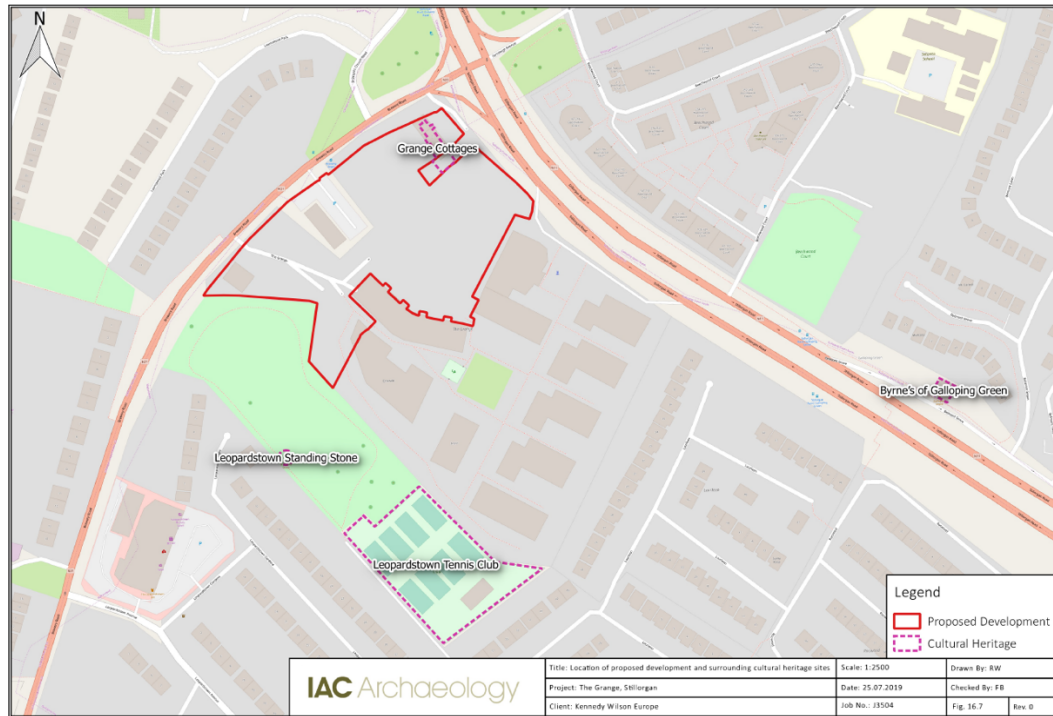


Figure 16.7 - Location of proposed development and surrounding cultural heritage sites

Place Name Analysis

Townland and topographic names are an invaluable source of information on topography, land ownership and land use within the landscape. They also provide information on history; archaeological monuments and folklore of an area. A place name may refer to a long-forgotten site and may indicate the possibility that the remains of certain sites may still survive below the ground surface. The Ordnance Survey surveyors wrote down townland names in the 1830's and 1840's, when the entire country was mapped for the first time. Some of the townland names in the study area are of Irish origin and through time have been anglicised. The main references used for the place name analysis are Irish Local Names Explained by P.W Joyce (1870) and logainm.ie. A description and possible explanation of each townland, parish, and barony name in the environs of the proposed development are provided in the below table.

Name	Derivation	Possible Meaning
Galloping Green South	-	Derives its name from a miniature race-course which existed in the area years ago
Galloping Green North	-	Derives its name from a miniature race-course which existed in the area years ago
Tipperstown	-	-
Waltersland	-	-
Kilmacud East	<i>Cill Mocuda</i>	Church of Macud
Mulchanstown	-	-
Stillorgan South	<i>Tigh-Lorcain</i>	House of Lorcan or Church of Laurence
Stillorgan Grove	<i>Tigh-Lorcain</i>	House of Lorcan or Church of Laurence
Stillorgan Park	<i>Tigh-Lorcain</i>	House of Lorcan or Church of Laurence
Stillorgan	<i>Tigh-Lorcain</i>	House of Lorcan or Church of Laurence
Kill	<i>Cill</i>	Church
Rathdown	<i>Ráth an Dúin</i>	Ringfort of the fort

Table 16.4 - List of place names in the vicinity of the proposed development area

Townlands

The townland is an Irish land unit of considerable longevity as many of the units are likely to represent much earlier land divisions. However, the term townland was not used to denote a unit of land until the Civil Survey of 1654. It bears no relation to the modern word 'town' but like the Irish word *baile* refers to a place. It is possible that the word is derived from the Old English *tun land* and meant 'the land forming an estate or manor' (Culleton 1999, 174). The proposed development area is located within the townland of Galloping Green South.

Gaelic land ownership required a clear definition of the territories held by each sept and a need for strong, permanent fences around their territories. It is possible that boundaries following ridge tops, streams or bog are more likely to be older in date than those composed of straight lines (*ibid.* 179).

The vast majority of townlands are referred to in the 17th century, when land documentation records begin. Many of the townlands are mapped within the Down Survey of the 1650s, so called as all measurements were carefully 'laid downe' on paper at a scale of forty perches to one inch. Therefore, most are in the context of pre-17th century landscape organisation (McErlean 1983, 315).

In the 19th century, some demesnes, deer parks or large farms were given townland status during the Ordnance Survey and some imprecise townland boundaries in areas such as bogs or lakes, were given more precise definition (*ibid.*). Larger tracts of land were divided into a number of townlands, and named Upper, Middle or Lower, as well as Beg and More (small and large) and north, east, south and west (Culleton 1999, 179). By the time the first Ordnance Survey had been completed a total of 62,000 townlands were recorded in Ireland.

There are three townland boundaries bordering the site. The Stillorgan Road to the northeast forms the townland boundaries between Galloping Green South and Galloping Green North and Galloping Green South and Stillorgan Park. While a portion of the Brewery Road to the northwest comprises the townland boundary between Galloping Green South and Waltersland. None of these boundaries will be impacted by the proposed development.

Field Inspection

The field inspection sought to assess the proposed development area, its previous and current land use, the topography and any additional information relevant to the report. The field inspection was carried out on the 26th July 2019 in clear conditions.

For ease of description the site has been divided into three sections. Section One consists of the majority of the site which had been previously disturbed and stripped of topsoil, Section Two comprises the grounds of the former Oaktree Business Centre, and Section Three is formed by the grounds of the Grange Apartments (Figure 16.8).

Section One

The first section is heavily disturbed with uneven ground and is overgrown in parts. The area is bordered by mature vegetation on all sides, and slopes down to the Brewery Road to the northwest (Plates 16.1 and 16.2). It contains storage containers, mounds of rubble and rubbish and an abandoned building complex (the Grange Select Living Marketing Suite). The abandoned building complex is situated in an overgrown area in the south of this section (Plate 16.3). The northeast wall, fronting onto the Brewery Road is modern.

There are four structures within the northern corner of Section One collectively known as the Grange Cottages. The south-eastern cottage is located outside of the proposed development area as it is still inhabited. The field inspection confirmed that the rear gardens of the three cottages within the site have been removed by the previous development. Access to the front of the cottages was not possible due to the presence of hoarding and the rear of the structures was noted as being heavily overgrown. The line of four cottages have an open gabled, slate roof and share five redbrick chimneys (Plate 16.4). The cottage outside of the site retains its rear garden as it is still resided in. The wall bordering this cottage to the southwest and northwest is modern however to the southeast it is bordered by a c. 1.5m-high, stone-bonded wall with a later c. 0.5m extension (Plate 16.5). This wall, orientated northeast-southwest, traverses the centre of this section with two breaks to allow passage between

the north and south portions of this section (Plate 16.6). The wall is heavily overgrown. The wall also forms the northeast boundary of the first section fronting onto the N11. The stone-built wall at this location has a cement rendering (Plate 16.7). The wall does not continue past the eastern corner and there is no wall along the southeast limit of Section One. The wall in the northern portion of the southwest limit, shared with Section Two, is of a type similar to the same wall that traverses the centre of the south and is capped with stone (Plate 16.8).

There is a c. 1.5m high wall in the mature vegetation in the southwest limit of the first section, opposite the abandoned building complex. It is built of stone bricks covered in a white roughcast render with a single line of bricks along its top (Plate 16.9). There is an entrance, blocked by a wooden fence, in this wall between the Section One and Three. The door jambs are composed of redbrick and its lintel likely was as well, however it has been replaced by cement. There are remnants of corroded metal fixtures along the lintel, which appears to have held a sliding door. This entrance is in the approximate location of a pathway that passes through a wall visible on the 25-inch OS map. There are two additional metal fixtures further north along this wall on the side facing into Section Three (Plate 16.10). This wall would have once surrounded the walled garden associated with The Grange, as marked within the historic mapping.

Section Two

Section Two is accessed from the Brewery Road to the northwest and contains the upstanding buildings and car park of the Oaktree Business Centre (Plate 16.11). It rises up to the southeast from the road. The stone bonded wall bounding the section to the northeast is shared with Section One and is c. 3m high due to the lower level of the ground in this section with some modern inclusions (Plate 16.12). The stone bonded wall to the southeast is shared with Section Three and is c. 4m high at points and capped with stones. There is a doorway, sealed with stone, in this wall (Plate 16.13). The door jambs are comprised of orange bricks. There are three courses of redbrick in stacks below the wall at the door and below the redbrick a stone bonded wall of a different date. There is a structure depicted on the first edition OS map near this location and the doorway may have been an entrance to its garden plot. The stone bonded wall to the southwest, also shared with Section Three, is c. 1.5m high and incorporates square and rectangular holes at the same level to the redbrick in the southeast wall (Plate 16.14). The remainder of this wall varies in its construction with a portion comprised of bricks with a cement rendering and another of bonded stones (Plates 16.15 and 16.16). The wall is marked within the historic maps and appears to have defined a plot surrounded a terrace of houses, likely similar in form to the Grange Cottages. The wall separated the plot from the demesne associated with The Grange.

Section Three

This section contains the Grange Apartments (Plate 16.17). This area borders a public park and retains elements of the Grange demesne (NIAH Garden DU-50-O-205271) in the form of mature vegetation and a low stone bonded wall within the vegetation (Plate 16.18). The stone bonded wall shared with Section Two is smaller on this side due to the reduced ground level within the second section. The lintel and jambs of the door are visible as orange bricks and the wall has a cement rendering in parts (Plate 16.19). The wall has modern inclusions and repairs within it.

The field inspection did not identify any archaeological features however the stone walls discussed above are visible within the demesne of the Grange (NIAH Garden DU-50-O-205271) on the OS maps as are the Grange Cottages (Figure 16.8). Grange Cottages, although now derelict, possess local heritage significance and represent a rare survival in terms of the current suburban environment. The denuded remains of the demesne walls have lost their original context, but do reflect some of the original boundaries associated with The Grange demesne.

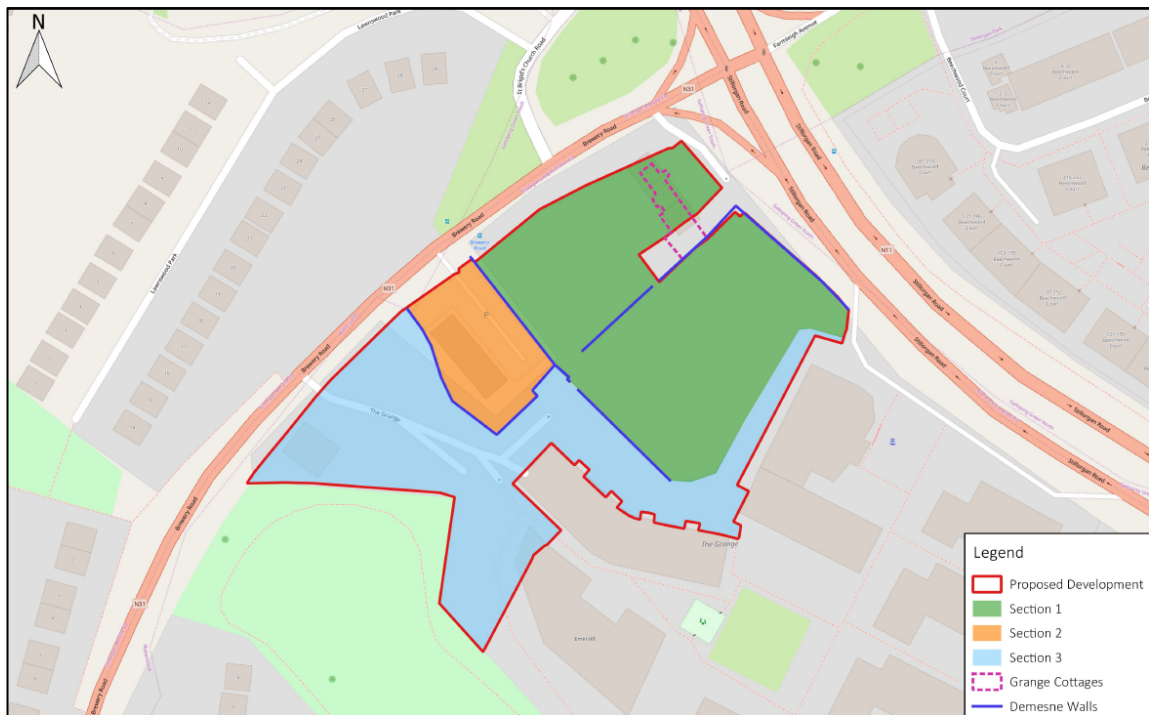


Figure 16.8 - Location of features noted during the field inspection



Plate 16.1 - Section One western portion, facing northwest



Plate 16.2 - Section One eastern portion, facing northwest



Plate 16.3 - Abandoned building complex in Section One, facing east-southeast



Plate 16.4 - Rear view of the Grange Cottages, facing southeast



Plate 16.5 - Stone bonded wall to southeast of Grange Cottages, facing northwest



Plate 16.6 - Stone bonded wall traversing Section One, facing east



Plate 16.7 - Wall fronting onto the N11 from Section One, facing northwest



Plate 16.8 - Stone bonded wall dividing Section One and Two, facing southwest



Plate 16.9 - Entrance in wall opposite the abandoned building complex, facing northeast



Plate 16.10 - Metal fixtures in wall, facing east



Plate 16.11 - Oaktree Business Centre in Section Two, facing south



Plate 16.12 - Stone wall dividing Section One and Two, facing north-northeast



Plate 16.13 - Stone wall with doorway dividing Section Two and Three, facing south-southeast



Plate 16.14 - Stone wall with square and rectangular opes, facing west-southwest



Plate 16.15 - Wall along southwest boundary in Section Two, facing south



Plate 16.16 - Wall along southwest boundary in Section Two, facing south-southwest

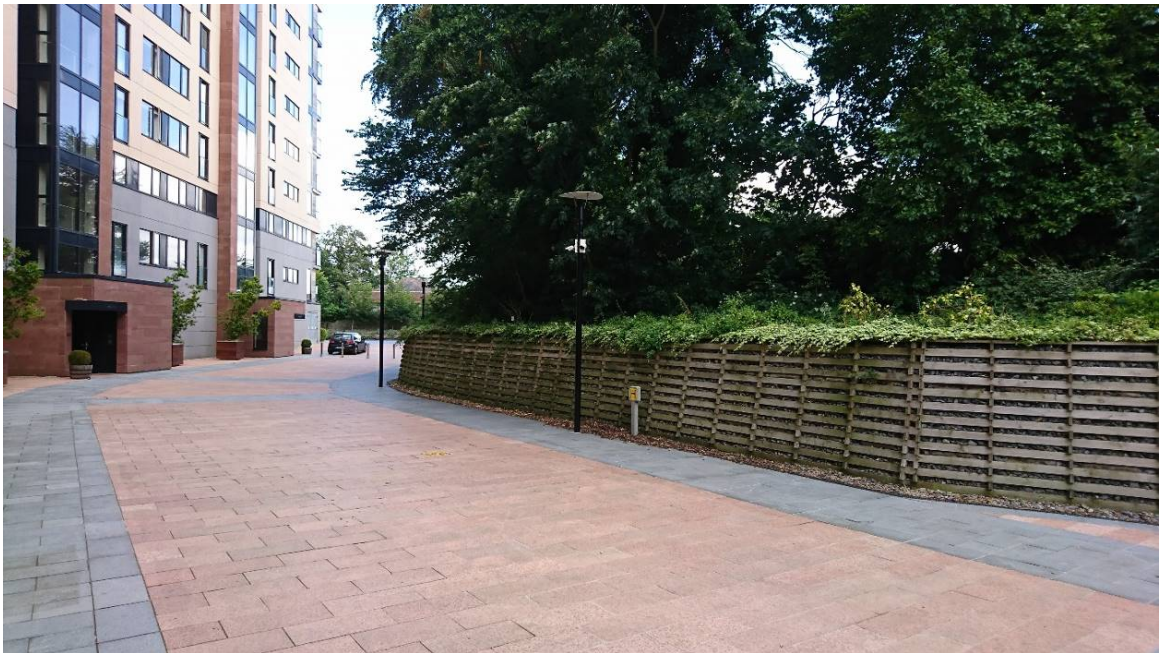


Plate 16.17 - Grounds of the Grange Apartments in Section Three, facing northwest



Plate 16.18 - Mature vegetation along western boundary of Section Three, facing south



Plate 16.19 - Stone wall with doorway shared between Section Two and Three, facing north-northeast

Conclusion

The proposed development is situated in the townland of Galloping Green South within the parish of Kill and barony of Rathdown. The site is bounded to the northeast by the N11; the townland boundary between Galloping Green North and Galloping Green South and to the northwest by the N31; the townland boundary between Galloping Green South and Waltersland.

There are four recorded monuments within a 500m radius of the proposed development. These consist of a church, graveyard, graveslab and ecclesiastical enclosure (RMP DU023-011001-4), c. 340m to the north. The RPS lists five structures within the study area, the nearest comprising of Brookvale House (RPS 1428) c. 95m to the north. There are no ACAs or NIAH Buildings within the study area however the NIAH Garden Survey includes four demesnes within a 500m radius, with the virtually unrecognisable Grange (NIAH Garden DU-50-O-205271) occupying the proposed development area. There are an additional 11 demesne landscapes visible on the OS maps that are not included on the survey.

The site has been developed twice since the establishment of The Grange and its demesne (NIAH Garden DU-50-O-205271) in the 19th century. The first development comprised the construction of the Esso (Ireland) headquarters in the 1960s after the demolition of Grange House and the second the current mixed-use development after the demolition of the Esso (Ireland) headquarters in the 2000s. Ground works associated with the second development was subject to archaeological monitoring but nothing of archaeological significance was identified.

An analysis of the cartographic sources revealed that the site has been bordered to the northeast by a main road since the mid-17th century and by a road to the northwest from the mid-18th century, at which point there appears to be minor development within the site. The Grange (NIAH Garden DU-50-O-205271) is first depicted within the site in the 19th-century within a landscape dominated by houses and their demesnes. The Grange Cottages are located to the immediate north of the Grange demesne on the OS maps. Three of the cottages are located within the proposed development area and the field inspection confirmed their presence, albeit in a derelict condition. The field inspection also identified the denuded remains of demesne walls formerly associated with The Grange, including portions of the original walled garden and walls formerly separating a small group of houses from the main demesne landscape. The cottages and walls represent relatively rare survivals within what is now a suburban landscape. They possess local architectural heritage merit.

A review of the aerial photography failed to identify any previously unknown archaeological features within the site, illustrating instead the level of disturbance that has taken place within the site.

16.4 Characteristics of the Proposed Development

In summary, the project provides for the demolition (total c.1,398 sq m GFA) of:

- The Grange Select Marketing Suite' (1 storey)
- 'Oaktree Business Centre' (2 storeys)
- 'The Lodge' (2 storeys)

and the construction of a new 'Build to Rent' residential scheme of 287 residential apartment units; residential tenant amenity space of 961.5 sq m; a crèche facility of 658 sq m; and a substation of 96.5 sq m in the form of 6 new blocks (Blocks H, J, M, N, P and Q) ranging in height from 1 - 11 storeys. The residential element of the scheme provides for the following development mix:

- 19 x Studio Units (6.6%)
- 125 x 1 Bedroom Units (43.6%)
- 143 x 2 Bedroom Units (49.8%)

A total of 100 no. car parking spaces, 596 no. cycle spaces and 5 no. motorcycle spaces are also proposed together with all associated site development works.

16.5 Potential Impact of the Proposed Development

Construction Stage

Archaeology

Ground works associated with earlier phases of development within the site were subject to archaeological monitoring. Nothing of archaeological significance was identified and as such, no potential impacts upon the archaeological resource will occur as a result of the proposed development going ahead.

Architecture

There are no protected structures or NIAH buildings located within the proposed development area. The remains of three derelict cottages in the northern corner of the site, which will be impacted upon by the proposed development area. Given their local heritage significance, this is considered to represent a direct moderate negative impact.

Cultural Heritage

The remains of a number of demesne walls are located within the proposed development area, formerly associated with The Grange demesne. These may be impacted upon by the proposed development. Given their local heritage significance, this is considered to represent a direct moderate negative impact.

Operational Stage

Archaeology

No impacts upon the archaeological resource have been identified as a result of the operation of the proposed development.

Architecture

No impacts upon the architectural resource have been identified as a result of the operation of the proposed development.

Cultural Heritage

No impacts upon the cultural heritage resource have been identified as a result of the operation of the proposed development.

16.6 Potential Cumulative Impacts

Construction Stage

Archaeology

No cumulative impacts upon the archaeological resource have been identified as a result of the construction of the proposed development.

Architecture

No cumulative impacts upon the architectural resource have been identified as a result of the construction of the proposed development.

Cultural Heritage

No cumulative impacts upon the cultural heritage resource have been identified as a result of the construction of the proposed development.

Operational Stage

Archaeology

No cumulative impacts upon the archaeological resource have been identified as a result of the operation of the proposed development.

Architecture

No cumulative impacts upon the architectural resource have been identified as a result of the operation of the proposed development.

Cultural Heritage

No cumulative impacts upon the cultural heritage resource have been identified as a result of the construction of the proposed development.

Existing Grange Development

The existing Grange development is modern in nature and as such does not retain any features of archaeological, architectural or cultural heritage significance.

Future Phase 2 Development

Evidently, the applicant does not control the entirety of remaining lands to provide consolidated development to the N11 frontage. This current application therefore relates to a Phase 1 development on lands that can deliver critically required residential units. OMP Architects have developed a phased Masterplan approach to provide an indicative future context for consideration by An Bord Pleanala, which is enclosed herewith. There has been a carefully considered design approach to development to ensure that the subject application can be delivered without compromising existing amenity or the future potential for development addressing the N11.

The Masterplan successfully integrates this new phase of development with the existing built fabric of The Grange. The approach has been to set the blocks around a central garden, which complements the existing scheme and delivers significant enhancements to the public realm.

Overall, it is estimated that there is potential for a further c. 250 units as part of a Phase 2 development.

The potential cumulative impact upon the architectural, archaeological or cultural resource resulting from the development now proposed and any future phase of development on lands to the north will depend on the detailed design of any future phase of development and will be assessed as part of any future application for these lands.

16.7 Do Nothing Scenario

If the development were not to proceed, there would be no impact upon the archaeological, architectural or cultural heritage resource.

16.8 Risks to Human Health

Not applicable.

16.9 Mitigation Measures

Construction Stage

Archaeology

No mitigation measures are deemed necessary in relation to the archaeological resource.

Architecture

All vegetation will be removed from the three Grange Cottage to be demolished and a written and photographic record made of the structures prior to their demolition. This will be carried out by a suitably qualified heritage specialist.

Cultural Heritage

All vegetation will be removed from any sections of the surviving demesne walls to be demolished and a written and photographic record made of the structures prior to their demolition. This will be carried out by a suitably qualified heritage specialist.

Operational Stage

Archaeology

No mitigation required.

Architecture

No mitigation required.

Cultural Heritage

No mitigation required.

16.10 Predicted Impacts of the Proposed Development

Construction Stage

Archaeology

There are no impacts predicted upon the archaeological resource as a result of the construction of the proposed development.

Architecture

Following implementation of mitigation measures, no impacts are predicted upon the architectural heritage resource.

Cultural Heritage

Following implementation of mitigation measures, no impacts are predicted upon the cultural heritage resource.

Operational Stage

Archaeology

There are no impacts predicted upon the archaeological resource as a result of the operation of the proposed development.

Architecture

There are no impacts predicted upon the architectural heritage resource as a result of the operation of the proposed development.

Cultural Heritage

There are no impacts predicted upon the cultural heritage resource as a result of the operation of the proposed development.

16.11 Monitoring

The mitigation measures recommended above would also function as a monitoring system to allow the further assessment of the scale of the predicted impacts and the effectiveness of the recommended mitigation measures.

16.12 Reinstatement

Reinstatement will not be required.

16.13 Interactions

The Landscape and Visual Impact Assessment has been reviewed as part of this assessment. No interactions have been identified in relation to the assessment of the archaeological, architectural and cultural heritage resource and the potential impacts of the proposed development on same.

16.14 Difficulties Encountered

No difficulties were encountered during the compilation of this chapter.

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