

6.0 ARCHAEOLOGY AND CULTURAL HERITAGE

6.1 Introduction

Cathal Crimmins Architects, Grade 1 Conservation Architects were commissioned by Sandyford General Partnership Limited (acting in its capacity as general partner for the Sandyford Central Partnership) to carry out a cultural heritage assessment of the potential impact on the architectural and archaeological heritage resource of the area in and around the subject site, located in the former Sandyford Industrial Estate south Dublin, approximately 8.25km from the city centre and adjacent to the Stillorgan LUAS stop. This chapter of the EIAR has been prepared by Julia Crimmins (BA Archaeology, HDip Archaeology, MIAI., MUBC, MSc.SP., MIPI.). Julia has previously prepared EIAR heritage chapters for the Dublin Mountains Visitors Centre on behalf of South Dublin County Council and Coillte, the Proposed College Green Plaza for Dublin City Council and on the proposed mixed use redevelopment of the former Magee Artillery Barracks in Kildare Town. She recently completed EIAR Heritage chapters on the proposed mixed use development at Woodbrook Shanganagh in County Dublin.

Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.54 ha site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

The proposed project comprises will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments in 6 No. blocks ranging from 5 to 14 storeys. Further details of the proposed development are presented in Chapter 3 Project Description.

This chapter records the architectural and archaeological heritage aspects of the proposed development and places it in its correct historic context. It considers the various categories of special interest as defined by the statutory heritage guidelines.

This study aims to assess the baseline architectural and archaeological heritage in the area in and around the proposed development site, the significance and sensitivity of the existing built environment, and to evaluate the likely and significant impacts on the built heritage of the surrounding area resulting from the proposed development.

Where appropriate, mitigation measures will be employed to protect and guard the extant features as identified or to eliminate or reduce any potential impacts in accordance with the policies of the Department of Culture Heritage and the Gaeltacht, Dun-Laoghaire Rathdown County Council, the National Monuments Acts 1930-2014, the Heritage Act, 1995, the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 2000 and the Local Government (Planning and Development) Act 2000 (as amended) and best practice guidelines including Architectural Heritage Protection: Guidelines for Planning Authorities, 2011),(formerly) Department of Arts, Heritage and the Gaeltacht. Following on from this, the residual impact that the proposed scheme will have on the baseline environment is evaluated and identified.

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

- Tangible cultural heritage
- Movable cultural heritage (artefacts)
- Immovable cultural heritage (monuments, archaeological sites, and soon)
- Underwater cultural heritage (shipwrecks, underwater ruins and cities)
- Intangible cultural heritage: oral traditions, folklore etc.

This Impact Assessment addresses Cultural Heritage under the following headings: archaeology, architectural/built heritage, history and folklore. Where appropriate, mitigation measures are proposed and an indication of the likely potential residual impacts upon the cultural heritage are quantified.



Figure 6.1: Map showing sites of architectural and archaeological interest within and beyond 500m of the subject site. The 500m limit is denoted by the area shaded in pink. The stars represent the sites of nearby excavations. The one to the north is in the grounds of St Raphael's, a protected structure. To date there have been no significant features found on any of the four excavation sites identified above. The red dot is a recorded monument, the site of a castle which is not scheduled for inclusion in the next RMP. The present reservoir was built on the site. The blue dot represents the nearby architectural heritage at Burton Hall which is over 500m from the site.

Source: NIAH, SMR and Heritage Council Heritage Maps.

6.1.1 Assessment Methodology

The evaluation of impacts upon the extant, built and archaeological heritage undertaken by Cathal Crimmins Architects to complete the built and archaeological heritage assessment presented in this chapter is based on a number of distinct actions which enabled the potential significance and sensitivity of the built environment to be established. These allow the likely and significant impacts to be determined, and mitigation measures to be proposed if appropriate.

- i. Desk-based study including review of available published and unpublished documentary and cartographic sources
- ii. Site walkover survey (field inspection) by Julia Crimmins, an experienced Built Heritage Consultant (27th February 2019).

In light of the legislative protection afforded to the cultural heritage resource this report evaluates the archaeological, architectural, cultural and historical importance of the subject area and examines the impacts of the proposed development on both the local archaeological monuments and cultural heritage sites. This assessment has also been prepared with regard to the guidelines prepared by the Environmental Protection Agency (EPA) in '*Revised Guidelines on the Information to be contained in Environmental Impact Statements*' published in 2015, '*Advice Notes on Current Practice (in the Preparation of Environmental Impact* published in 2015, and also '*Guidelines on the Information to be contained in Environmental Impact Assessment Reports – Draft*' published in August 2017. It is also guided by the provisions of the relevant statutory instruments and relate guidelines including the Planning and Development Acts (as amended) and the related guidelines '*Architectural Heritage Protection Guidelines for Planning Authorities*', the Dun-Laoghaire Rathdown County Development Plan 2016-2022, the Record of Protected Structures and the National Inventory of Architectural Heritage. It is also informed by international charters and conventions such as the Grenada Convention, The Burra Charter, Venice Charter and Washington Charter.

6.1.2 Desk Based Study

This 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. The study involved detailed interrogation of the archaeological, historical and architectural background of the development area. All known cultural heritage sites within the vicinity of the proposed development were identified through reviewing information from the following sources:

- UNESCO World Heritage Sites including the tentative list of candidate sites;
- National Monuments, be they in the ownership or guardianship of the State, in the ownership of a local authority or monuments under preservation orders;
- Record of Monuments & Places (RMP) and Sites and Monuments Record (SMR) paper files from the Archaeological Survey of Ireland in the National Monuments Service Archive Unit and www.archaeology.ie;

- The Record of Protected Structures of the Dun Laoghaire Rathdown County Development Plan 2016-2022;
- The National Inventory of Architectural Heritage;
- The Irish Architectural Archive;
- Local Historical sources; and
- Ordnance Survey and Pre Ordnance Survey Historical Mapping.

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

- National Monuments List for County Dublin from www.archaeology.ie;
- Preservation Orders, a list available from the National Monuments Service
- All churches and graveyards which have the potential to be in the ownership of the Local Authorities were highlighted as potential National Monuments; and
- Lists contained in to the Report of the Commissioners or Church Temporalities of Ireland (1879) which contain lists of Churches, School Houses and Graveyards that were vested in the Representative Church Body and the Burial Boards under The Irish Church Act, 1869.

The Dun Laoghaire- Rathdown County Development Plan 2016-2022, The Sandyford Urban Framework Plan, 2016-2022 and other documentary and literary sources were reviewed to obtain a comprehensive understanding of the cultural heritage of the region. In order to assess the potential impact of the proposal the following sources were also consulted or reviewed:

- The Excavations Bulletin, www.excavations.ie;
- The Topographical files of the National Museum of Ireland;
- Cartographic Sources;
- Toponyms or Place Names and associated folklore;
- Aerial photographs;
- Published archaeological inventories; and
- Documentary Sources: a number of literary references were consulted.

6.2 Description of Receiving Environment

The project area is located in the former Sandyford Industrial Estate south Dublin, approximately 8.25km from the city centre and adjacent to the Stillorgan LUAS stop. The 1.54 ha site is vacant and consists of a hard landscaped surface, a remnant of its previous light industrial use. There is a derelict building at the south end and an existing ESB substation is located northwest of the site flanking a gable wall of the adjoining Rockbrook phase 1 residential development. The site is in Blackthorn townland.

Location Details	
County	Dublin
Local Authority	Dun Laoghaire Rathdown
Barony	Rathdown

Civil Parish	Tully	
Townlands	Blackthorn	
OS Sheet Number	First edition 6" 25" Cassini 6"	map 22 & 23 map 22 sheet 12, map 23 sheet map 22 & 23
National Monuments within 1km	none	
RMP's / SMR's (within 200m)	none	
Protected Structures/ NIAH sites/Demesnes within 200m.	none	
Other Cultural Heritage Sites, Zone of archaeological interest/potential within 2km	ZAI/ZAP	none
	ACA	Foxrock ACA
ITM Co-Ordinates	Longitude Latitude 6.212465, 53.278695	

Table 6.1: Location Details.

6.2.1 Archaeological and Historical Background

There are no recorded monuments, or stray finds within the subject site which are identifiably prehistoric, early medieval, medieval or post medieval.

6.2.1.1 Mesolithic Period (10500–4000 BC)

The Mesolithic (middle stone age) people were the first inhabitants of Ireland, arriving about 12500 years ago. They were a mobile society relying on wild resources for food, which was hunted and gathered using stone tools as well as boats, nets and traps. Due to the transitory nature of Mesolithic encampments evidence of settlement activity can be scarce and in many cases, can only be determined by flint scatters or middens. Middens are small mounds of discarded waste material, usually the shells of shellfish and as such provide important data on past diets. No Mesolithic finds have been uncovered within 1km of the subject site.

6.2.1.2 Neolithic Period (4000BC-2500BC)

The practice of farming spread from the Middle East, through eastern and southern Europe to reach Ireland via Britain around 4000BC. This transition fundamentally

changed the local economy from one based on hunting and foraging to one of cereal cultivation and livestock rearing. No Neolithic finds have been uncovered within 1km of the subject site.

6.2.1.3 The Bronze Age (2500BC-500BC)

As stone tools were replaced by the use of copper, which was later combined with tin to make bronze, the structure of society also changed. Bronze Age funerary practices developed from inhumation in the earlier period towards cremation in the later period with remains interred in simple pits or within Ring ditches or barrows. Settlement patterns in this period can be inferred by the distribution of fulachta fia (sometimes referred to as burnt mounds). These consist of mounds of fire cracked stones in charcoal enriched clay and are thought to have fulfilled numerous functions including cooking, bathing, brewing and textile processing. A fulacht fia (SMR: DU022-109) was identified at Murphystown, 0.8 km from the subject site. A flat cemetery (SMR: DU023-063) has been identified at Carmanhall (Excavation Licence:

01E1229) over 1.km from the subject site. Finds included two vase urns and a vase dated to between 2000BC and 1850BC (O'Reilly 2004, 130). Similarly, a Bronze Flat Axe (NMI: IA/67/83) was also recovered as a stray find at Murphystown, 0.84km from the subject site indicating Bronze Age activity in the wider neighbourhood.

6.2.1.4 The Iron Age (c. 500BC to 500AD)

Life in the Iron Age seems to have been defined by continually warring petty kingdoms run on an extended clan system, and had their economy rooted in mixed farming and cattle. Settlement was typically centred on a focal hillfort with satellite ringforts. The population appears to have lived in hillforts, crannógs and major defensive sites. No specific sites or finds from the Iron Age have been identified within 1km of the subject site.

6.2.1.5 Early Medieval Period (c. 500AD-1100AD)

Settlement in the Early Medieval Period is defined by the ringfort. These consist of banks and ditches, thought to enclose small farmsteads and animal pens. Their distribution in the region is dispersed and widespread and are the most numerous and visible monuments in the county. There are no recorded early medieval remains within 1 km of the site.

6.2.1.6 Medieval Period to Late Medieval (c. 1100AD-1650AD)

The late medieval period coincides with the arrival of the Anglo Normans in 1169. Their impact on the archaeological, cultural and political landscape transformed the country and over time the tuath system was replaced by a feudal system ruled by lords and barons. Towns began to develop and monument types associated with this period include motte and baileys, moated sites and later stone castles, in particular tower houses. By AD 1300 the old Gaelic chiefdoms were reasserting their control.

Following successive Irish defeats and with various Plantations by the 17th century, practically all the traditionally held Gaelic lands were confiscated and transferred to English settlers. The townland of Blackthorn was part of *Carrickmaine* and *Glanmucke*, as identified in the 1655- 1658 Down Survey. The Down Survey records indicate that the lands were in the ownership of Theobald Welsh in 1641 but that by 1670 ownership had transferred to Sir Roger Jones, (Protestant) and the Earl of Meath. The site of Mulchanstown Castle which is recorded on the Down Survey is located to the NE (DU023-045). 1641 Civil Survey states that *Molhanstowne* was in the ownership of James Margetson, Deane of Christ Church and that the land contained a small grove of underwood. No visible upstanding remains survive as the reservoir was built on the site.

6.2.1.7 Modern Period

By the end of the eighteenth century the fortunes of the protestant ascendancy were flourishing. This wealth was expressed in the conversion of old manors into demesnes centred on a mansion house in a designed landscape bounded by a high walls accessed via grand entrances guarded by gate lodges. The nearest big demesnes or former demesnes in the

wider subject area include: Burton Hall (NIAH Ref: DU-50-O-194261), Parsons Green (formerly Kilmacud Manor) Carmelite Monastery (NIAH Ref: DU-50-O-195275) and Riddesdale (NIAH Ref: DU-50-O-195276). All are 0.7km from the subject site and in most cases, little of the demesne landscape remains.

A small village has existed at Sandyford since the eighteenth century. The village includes a group of small cottages, clustered around a Catholic chapel. Lord Castlecoote of Leopardstown Park gave £500 towards the building of a Catholic church in Sandyford in the eighteenth century. The church was rebuilt in the late nineteenth century and is a simple, Gothic-style structure with a small tower and spire. It is a protected structure (RPS ref: 1631) and is located 1.2 Km to the south.

The development site is located off Blackthorn Avenue, in an area that was completely undeveloped until the late nineteenth century and early twentieth century. A field Boundary (SMR No: DU023-066) consisting of a ditch with evidence of a collapsed wall or stone bank was identified in the course of an excavation at Carmanhall (Licence Number: 02E0074). A possible medieval pottery sherd and three pieces of flint were found in the fill. The archaeologist noted that the ditch was not marked on the first-edition or later OS maps and that therefore its use and destruction pre-date the early 19th century. The archaeologist suggested that it had an accompanying wall on its west side that collapsed or was dismantled into the ditch before the early 19th century. The archaeologist speculated that have been a medieval field boundary infilled in the 18th century during land works and parkland creation, perhaps associated with Rocklands or Leopardstown houses. Similarly, the remains of possible stone wall foundations were identified during the LUAS works at Blackthorn Road (Licence Number: 00E0835) 0.49km from the subject site. The archaeologist speculated that it is possible that the wall is the remains of the field boundaries shown on the historic maps. 18th and 19th century Cartographic show only fields and field boundaries in the area now containing the subject site.

In the late twentieth century, industrial units were constructed on the site, which had been mainly rough pasture and bog until that date.

6.2.2 Archaeological Heritage

This section provides a description of the built heritage which is also of archaeological significance in the general region of the proposed development and factors the current and historic uses of the proposed development site.

6.2.2.1 World Heritage Sites

There are no World Heritage sites or sites on the tentative list of World Heritage Sites located within 10km of the proposed development.

6.2.2.2 National Monuments

The legislation that affords protection to the archaeology of Ireland has seen several amendments since the first National Monuments Act of 1930 and there is a legacy of a number of different registers and associated terminology. Under the National Monuments Act (1930) and its various amendments archaeological sites in the ownership or guardianship of the state or a local authority and sites under preservation orders are designated as National Monuments and offered the highest level of protection under Irish Legislation. In order to ensure that all potential National Monuments were recorded the following methodology was employed in assessing potential impacts. All National Monuments in the ownership or guardianship of the state or a local authority or sites under Preservation Orders within 1km of the proposed development were reviewed to ascertain whether there was any potential for direct impacts (physical or on their setting) or indirect impacts.

6.2.2.3 National Monuments in the Ownership or Guardianship of the State

There are no National Monuments in the Ownership or Guardianship of the State within 1km of the development site.

6.2.2.4 Archaeological Monuments

The following sections contain information relative to the Register of Historic Monuments (RHM), the Sites and Monuments Record (SMR), the Record of Monuments and Places (RMP) and the Archaeological Survey Database (ASD). The ASD is maintained by the National Monuments Service of the DAHRRGA and contains the most up to date information on archaeological monuments within the State. The site is regularly updated with new sites as they come to light and has increasing volumes of information about individual sites.

Sites that are not in state care are listed in the Record of Monuments and Places. This inventory consists of nationwide set of 6" maps with an accompanying index which shows all the sites, monuments and zones of archaeological potential, recorded to date. These inventories concentrate on pre 1700 AD sites. However, some sites are post 1700 AD or have been incorporated in to post 1700 AD structures.

The most up-to-date record of archaeological monuments, the Archaeological Survey of Ireland (ASI), is available for viewing and download on the www.archaeology.ie website. This record is continually revised and indicates a number of additional sites that do not feature on the printed maps. A data search indicates that there 5 sites within 1km of the subject site. The nearest recorded monuments are:

Name	SMR	Description	Distance from Scheme
Mulchanstown	DU023-045	Castle unclassified	433.7m
Balally	DU022-024	Castle - tower	Constraint zone is within 1.km
Murphystown	DU022-	Fulacht fia	0.8 km
Carmanhall	DU023-	Field boundary	1km
Carmanhall	DU023-	Flat cemetery	Constraint zone is within 1.km

Table 6.2: Table Detailing Recorded Monuments in the Vicinity.

More detailed data from the Sites and Monuments Record (SMR) is as follows:

SMR No	DU023-045
Class	Castle – unclassified
Townland	Mulchanstown
Scheduled for inclusion in the next revision of the RMP	No
Description	A castle that cannot be more precisely classified. They can date from the late 12th to the 16th century AD. A site of castle, the Down Survey (1655-6) map shows a castle at 'Moltainstowne'. The Stillorgan reservoirs are constructed to incorporate the whole townland
Compiled by	Geraldine Stout and Padraig Clancy
Date of upload	6 July 2018

SMR No	DU022-024
Class	Castle – tower house
Townland	Balally
Scheduled for inclusion in the next revision of the RMP	Yes
Description	A fortified residence in the form of a tower, usually four or five storeys high, and for the most part slightly more rectangular than square in plan. They were constructed by a lord or landholder and were often partially or completely enclosed by a bawn. The majority date to the 15 th and 16 th centuries AD. Situated on a natural rise at the foot of the Dublin Mountains. Balally Castle was built by William Walsh sometime after 1407 when in a grant from the crown it was conditioned that a castle be built on the lands at Balally (Ball 1903, II 73-74). This

	may have replaced a wooden dwelling built by John de Walhope in the late 13 th -century (Ball 1900, 191). Today there is a children's' playground on the site. There are no visible remains above ground.
Compiled by	Geraldine Stout
Date of upload	25 th April 2012

SMR No	DU022-109
Class	Fulacht fia
Townland	Murphystown
Scheduled for inclusion in the next revision of the RMP	Yes
Description	A horseshoe-shaped or kidney-shaped mound consisting of fire cracked stone and charcoal-enriched soil built up around a sunken trough located near or adjacent to a water supply, such as a stream or spring, or in wet marshy areas. The first recorded use of the Irish term 'fulacht fiadh/fia' (cooking pit of the deer or of the wild) as relating to ancient cooking sites was in the 17th century. These are generally interpreted to have been associated with cooking and date primarily to the Bronze Age (c. 2400-500 BC).

SMR No	DU023-066
Class	Field boundary
Townland	Carmanhall
Scheduled for inclusion in the next revision of the RMP	Yes
Description	It can also be suggested that the charcoal-rich deposit C64 was left here by the activities carried out in the burnt feature C99 to the E. C99 was an irregular linear cut, with a maximum length of 2.84m, a width of 2m and a depth of 0.61m; the northern end of the cut was the deeper. Its fills had been burnt in situ. C77 was a circular depression that had experienced burning. The scorching and charcoal content suggested that it had been a fire-pit.
Compiled by	Geraldine Stout and Pdraig Clancy
Date of upload	6 July 2018

SMR No	DU023-063
Class	Flat cemetery
Townland	Carmanhall

Scheduled for inclusion in the next revision of the RMP	Yes
Description	Three or more individual burials, in pits or cists, related to one another by rite, grave goods or simply by their close proximity to one another. These are not covered by a mound and are dated to the Bronze Age (c. 2400-500 BC). A group of pit burials excavated under licence 01E1229. The land was flat to the north and east but on the south western side sloped steeply downward to a wide stream in a mixed wooded area. The stream marked the boundary between Carmanhal and Murphystown townlands. An area measuring 40m on its SW and NE sides, 15m on its SE side and 10m on its NW side was topsoil stripped. Burial 1 contained a single vessel, and Burial 2 two vessels. Burial 3 did not contain any vessel; the cremated remains were placed in a stone-lined circular pit. The pits were found in the S area of the site, within 7m of each other and close to an area of weathered granite bedrock that may have been exposed at the time of interment. The vessels were identified as two vase urns and a vase dated to between 2000BC and 185'BC (O'Reilly 2004, 130)
Compiled by	Geraldine Stout and Padraig Clancy
Date of upload	28 July 2018

Table 6.3: Table Containing More Detailed Particulars of Recorded Monuments in the Vicinity.

6.2.2.5 Previously Unrecorded Cultural Heritage Sites/Areas of Archaeological Potential

Analysis of cartographic, historic, architectural and archaeological sources and site observations suggests that there is a very low probability of previously unrecorded archaeological features being identified. There are no recorded monuments or stray finds, no demesnes or protected structures in the immediate vicinity, and the area consisted of a series of fields and field boundaries in the 18th and 19th centuries. While it is possible that the remains of these field boundaries will be identified in the course of construction works, the site was built up in the 20th century when it was developed as part of the industrial estate. The foundations and servicing for these industrial buildings is likely to have disturbed below ground remains.

6.2.2.6 Topographical Files of the National Museum of Ireland

The topographical files of the National Museum of Ireland (NMI) identify all recorded finds held in the NMI archive that have been donated to the state in accordance with

national monuments legislation. A review of the files did not list any finds recovered from within the immediate subject area. The nearest find in the wider subject area relates to a Bronze Flat Axe which was uncovered at Murphystown (NMI Ref: IA/67/83).

Top File	Name of site	ITM E/N	Nature	Distance to scheme
IA/67/83	Murphystown	-6.211033, 53.270335	Bronze Flat Axe	0.84km

Table 6.4: Stray Finds.

6.2.2.7 Previous Archaeological Fieldwork

The Excavation Bulletin is both a published annual directory and an online database that provides summary accounts of all the excavations carried out in Ireland and Northern Ireland from 1970 to 2012. In general, the database contains information on sites for which final excavation reports have been received. There have been no excavations in the immediate vicinity of the site. The nearest excavations have been:

Licence Number	Address	Archaeology found?	Distance from Site
08E0526	St. R'phael's, Kilmacud Stillorgan, Dublin	No	0.67km
05E04	Gallopig Green, Stillorgan,	N	1.21km
07E00	LUAS B1, Carmanhall, Site 1,	yes	0.75km
00E08	Blackthorn Road, Sandyford,	N	0.49km
02E0074/ DU023-066	Carmanhall	yes	1km

Table 6.5: Previous Excavations.

The nearest site was License: 07E0095 for which no archaeological features were uncovered by Aaron Johnston of CRDS. Several features of archaeological potential were uncovered at Carmanhall site 1 on 2/04/06 on the Luas B1 scheme during archaeological monitoring of groundworks in Carmanhall townland to the east. The features were located just to the south of Brewery Road/Blackthorn avenue within several fence hoarding pits located in a narrow strip 60m in length.

They consisted of a several possible stone wall foundations visible in shallow fence hoarding pits, excavated over a length of 60m. Due to small size of the hoarding pits 1m length by 0.50m width by 0.40m depth, further investigation is needed to further determine nature, extent and date of these possible drystone granite wall foundations. These were recorded by photograph and measured survey. The report notes that no other finds were uncovered though further investigation was recommended. It is possible that the wall is the remains of the field boundaries shown on the historic maps.

The results of these excavations, together with cartographic research suggest that it is unlikely that there are any unknown or unrecorded archaeological features in the vicinity of the site and that those that do remain relate to old field boundaries.

6.2.3 Cartographic Research

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

6.2.3.1 Pre Ordnance Survey maps:

- John Speed's Map of the Province of Leinster (1610).
- William Petty's Down Survey maps of the County of Dublin, Half barony of Rathdown and Parish map (1656–58).
- John Rocque's 'An actual survey of the County of Dublin' (1760).
- George Taylor and Andrew Skinner's "Maps of the Roads of Ireland" (1777), Map: 140: Road from Dublin to Wexford and Taghmon and to Clongall and Carnew by Rathdrum.
- John Taylor's 'Map of the environs of Dublin, extending 10 to 14 miles from the Castle' (1816).
- William Duncan's 'Map of the County of Dublin' (1821).



Figure 6.2 and 6.3: John Speed's 1610 Map of the Province of Leinster (left) and William Petty's 1656-8 Down Survey Map of the Half Barony of Rathdown (right).

Source: Glucksman Map Library.

A review of the available cartographic sources begins with John Speed's 1610 Map of the Province of Leinster. No structures of place names are marked in the area of the subject site. The next map, William Petty's 1656-8 Down Survey Map of the Half Barony of Rathdown is more detailed and shows the various townland boundaries in the area. No structures are shown on the subject site, the only features being the townland boundaries. Blackthorn Townland is not shown though the Mulchanstown Townland to the NE is shown.

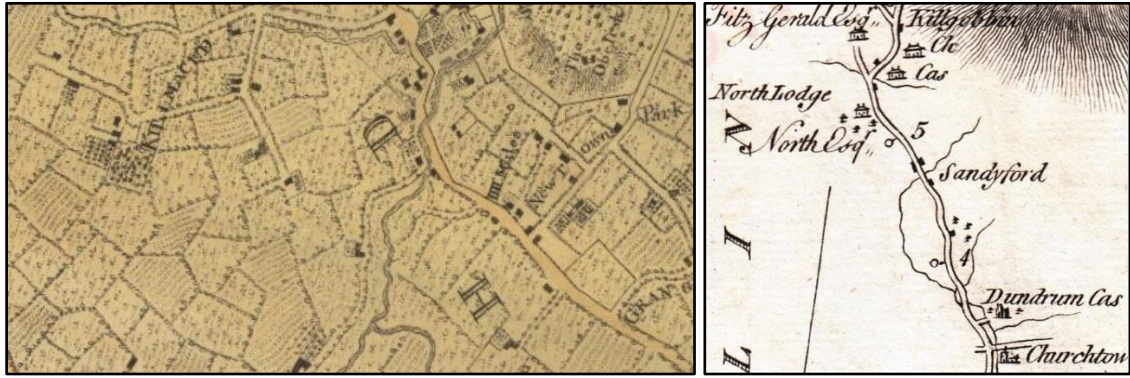


Figure 6.4 and 6.5: Rocque's 1760 Map of County Dublin and Taylor & Skinner's Road Map of Ireland of 1777.

Source: Wilson Maps and South Dublin Maps.

Rocque's 1760 Map of County Dublin shows the area in considerably more detail and indicates that the subject site consisted of fields. Taylor & Skinner's Road Map of Ireland of 1777 shows no development in the area of the site.



Figure 6.6:
John Taylor's Map 1816.

Source:
South Dublin Maps.



Figure 6.7:
Duncan's Map of 1821.

Source:
South Dublin Maps.

John Taylor's Map of 1816 names the surrounding areas but not Blackthorn. Duncan's Map of 1821 is the first to name Blackthorn. Some structures are shown.

6.2.3.2. Ordnance Survey Maps:

- The first edition 6-inch Ordnance Survey map (1837-43).
- The Griffith Primary Valuation Map (corresponding record dates to 1849).
- The 25-inch Ordnance Survey revision maps (1909).
- The 6-inch Ordnance Survey Cassini map (1937).



Figure 6.8:

The First Edition Ordnance Survey map of 1837-43 and the (c. 1849) Griffith's Valuation Map.

Source: OSI.



Figure 6.9:

The (c. 1849) Griffith's Valuation Map.

Source: Ask About Ireland.

The first edition Ordnance Survey map of 1837-43 accurately depicts the subject area in the early to mid 19th Century. It shows that the area was a series of fields which is consistent with the description on the OS Name books. No structures other than field boundaries are shown on the First OS map. Mulchanstown Castle is shown along with villas in the neighbourhood, but all are more than 100m away.

The Griffith's Valuation map (c. 1849) suggests that little change had taken place on the subject site which was still in agricultural use. The land was leased by a Reverend B. McCausland from the Ecclesiastical Commissioners. The construction of the reservoir to the NE had commenced and the first two portions are shown as is the railway.

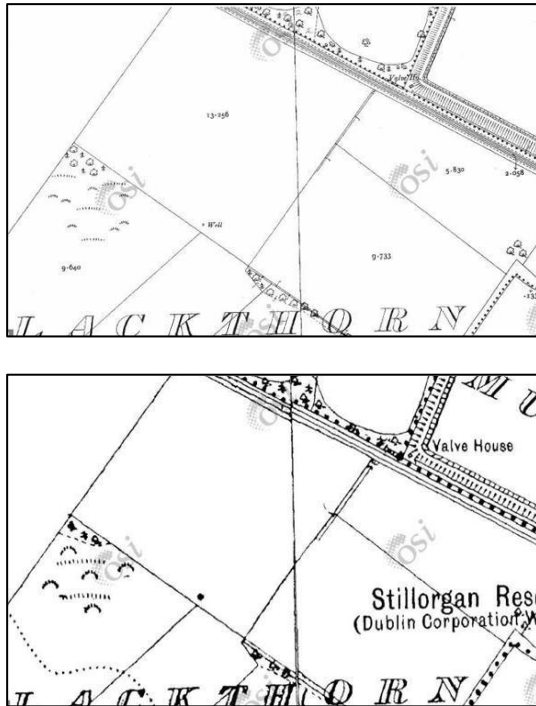


Figure 6.10 and 6.11: The 1909 Ordnance Survey Map and the 1937 Ordnance Survey Map.

Source: OSI.

The 1909 Ordnance Survey map of the subject site shows that it was still in agricultural use. The reservoir had been extended. No change is shown on the 1937 Ordnance Survey map.

6.2.3.3 Aerial Photography

The usefulness of aerial photography is that it allows for a different perspective, 'the distant view'. Landscape features may show up on the ground surface, depending on their state of preservation, by light and shadow contrasts (shadow marks), tonal differences in the soil (soil marks) or differences in height and colour of the cultivated cereal (crop marks). It is also a useful aid in pinpointing existing features and can assist in ascertaining their extent and degree of preservation.



Figure 6.12:

Aerial Map 1995.

Source:

OSI.



Figure 6.13:

Aerial Map 2000.

Source:

OSI.

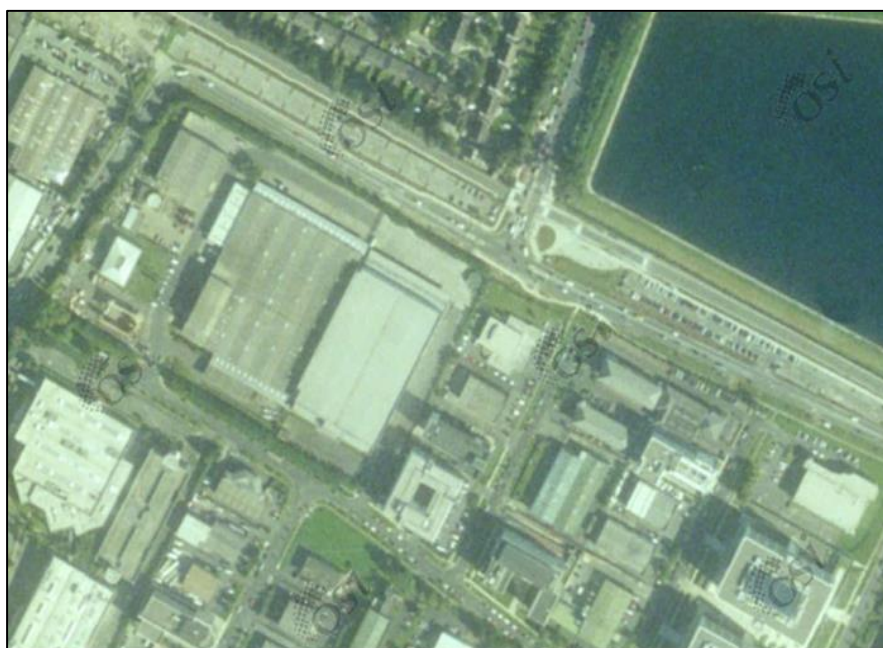


Figure 6.14:

Aerial Map 2005.

Source:

OSI.



Figure 6.15:

Aerial Map 2011-2013.

Source: OSI.

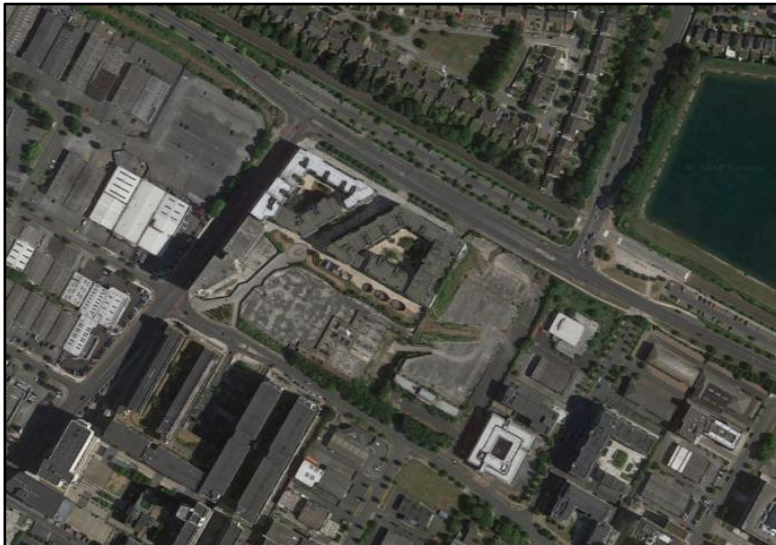


Figure 6.16:

Current (2018).

Source:

Google Maps.

A review of available aerial photographs from 1995 to more recent satellite imagery (Ordnance Survey of Ireland & Google Maps 2018) did not identify any anomalies or features of archaeological potential or which suggested the presence of features of architectural or historic interest. Aerial photography does illustrate that the site has been built up since the late 20th century and that there was an industrial unit on the site from at least the 1990s to c2011 when a large warehouse was demolished. There is a vacant structure remaining at the south end of the site, but it too is a 20th century structure and is of no merit architecturally.

6.2.3.4 Toponym Analysis

Townland names are a rich source of information for the land use, history, archaeology and folklore of an area. The place name can have a variety of language origins such as, Irish, Viking, Anglo-Norman and English. The names can provide information on families, topographical features, and historical incidents. In compiling the following

data a number of resources were consulted including the Place names Database of Ireland www.logainm.ie and Irish Names of Places by P.W. Joyce (Joyce, 1913).

The site is in Blackthorn townland a reference to the grove of Underwood according to the Placenames Database of Ireland www.logainm.ie. The Ordnance Survey Name book of 1836 states that the townland of Blackthorn contained 115 acres of which 60 were furze and rocky ground which with some trouble could be nearly all arable. It was then used for the grazing of dairy cows. The name book states that there was no communication through the townland nor was there any house in it except a small hut, occupied by a herdsman which may indicate a Bothy of some kind.

Name	Description	Townland
Blackthorn	An Draighean; Draighneacht; a Draighin	Blackthorn
Mulchanstow	Baile Maolacháin	Mulchanstown

Table 6.6: Toponym list.

6.2.4 Architectural Heritage

Although there are no protected structures within the subject site. The lands surrounding townlands which adjoin the subject site have developed since the 16th century and contain a number of protected structures and buildings of architectural and archaeological significance. These are outlined below.

6.2.4.1 Architectural Conservation Areas

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific, interest, or that contributes to the appreciation of a Protected Structure. There are no ACA in the immediate area. The nearest ACA is the Foxrock ACA located 1.4 km to the east.

6.2.4.2 Record of Protected Structures (RPS) & National Inventory of Architectural Heritage (NIAH)

The importance of the built heritage is enshrined in the Planning and Development Act, 2000, (Part II, Section 10) which places a statutory obligation on local authorities to include in their Development Plans objectives for the protection of structures, or parts of structures, which are of special interest. The principal mechanism for the protection of these structures is through their inclusion on the Record of Protected Structures (RPS).

In considering additions to the Record of Protected Structures local authorities have recourse to the National Inventory of Architectural Heritage (NIAH) which provides a source of guidance on the significance of buildings in their respective areas. NIAH data is available to be viewed and / or download from the www.buildingsofireland.ie website. The website contains detailed notes and photographs of all structures included in the recommendations made by the Minister to the relevant local authorities. The NIAH

Inventory for Dun Laoghaire- Rathdown lists 3 No. sites which were identified within 1km of the proposed development site. There were 11 protected structures or structures within the curtilage of protected structures.

Name	RPS	NIAH	SMR	Description	Distance from Scheme
Vartry House Vartry Waterworks Complex, Brewery Road, Stillorgan, Co. Dublin.	1524		DU023-045	House, Bridge, Gateway, Granite Walls and Overflow Screen Chamber	0.8km. Nearest point of reservoir is 0.4km
Clonmore House, Saint Rap'aella's Convent and School Kilmacud Road Upper, Blackrock, Co. Dublin.	1434			House	0.5km
Westbury house Saint Rap'aella's Convent and School Kilmacud Road Upper, Co. Dublin.	1434			House	0.5km
Burton Hall (Saint John of God Brothers) Burton Hall Road, Dublin 18.	1610	Ref: 60230013 & DU-50-O 194261. A country house, built 1730-1 for Samuel Burton MP (1687-1733). The house was altered for Henry Seymour Guinness (1858-1945). These improvements" were in the Georgian Revival fashion, producing present composition. Damaged, 1923. Now in use as a hospital/ infirmary. The adjacent outbuildings and a "par"ered" walled		hospital/ infirmary.	0.7 km

		garden were all extant in the 1830s. Of Regional importance for its Architectural, Artistic, Historical and Social interest. NIAH state that it represents an important component of the early eighteenth-century domestic built heritage of south County Dublin			
Carmelite Monastery (formerly Kilmacud Manor/ Parson's Green) Kilmacud Road Upper, Blackrock, Co. Dublin.	1401	DU-50-O-195275		Convent/formerly a house	0.7km
Riddesdale (St. Kevin's) Kilmacud Road Upper, Blackrock, Co. Dublin.		DU-50-O-195276		Former house	0.7km
Kilmacud House (St Margret's Kilmacud Road Upper, Blackrock, Co. Dublin.	1383			Former house	0.8km
Hazelwood House (Saint Beneldus School) Kilmacud Road Upper, Dublin 14.	1400			house	0.9 km
Railway Station House (former Stillorgan Station) Brewery	1533			Railway Station House (former Stillorgan Station)	0.9km

Road, Stillorgan, Co. Dublin.					
Saint Joseph's House (for Adult Deaf and Deaf Blind) Silver Pines, Brewery Road, Stillorgan, Co. Dublin	1548			Former house	1.km
Clonard House (Maureen Lodge) Sandyford Road, Dublin 16.	1538			House	1.2km
St Mary's Church Sandyford Sandyford Village, Sandyford, Dublin 18	1631			Church	1.2km

Table 6.7: Table Detailing Local Architectural Heritage Sites.

6.2.4.3 Designed Landscapes-Demesnes, Historic Gardens & Country Estates

The Architectural Section of the DAHG is in the process of a multi-phase study looking at Designed Landscapes and Historic Gardens that appear as shaded areas on the First Edition Ordnance Survey Maps, circa. 1830. The NIAH Garden Survey inventory classifies historic gardens and designed landscapes into five possible options referred to as a 'Statement of Condition':

- *Main features substantially present: - no loss of integrity*
- *Main features substantially present: - some loss of integrity*
- *Main features substantially present:- peripheral features unrecognisable*
- *Main features unrecognisable: - peripheral features visible*
- *Virtually no recognisable features.*

This statement provides a general overview of a sites status but as noted in the NIAH Project Methodology, The findings are not an indication of ' site's heritage importance and should not be used to justify statements about the site's importance or merit. Additionally, the NIAH Garden Survey also has a Feature Richness Index which ranges from 1 to 10. There are 3 No. nearby demesnes listed in the NIAH Garden Survey.

Table 6.8: Designed landscapes form NIAH Garden Survey.

Ref No:	Name	Description	Distance from scheme
DU-50-O- 194261 & 60230013,	Burton Hall (Saint John of God Brothers) Burton Hall Road, Sandyford Industrial Estate, Dublin 18.	Main features substantially present - peripheral features unrecognisable Feature Richness Index 3 General Comments: Parkland area completely covered by industrial units.	0.7 km
DU-50-O- 195275	Parsons Green Carmelite Monastery (formerly Kilmacud Manor)	Site Status : Main features unrecognisable - peripheral features visible Feature Richness Index 2 General Comments Housing has been constructed in the eastern peripheral landscape of this site.	0.7 km
DU-50-O- 195276	Riddesdale (St . Kevin's)	Site Status : Virtually no recognisable features Feature Richness Index 0	0.7 km
	Kilmacud Road Upper,	General Comments Site completely covered by residential development	

6.2.5 Site Survey (Field Inspection)

A site survey of the proposed development site and the adjoining areas was carried out on the 27th February 2019 in fine dry and lightly windy conditions in an attempt to identify any known cultural heritage sites and previously unrecorded features, structures and portable finds within the proposed development area.

Field inspection consisted of a site walkover of the subject site and adjoining areas including nearby protected structures and demesnes. Photographs from within the site and of views to and from adjoining structures were taken in order to determine and illustrate any potential visual impacts. The majority of the subject site is vacant with hard landscaping and is behind hoardings.

There is a vacant building near the south end which is of mid-late 20th century construction of no architectural merit.

To the south the built environment consists of large 1-2 storey industrial units. To the south-east there are three storey commercial blocks and large 1-2 No. storey industrial units. Saint Joseph's House (RPS Ref: 1548) and Burton Hall (RPS Ref: 1610) are located beyond these to the southeast.



Figure 6.18: View looking south west. The subject site predominantly consists of a hard landscaped brownfield site bound by hoarding.



Figure 6.19: View looking south west. The lands to the south predominantly consist of 3-8 storey mixed use office and residential development and low rise industrial estates.

To the west and south west there are multi storey mixed residential and commercial buildings, predominantly 8 No. storey. There is a 14 No. storey partially complete tower to the southwest. Beyond these there are large 1-2 No. storey industrial units. The M50 is located beyond these with St Mary's Church in Sandyford (RPS Ref: 1631) located to the SW on the far side of the M50. Clonard house (RPS Ref: 1538) is located within a 2 No. storey suburban residential development to the southwest.



Figure 6.20: View looking south west. Only one structure remains at the south end of the site it is a two storey over basement structure and of late 20th century concrete block construction. It is of no architectural merit.



Figure 6.21: View looking west southwest. Most of the existing development in the area around the site consists of 8 storey mixed use blocks. In the background is the shell of a partly completed 14 storey building.



Figure 6.22: View looking directly west towards an existing mixed use block.



Figure 6.23: View looking north. The reservoir is not evident from this vantage point. St Raphaellas, located to the north of the reservoir is also not visible from the site.

Directly to the northwest, and north lies the Luas line and Road with 2 storey semi-detached suburban residential developments beyond framed by a bank of trees. Beyond these, St Benildus (RPS Ref: 1400) is located to the NW and is surrounded by trees and school buildings.

The reservoir lies to the NE, beyond Blackthorn Avenue and the Luas line. Beyond there reservoir are more semi-detached 2 No. storey suburban residential development. St Raphaella's Convent and School (Formerly Clonmore House and Westbury, RPS Ref: 1434) and Kilmacud Manor (RPS Ref: 1401) and Kilmacud house (RPS Ref: 1383) are located to the north of these.



Figure 6.24: View looking east from within the site.



Figure 6.25: View looking east from Blackthorn Avenue looking southwest. The nearest protected structures are the Vartry Waterworks Complex (RPS Ref: 1524) and the former Stillorgan Railway station (RPS Ref: 1533). Both are located more than 800m away and not visible from the site.

6.3 Characteristics of the Proposed Development

Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.54 ha site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

The development, which will have a Gross Floor Area of 49,342 sq m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48 No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement.

The development provides resident amenity spaces (1,095 sq m) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sq m); café (141 sq m); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated

site works above and below ground.

6.4 Potential Impacts of The Development

6.4.1 Potential Direct Impacts on Recorded Archaeological Monuments

No features of archaeological significance were identified within the subject site. It is not anticipated that the proposed development will directly affect features of archaeological interest in the surrounding area given their distance from the project.

6.4.2 Potential Direct Impacts on Unrecorded Archaeological Monuments

No recorded monuments or stray finds were identified in the immediate vicinity and excavations in the wider hinterland to date have revealed little beyond early modern (18th or 19th century) field boundaries.

The subject site consisted of a series of fields and boundaries prior to its development for light industrial uses in the mid to late 20th century. These old field boundaries do not correlate with the present site boundaries and it was noted that there were substantial level changes on site indicating excavation in the past. The probability of finding previously unrecorded archaeological features is therefore very low but should not be discounted.

6.4.3 Potential Direct Impacts Architectural Sites

No features of architectural significance were identified within the subject site. It is not anticipated that the proposed development will directly affect features of architectural interest in the surrounding area as identified in the RPS and NIAH surveys, given their distance from the subject site.

6.4.4 Potential Impacts on Setting

All of the identified buildings and features of architectural interest are located some distance away, with large areas of industrial, commercial and residential development located in between. It is not anticipated that the proposed development will be visible from the majority of them. The proposed 10-11 and 14 storey element will be at the south end of the site, and the 16- 17 storey tower will be located at the junction the Carmanhall Road, Blackthorn Avenue and St Raphaella's Road and will be visible from the Vartry Waterworks Complex (RPS Ref: 1524) and the former Stillorgan Railway station (RPS Ref: 1533). The proposed development is not without precedent however. There is a 14 storey partially complete tower to the southwest of the subject site. The visibility of the existing 14 story tower from the east end of the Vartry complex indicates that the proposed tower will have a slight visual impact.

6.4.5 Potential Indirect Impacts

Indirect impacts occur as a secondary consequence of construction or operation of the

development and can result in physical loss or changes to the setting of a cultural heritage site beyond the development footprint. There will be no anticipated indirect impacts on the local Cultural Heritage resource.

6.4.6 Construction Phase

As referred to above, there are no features of architectural significance within the subject site so there will be no direct impact architectural heritage within the subject site during the construction phase. In terms of archaeological heritage, as mentioned above there are no identified features of archaeological significance. The area was predominantly agricultural prior to the development of the industrial estate. The main features identified consisted of field boundaries which are likely to have been eradicated by previous construction on the site associated with the existing and former buildings on the site. It is therefore unlikely though not impossible that archaeological features will be impacted during the construction phase.

6.4.7 Operational Phase

No direct impacts are anticipated at the operational stage. Potential visual impacts are outlined above.

6.4.8 Cumulative

There will be minimal Cumulative Impacts in the vicinity.

The permitted school to the east (planning reference (D18A/1210) is to be located in an existing 2 storey structure. Although gullies are proposed which will involve some excavation, it is unlikely that archaeological features will be impacted for much the same reason that they will be impacted on the subject site and there will be no other direct or visual impact on heritage. It is not anticipated that there will be a cumulative impact from the proposed conversion of an adjoining warehouse to a school.

There is a second application of relevance, Rockbrook Phase II (SHD Ref: ABP PLo6D.304405) a Strategic Housing Development application consisting of 2 no. blocks of 5-14 storeys over basement levels, comprising 428 no. apartments, a creche, 4 no. ground floor retail units and communal facilities for residents and associated site works at Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18. The site is immediately west of the subject site. It is of a similar scale as the proposed development on the subject site and like the subject site is to be located on a site that was previously part of the industrial estate. It has been partially developed as part of Phase 1 in 2005 and contains an underground car park.. As with the subject site, it is unlikely that archaeological features were present in the area. any that were present pre 2005 will have been removed as a result of the underground car park.

There are no structures on the site which are of architectural interest. In terms of visual impact. The proposed buildings are of a similar scale to those proposed on the subject site and the partially built Sentinel Building to the west. It is anticipated that they will a similar

impact to the existing sentinel building and the proposed buildings on the subject site. This suggests that there will be a slight cumulative visual impact from Rockbrook Phase II and the present Sandyford Central when viewed from the east end of the Vartry complex but that it will not visually impact on any of the surrounding Demesnes of other protected structures.

6.4.9 'Do Nothing' scenario

The subject site is currently disused and detracts and from its surroundings. In a do nothing scenario this would continue.

6.4.10 'Worst case' scenario

A worst-case scenario would involve the uncovering of previously unidentified archaeological features. For reasons described above, this is very unlikely.

6.5 Mitigation Measures

The main potential negative impact on surrounding cultural heritage features is visual impact from the proposed development. Though the proposed development will be visible from some (Vartry complex) there is a precedent in the existing partially constructed 14 No. storey building to the southwest of the subject site. The proposed development will be located in front of it.

Sensitive design of the proposed blocks should ensure that the proposed development results in no significant negative visual impact.

6.6 Monitoring

Though it is very unlikely that archaeology will be uncovered during the course of construction works, archaeological monitoring of any excavation works is recommended to address the possibility of any potential archaeological features being uncovered and to ensure that the appropriate course of action is taken.

6.7 Residual Impacts

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

6.8 Reinstatement

It is not anticipated that reinstatement of features will be required given the low probability of archaeological or architectural features of significance being found.

6.9 Difficulties Encountered

There were no significant difficulties encountered during the course of scoping.

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