

## **18 CULTURAL HERITAGE (ARCHITECTURAL)**

### **18.1 Introduction**

Cathal Crimmins Architects, RIAI Grade 1 Accredited Conservation Architects have prepared this report on behalf of Castlethorn c/o Stephen Little & Associates to study the impact, if any, on the architectural heritage resource as a result of the proposed development of 415no. residential units at Dunshaughlin, Co. Meath within the townlands of Knock, Readsland and Cooksland (herein after referred to as the Proposed Development). The Chapter was undertaken by Sinéad Flynn B. Arch, MUBC, MRIAI of Cathal Crimmins Architects.

### **18.2 Assessment Methodology**

#### **18.2.1 General**

The assessment was undertaken in accordance with the EPAs Guidelines on the Information to be contained in Environmental Impact Assessment Reports (Aug 2017).

#### **18.2.2 Relevant Guidelines, Policy and Legislation**

The assessment has been undertaken with regard to the relevant legislation, standards and guidelines for Environmental Impact Assessments and the built heritage. Refer to Chapter 23: Bibliography.

The study considers categories of special interest and significance of the built heritage resource, as defined by the statutory architectural heritage guidelines, and guided by the provisions of the relevant statutory instruments and guidelines for the protection of the built heritage. Refer to Chapter 23: Bibliography.

#### **18.2.3 Establishing the Baseline Environment**

The baseline situation was identified with reference to existing records and on-site observations. Desk-based assessment consisted of an analysis of existing written, graphic, cartographic photographic and electronic information, in order to identify the likely heritage assets, their significance and the character of the receiving environment, including appropriate consideration of the settings of heritage assets: -

- Determining the presence of known built heritage sites that may be affected by the Proposed Development.
- Determining the impact upon the setting of known architectural heritage sites in the surrounding area (receiving environment).
- Suggesting mitigation measures based upon the results of the above research.

#### **Data Collection and Collation**

The assessment determines, as far as reasonably possible from existing records, the nature, extent and significance of the existing architectural heritage resource in and within the vicinity of the Proposed Development using appropriate methods of study. As noted above, this comprised a desk study and site inspections.

Desk-based study included a review of all available relevant and published and unpublished documentary architectural, historical and cartographic sources. including information from the Meath County Development Plan, the Record of Protected Structures and the Dunshaughlin Local Area Plan, the National Inventory of Architectural Heritage (NIAH) Building and Garden Surveys and cartographic and documentary records including local historical sources and information from the Irish Architectural Archive. Aerial photographs of the study area held by the Ordnance Survey of Ireland, Bing Maps, and Google Earth were also consulted.

The site was visited in February 2020 to inspect the proposed development area and its immediate environs. This entailed: -

- Noting and recording the terrain type, land usage and setting.
- Inspecting adjoining properties, which had been identified in the paper survey, in as far as accessible.
- Verifying the extent and condition of any recorded sites.
- Noting and recording the presence of previously unrecorded features of architectural significance or features which are not included in existing inventories, Development Plans or Local Area Plans, such as walls, planting or other demesne features.
- Noting vistas to and from the subject site.

#### **18.2.4 Appraisal Method for Assessing Impacts**

Following from the data collection phase, an impact assessment and a mitigation strategy were prepared.

The impact assessment was undertaken to outline potential adverse and positive impacts that the Proposed Development may have on the architectural heritage resource. In undertaking this assessment, regard was had to other relevant assessments – archaeology and cultural heritage and landscape and visual.

The impact assessment was carried out by: -

- Determining and rating the sensitivity of baseline features within the receiving environment from high sensitivity (features which are of national or international architectural significance) to low sensitivity (features which are of little or no architectural interest).
- A review of the proposal drawings in order to identify the locations of potential impacts both direct and indirect.
- Determining the nature, magnitude, duration and extent of these impacts.

Ameliorative, remedial or reductive measures, based upon the results of the above research were formulated in order reduce potential adverse impacts associated with the Proposed Development in accordance with the policies of the Responsible Department, the National Monuments Acts 1930-2004, the Planning and Development Acts and best practice guidelines, specifically: *Architectural Heritage Protection: Guidelines for Planning Authorities* (DEHLG 2011); and the *EPA Guidelines* (2017 and 2015).

Taking account of the proposed mitigation measures, the residual impacts of the proposed development are assessed having regard to their character, magnitude, duration, consequences and significance and also their cumulative impact.

### **18.3 Receiving Environment**

This section contains a summary of the architectural heritage assets contained within the receiving environment of the Proposed Development.

The proposed development area is located at to the east of the town of Dunshaughlin, within the townlands of Knocks, Cooksland and Readsland, Co. Meath. The land is divided into two lots, both of which currently consist of open fields bound by a mixture of agricultural fencing types, mature and semi-mature hedgerows and earth banks.

The northern site lies to the north of the Drumree Rd and to the west of the Dunshaughlin Link Rd with a single private dwelling set in a large, mature garden in the south-eastern corner. The southern site is irregularly shaped and generally bound to the west by the Dunshaughlin Link Rd, to the south and east by open fields and to the north, by lands, in the applicant's wider landholding, which are under construction.

### **18.3.2 Archaeological, Architectural and Historical Background**

For the archaeological background, please refer to the accompanying Chapter 17: Cultural Heritage (Archaeological). The periods in relation to the architectural heritage of the receiving environment are described below.

#### **Early History**

Dunshaughlin was the site of an early Christian church associated with Saint Seachnail the enclosure of which may still be read in the modern street pattern. The village became the centre of a seigniorial manor belonging to Hugh de Lacy after the Norman Conquest in the 12<sup>th</sup> Century which developed gradually into a long, narrow *sráid-bhaile*, centred on the curved main street and comprising about 160 houses by 1837 with a dispensary, police station, bride-well, courthouse and two churches. A union workhouse was constructed to the south of the village in 1840.

The position of the village on the road from Dublin to Navan / Enniskillen led to its further development with two hotels shown on the 1882 OS map which also noted two smithies or forges. In recent times, proximity to Dublin and the construction of the M3 motorway have led to the expansion of the original village, with the construction of housing estates, a business park, and the expansion of the schools and community facilities.

#### **Cartographic Analysis**

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.

Refer to Chapter 23: Bibliography for a list of the available cartographic sources which begins with William Petty's Down Survey (1656-8) which shows no detail of the early town of Dunshaughlin since the lands were forfeited.

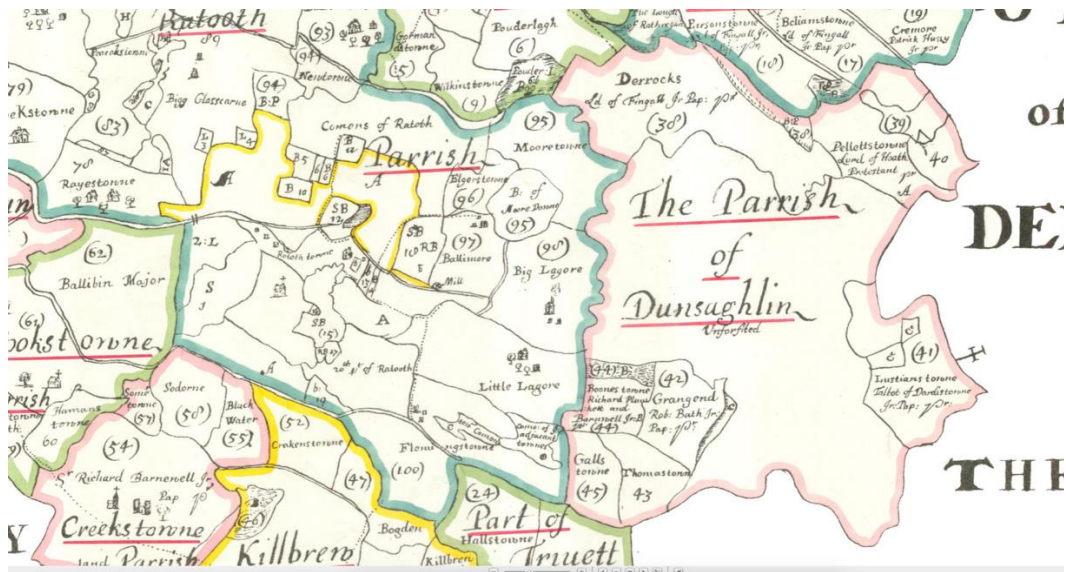


Figure 18.1: Extract of William Petty's Down Survey maps of the Barony of Rathoath, showing the Parish of Dunshaughlin unforfeited (1655–56).

The next available map is Taylor and Skinner's map (1777), which shows the settlement of Dunshaughlin with two roads to the east, marked 'to Trim'. The roads are also shown on the later, first edition ordnance survey map of 1837. There is a small enclosure with two buildings marked on the 1837 map, on the northern site along the Drumree Road. This is described as a herd's house in the Griffith's Valuation records in 1854 when the northern site was let by Hans H. Woods to Bridget Begg.

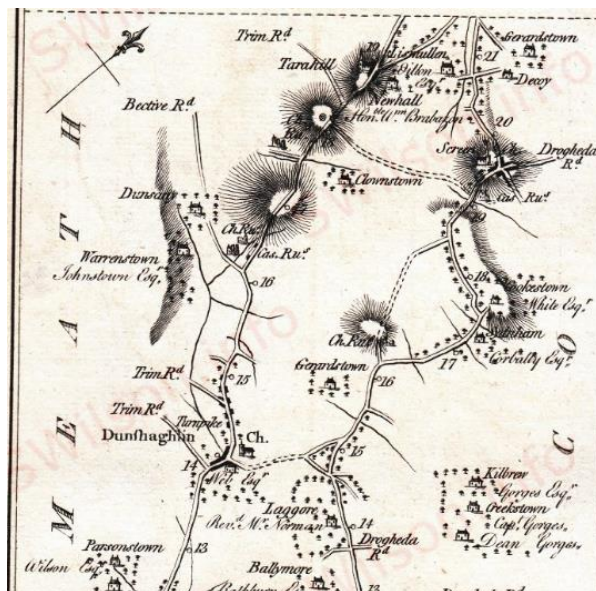
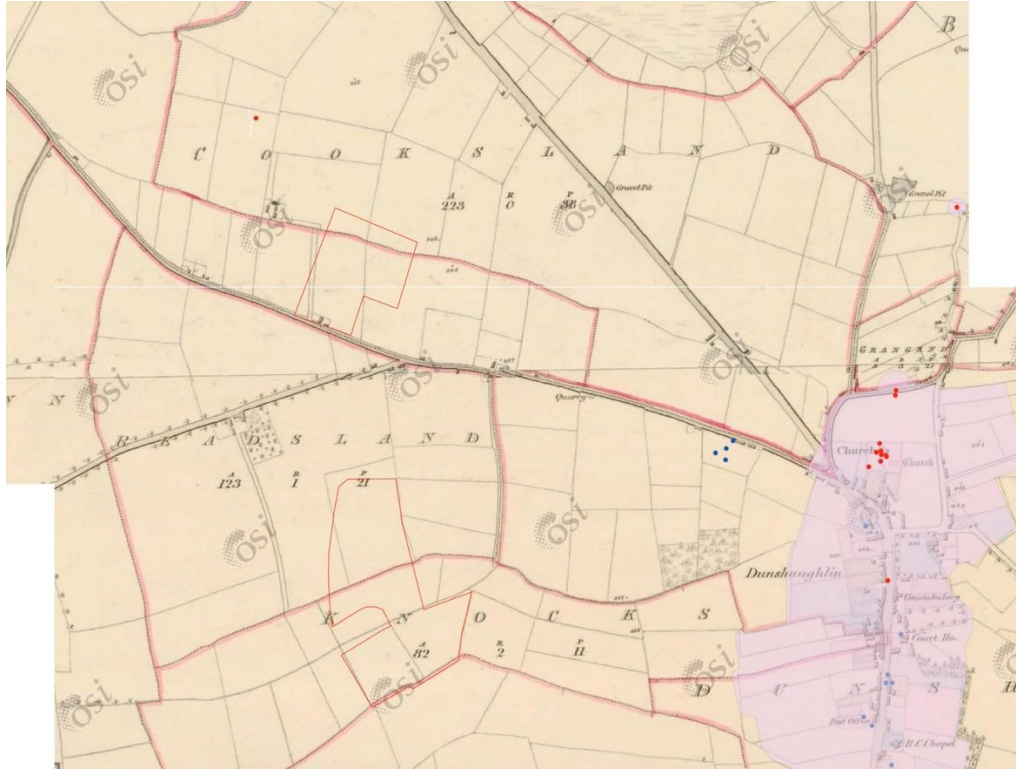


Figure 18.2: Extract of George Taylor and Andrew Skinner's "Maps of the Roads of Ireland"(1777), Map 44: Road from Dublin to Ballyshannon.

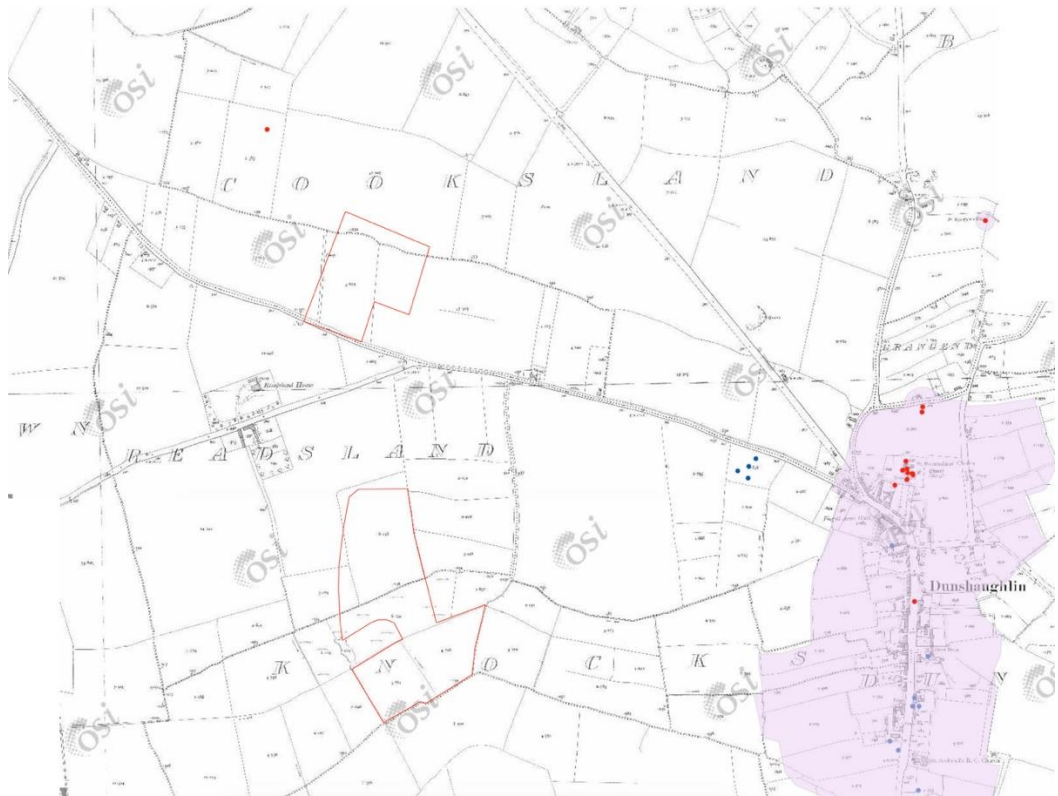
There is an extant enclosure in the corresponding location, on the Drumree Road, but inspection confirms that it is modern, of fairfaced blockwork, of no architectural interest, low sensitivity.

The southern site was at the time of Griffith's Valuation, part of a larger holding let by Repts. Roland Cooke to John Ball. It was in open fields.



**Figure 18.3:** Extract of Ordnance Survey, first edition six-inch maps 1837 with subject site outlined in red, NIAH structures indicated with a blue dot, SMR sites indicated with a red dot, and the zone of archaeological potential shaded pink.

There were no substantial changes to the land boundaries between 1837 and the middle of the 20<sup>th</sup> Century when the Casini maps were drawn. Subsequent developments, including the construction of the M3, Junction 6 and the Dunshaughlin Link Road between 2005 and 2012, have resulted in the re-alignment of the historic field boundaries which have largely been replaced.



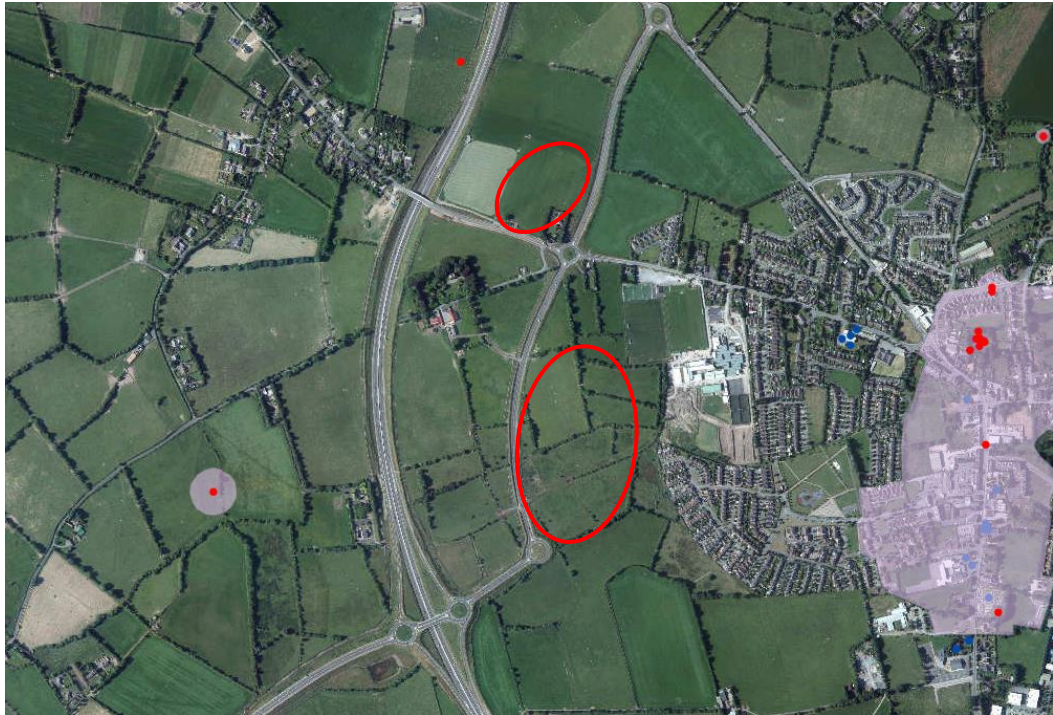
**Figure 18.4:** Extract of Ordnance Survey, 25-inch maps 1907 with subject site outlined in red, NIAH structures indicated with a blue dot, SMR sites indicated with a red dot, and the zone of archaeological potential shaded pink.

The desk based review of cartographic sources confirms that there are no historical or protected buildings on the site and that land use at the site has remained primarily agricultural.

### **Aerial Photography**

Aerial photography provides a useful and alternative 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 18.5:** Extract of Ordnance Survey, current Aerial Photograph of the proposed site shown indicatively in red.

Aerial Photographs from Ordnance Survey Ireland, shows that the housing estates at Manor Court and Park Close, to the east of the southern site, were completed by 1995. The lands to the east of the site are under construction in the current aerial photographs.

### 18.3.3 Architectural Heritage

There are no structures within the subject site other than field boundaries and a small, agricultural enclosure which is of modern construction. Cartographic analysis confirms that the immediately surrounding lands did not develop until the end of the 20<sup>th</sup> Century, and site inspections noted no features of architectural significance.

There are however, a number of features of architectural significance in the town of Dunshaughlin itself, which is to the east of the proposed site, including a number of recorded monuments, 13no. protected structures and one additional site which is included in the National Inventory of Architectural Heritage.

Further details on the structures of architectural significance within the town of Dunshaughlin are given below.

#### 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 or group of protected Structures. There are no ACA in the immediate area.

The proposed site is within the Dunshaughlin Local Area Plan which notes that Dunshaughlin developed as a typical, one-street village distinguished by the presence of early Christian sites which informed the subsequent street pattern leading to the unusual curvature of main street.

### Record of Protected Structures (RPS)

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).

The Dunshaughlin Local Area Plan notes 13no. protected structures in Dunshaughlin (Table 18.1), none of which are within 0.5km of the proposed sites.

Of the 13no. protected structures in Dunshaughlin, two are included on the SMR and as such, are subject to additional protections under the National Monuments Acts. They are of high to very-high sensitivity. 12no. of the structures are also included in the National Inventory of Architectural Heritage rated of local or regional importance. They are of medium to high sensitivity.

Name	RPS	NIAH	Description	Distance from Proposed Scheme *
<b>Council Offices</b>	MH044-200	14335001 NIAH Rating: Regional for reasons of architectural and technical interest	Detached multiple-bay multiple-storey local authority offices, built c. 2001, comprising three flat-roofed blocks with concrete canopy to entrance elevation. Rendered walls to rear block.	Northern Site 770m Southern Site 620m
<b>St Sechnall's Church of Ireland</b>	MH044-201	14335004 NIAH Rating: Regional for reasons of architectural, artistic, archaeological, historical, social and technical interest	Detached Board of First Fruits church, built 1814, with three-stage tower to the east Graveyard and remains of medieval church to the site. Pair of squared limestone gate piers and wrought-iron gates. SMR ME044-033002	Northern Site 1,085m Southern Site 915m
<b>Former Toll – House north of the Bank of Ireland</b>	MH044-203	14335009 NIAH Rating: Local	Detached three-bay single-storey former house, built c.1860, with central gabled porch.	Northern Site 1,200m Southern Site 920m
<b>Ivy House</b>	MH044-204	14335012 NIAH Rating: Local	Detached six-bay two-storey house, built c.1800.	Northern Site 1,280m Southern Site 930m
<b>Court House</b>	MH044-205	14335013 NIAH Rating: Regional for reasons of architectural, historical, social and technical interest	Detached T-plan gable-fronted double-height court house, built c.1800. Designed by Francis Johnston.	Northern Site 1,285m Southern Site 920m
<b>House</b>	MH044-206	14335014 NIAH Rating: Regional for reasons of architectural and technical interest	Detached six-bay two-storey house, built c.1880. Pitched slate roof with rendered chimneystacks. Roughcast rendered walls with channelled quoins. Timber sash windows with stone sills. Channelled door surround to replacement door.	Northern Site 1,330m Southern Site 920m



Name	RPS	NIAH	Description	Distance from Proposed Scheme *
<b>Former National School</b>	MH044-207	14335015 NIAH Rating: Regional for reasons of architectural, social and technical interest	Detached four-bay single-storey former national school, built in 1887, with gabled porch, now in use as a parish hall. Pitched slate roofs with carved timber bargeboards. Rendered walls with rock-faced quoins and limestone date plaque.	Northern Site 1,335m Southern Site 885m
<b>Water Pump</b>	MH044-208	14335017 NIAH Rating: Regional for reasons of artistic, social and technical interest	Cast-iron water pump, c.1870, with banded shaft, fluted neck, cap, finial and spout, and curved pumping handle. Concrete base and drain to site.	Northern Site 1,490m Southern Site 980m
<b>Library (former RC Church)</b>	MH044-209	14335018 NIAH Rating: Regional for reasons of architectural, artistic, social and technical interest.	Detached T-plan gable-fronted former church, built c.1810, and remodelled c.1880, Renovated c.1940 by Ralph Byrne.	Northern Site 1,460m Southern Site 960m
<b>Norman Motte in Graveyard</b>	MH044-210		A Norman Motte in the corner of the RC grave yard. Flat topped circular mound. SMR ME044-033001.	Northern Site 1,500m Southern Site 995m
<b>House</b>	MH044-211	14335019 NIAH Rating: Regional for reasons of architectural and technical interest	Detached three-bay two-storey house, built c.1920. Hipped slate roof and rendered chimneystacks with projecting eaves. Yellow brick walls with red brick quoins and string courses. Stone sills and red brick surrounds to window openings.	Northern Site 1,485m Southern Site 930m
<b>Outbuildings</b>	MH044-212	14335022 NIAH Rating: Regional for reasons of architectural and technical interest	Detached two-bay two-storey stable, built c.1870. Pitched slate roof. Stone walls with red brick dressings. Battened timber doors. Detached four-bay two-storey outbuilding and five-bay single-storey outbuilding, built c.1870, to site.	Northern Site 1,715m Southern Site 1,080m
<b>Seachnaill House</b>	MH044-213	14335025 NIAH Rating: Regional for reasons of architectural and technical interest	Detached three-bay two-storey house, built c.1870. Hipped slate roof with rendered chimneystacks. Roughcast rendered walls with render quoins, eaves course and plinth. Wrought iron gates and railings to the site.	Northern Site 1,720m Southern Site 1,085m

**Table 18.1:** Protected Structures. \* Measured at the closest point.

### National Inventory of Architectural Heritage (NIAH)

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.

A review of the National Inventory of Architectural Heritage (NIAH) has shown that in addition to the recorded monuments and protected structures noted above, there is one NIAH structure in the town, which is of architectural significance.

Name	NIAH	Description	Distance from Proposed Scheme (measured at the closest point)
<b>Outbuildings, Main Street</b>	14335006 NIAH Rating: Regional for reasons of architectural and technical interest	Detached five-bay single-storey industrial building, built c.1880, now disused, built as part of an industrial complex in the centre of the town	Northern Site 1,105m Southern Site 845m

**Table 18.2:** NIAH Structures.

### Designed Landscapes-Demesnes, Historic Gardens & Country Estates

The Architectural Section of the DHLGH 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. They are identified on the NIAH Garden Survey inventory which has been reviewed along with the corresponding 19<sup>th</sup> Century maps.

No historic gardens or designed landscapes were identified within 5km of the proposed site.

#### 17.3.4 Site Survey

A site survey of the proposed development site and the adjoining areas to the north, west and south was carried out in February 2020 in dull and overcast conditions. The northern site was inspected from the south (Drumree Rd) and west (Link Rd) site boundaries. The southern site was inspected from the northern boundary where there is a housing development under construction, and from the Dunshaughlin Link Road.

The Drumree Rd, the Dunshaughlin Link Rd and the Main Street were also inspected.



**Figure 18.6:** View of agricultural enclosure, Drumree Rd.



**Figure 18.7:** View of proposed northern site from the Drumree Rd.



**Figure 18.8:** View of private house adjoining the proposed northern site.



**Figure 18.9:** View of proposed northern site eastern boundary.



**Figure 18.10:** View of Dunshaughlin Link Rd at the east boundary of the proposed northern site.



**Figure 18.11:** View of housing under construction, north boundary of proposed southern site.



**Figure 18.12:** View of proposed southern site from the link road showing western boundary.

The northern site lies to the north of the Drumree Rd and to the west of the Dunshaughlin Link Rd. It is bound to the south by post and rail fencing. To the eastern boundary there is also post and rail fencing with an extended area of semi-mature trees between the site and the link road which is lower than the proposed site, beyond a relatively steep grassy bank. There is an agricultural enclosure on the southern boundary, characterised by modern field gates and block walls, and a single private dwelling set in a large, mature garden in the south-eastern corner. To the north and west are sparse hedgerows.

The southern site is irregularly shaped, comprising three fields, the north and west historic field boundaries of which, were altered by the Dunshaughlin Link Road which bounds the site to the west. This boundary is characterised by modern post and rail fencing and some steel post and wire fencing. The southern and eastern boundaries are mature hedgerows to open fields while the lands to the north, which are part of the applicant's wider landholding, are under construction.

On-site observations confirm the results of the cartographic analysis which suggests that the field boundaries have largely been re-aligned and replaced. The replacement boundaries are of negligible significance.

Those to the south and east of the southern site, the boundaries are more mature, fuller and align with those shown on early-19<sup>th</sup> Century maps. They have a low heritage significance.

## 18.4 Characteristics of the Proposed Development

The development for which permission is sought consists of: 415no. dwellings in buildings ranging in height between 2 and 5 storeys; a childcare facility; open spaces; and site development and landscape works. Further details of the proposed development are presented in Chapter 3: Description of Proposed Development.

An alternative layout has been provided by the design team, which includes the omission of a vehicular link between Character Area 3 and Character Area 4. It is a minor and localised amendment to the proposed development which does not have a bearing on its architectural heritage impact.

## 18.5 Potential Impact of the Proposed Development

### 18.5.1 Proposed Development

In relation to indirect effect, there are no structures of architectural significance within 0.5km of the proposed site. The historic village centre of Dunshaughlin is separated from the proposed site by existing modern housing estates. The historic landscape character to west of the proposed site was disrupted by the construction of the M3 motorway (completed c. 2002) with associated Dunshaughlin Link Road.

In relation to direct effects, the proposed site largely consists of fields, with few features of note. There are no protected structures within, or in the vicinity of the subject site. Which is bound to the west by the M3 motorway, and to the east by modern housing estates, providing a buffer between the development lands and the historic village centre.

#### 18.5.1.1 Construction Stage

##### Indirect Effects

Potential construction impacts may be direct, physical impacts on known and previously unrecorded archaeological, architectural or cultural heritage sites, structures, monuments or features. Upstanding archaeological and the built cultural heritage can be affected adversely by direct damage or destruction arising from development, from inadvertent damage arising from vibration, undermining etc. and by indirect impacts to a building's visual setting, view or curtilage.

Construction stage impacts on the local Cultural Heritage resource will be indirect and imperceptible.

##### Direct Effects

No direct physical impacts are anticipated in the construction stage of the proposed development.

#### 18.5.1.2 Operational Stage

##### Indirect Effects

The proposed development is remote from any adjoining structures of architectural significance. Impacts on the local Cultural Heritage resource will be indirect and imperceptible.

Operational stage impacts on the architectural heritage resource will be indirect and imperceptible.

### Direct Effects

The operational stage of the proposed development will not have a direct physical impact on any protected structures, buildings of architectural significance or designed historic landscapes.

The removal or replacement of modern field boundaries on the northern site, which are of negligible significance, will have a neutral, long-term impact on the architectural heritage resource, the significance of which will be imperceptible.

The field boundaries to the south and east of the southern site are of low significance. The proposed landscaping plan shows that the planting along these boundaries will be retained where possible including provision of supplementary planting along the south and east boundaries of the southern site, and the retention of an existing stream, with an associated public open space to its north, which allows for the retention some more of the existing mature hedgerows.

The retention of existing planting will result in a neutral or positive, long-term impact on the on the architectural character of the receiving environment, the significance of which will be imperceptible.

Site Type	Distance from Scheme	Effect Type	Significance
Meath County Council Offices (A Protected Structure)	0.62 km	Indirect	Imperceptible
St Sechnall's Church of Ireland (A Recorded Monument)	0.915 km	Indirect	Imperceptible
Former Toll House, Main St. (A Protected Structure)	0.92 km	Indirect	Imperceptible
Ivy House, Main St. (A Protected Structure)	0.93 km	Indirect	Imperceptible
Dunshaughlin Court House (A Protected Structure)	0.92 km	Indirect	Imperceptible
House, Main St. (A Protected Structure)	0.92 km	Indirect	Imperceptible
Former National School (A Protected Structure)	0.885 km	Indirect	Imperceptible
Water Pump (A Protected Structure)	0.98 km	Indirect	Imperceptible
Library (Former Church) (A Protected Structure)	0.96 km	Indirect	Imperceptible
Norman Motte (A Recorded Monument)	0.995 km	Indirect	Imperceptible
House (A Protected Structure)	0.93 km	Indirect	Imperceptible
Outbuildings (A Protected Structure)	1.08 km	Indirect	Imperceptible
Seachnall House (A Protected Structure)	1.085 km	Indirect	Imperceptible
Outbuildings (Included In NIAH)	0.845 km	Indirect	Imperceptible

**Table 18.3:** Summary of Potential Effects.



### 18.5.1.3 Do-Nothing Impact

In a do-nothing scenario, the existing lands would remain in agricultural use.

## 18.5.2 Cumulative

In assessing the effects of the proposed development on the architectural heritage resource, the cumulative impact of the adjoining development in the applicant's ownership has been considered (MCC Reg. Ref. DA120987 and RA190815).

While the proposed development provides for the construction of a significant number of additional residential units, given the position of the proposed site, remote from any structures of architectural heritage significance, bounded by the M3 and link roads, and separated from the historic village centre by modern housing estates, the cumulative impact of the proposed development within the applicant's land holding will be indirect and imperceptible for the construction and operational stages.

The cumulative impact of a number of other developments in the vicinity of the proposed development have been considered including two strategic housing developments SHDs currently under review by An Bord Pleanála which propose the construction of a total of 1125 residential units (ABP Ref No. PL17.303433 and PL17.307244), and six planning decisions, granted by Meath County Council (MCC Reg. Ref. 19160, RA170866, 171239, 171416, 191066 and 200028).

Files for these proposals have been reviewed and it is considered that, as noted above, given the position of the proposed site, it is not anticipated that these developments will have a direct impact on the architectural heritage of the proposed site. With regard to these developments, the cumulative impact of the proposed on the built heritage of Dunshaughlin, will be indirect and imperceptible for the construction and operational stages.

## 18.6 Mitigation Measures (Ameliorative, Remedial or Reductive Measures)

As above, there is no direct impact on the surrounding built heritage. Indirect impacts are anticipated to be imperceptible. As such, ameliorative, remedial or reductive measures are not proposed.

## 18.7 Residual Impact of the Proposed Development

The residual impacts of the proposed development on the local architectural resource are anticipated to be imperceptible.

## 18.8 Monitoring

There are no structures or features of architectural heritage value on the site or within 0.5km of it.

## 18.9 Reinstatement

There are no structures or features of architectural heritage value on the site or within 0.5km of it.

## 18.10 Difficulties Encountered

No specific difficulties were encountered which impacted on this study.