

Archaeological Assessment Heiton Buckley site, Santry Avenue, Santry



MCGLADE

10/06/2022

PRE-PLANNING

AP21-08

SITE NAME

Heiton Buckley site, Santry Avenue, Santry, Dublin 9

CLIENT

Dwyer Nolan Developments Ltd., Stonebridge House, Stonebridge Close, Shankill, Co. Dublin.

LICENCE

n/a

PLANNING

Pre-planning assessment

ARCHAEOLOGY PLAN REF.

AP21-08

REPORT AUTHORS

Steven McGlade BA MIAI

DATE

10th June 2022

ABBREVIATIONS USED

DAHG	Department of Arts, Heritage and the Gaeltacht
NMI	National Museum of Ireland
NMS	National Monuments Service
OS	Ordnance Survey
RMP	Record of Monuments and Places
NIAH	National Inventory of Architectural Heritage
LAP	Local Area Plan

Table of contents

1	Introduction Report Summary Site location Development proposals	1
2	Archaeological background Recorded Monuments Topographical files Archaeological investigations Architectural heritage Industrial heritage	5
3	History and cartography	10
4	Site inspection	15
5	Impact Assessment Archaeological potential Characteristics of the proposed development Cumulative impact of the proposed development Possible impact of the proposed development The 'do nothing' impact	17
6	Recommendations	23
	References	25

Section 1 Introduction

Report summary

The results of a desk-based assessment and a walk over of a development site on Santry Avenue and the Swords Road in Santry, Dublin 9 are detailed in this report. There is potential for archaeological remains associated with both the medieval ecclesiastical establishment at St. Pappan's and the Anglo-Norman manor at Santry to exist at the development site, though previous scarping of the site means that this potential is generally low. The eastern portion of the site, facing onto the Swords Road, and the northern portion, facing onto Santry Avenue, have greater potential for in situ archaeological features and deposits. It is possible that the remains of a medieval field system may be present on the western side of the Swords Road, however this was not identified in the monitoring directly to the south, with only a 19th century lane and ditches being uncovered.

The site is currently occupied by a large commercial building housing Heitons Buckleys Builders Providers with the remainder of the plot being concreted.

Based on the results of the desktop assessment and the monitoring programme carried out for the site directly to the south it is unlikely that any significant archaeological features will be present within the Study Area. The site should be assessed to confirm this. A programme of archaeological monitoring is recommended across the site following the demolition of the existing structure with the existing concrete slab is being lifted. If material survives beneath the slab it should be reduced down to the top of the natural subsoil under archaeological supervision. If any features are encountered they should be tested and if archaeological should be fully excavated by hand and preserved by record. Time should be allowed for this



Summary of findings. It is recommended that monitoring be carried out across the site (highlighted in blue)

between the removal of the concrete slab and the proposed construction to avoid any associated delays. In the unlikely event that significant previously unknown archaeology is identified, a plan should be devised and agreed upon by the City Archaeologist and the National Monuments Authority on how best to proceed.

These recommendations are subject to the approval of the City Archaeologist and the National Monuments Service.

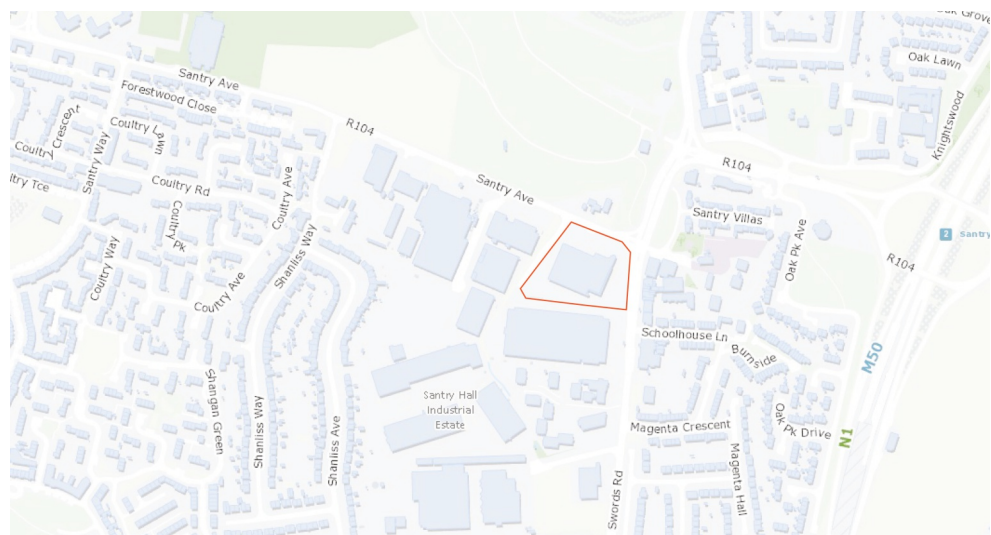
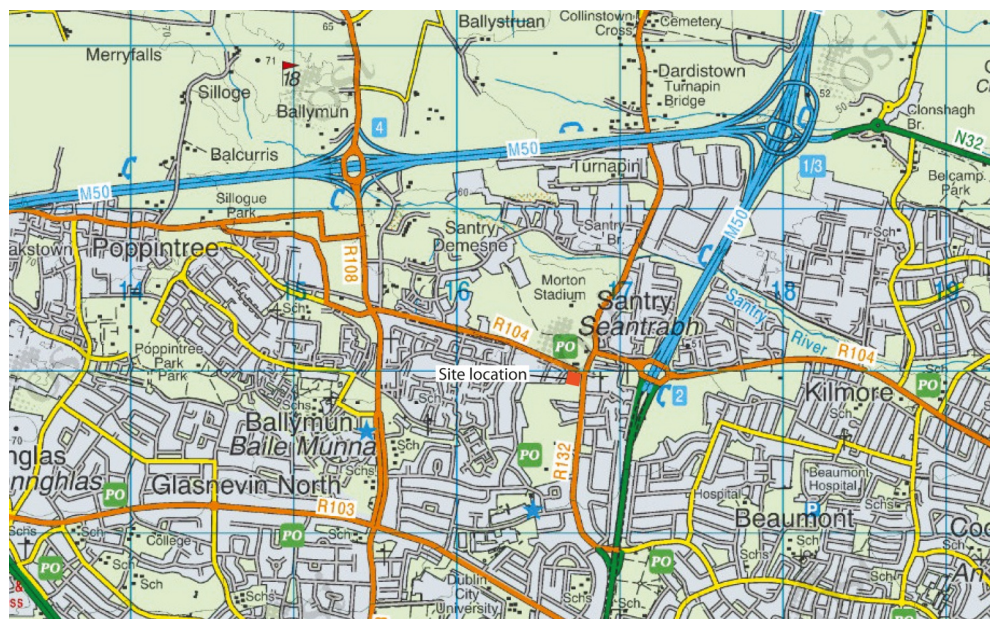
Site location

The development site is 1.5ha in size and faces the Swords Road on the east and Santry Avenue

on the north, in Santry, Dublin 9. A lane to the west gives access to the development to the south of the site and will be incorporated into the proposed development. The site is currently occupied by a large commercial building housing Heitons Buckleys Builders Providers.

Development proposals

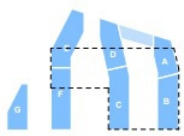
Dwyer Nolan Developments Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development, on a site of c. 1.5 hectares, located at the junction of Santry Avenue and Swords Road, Santry, Dublin 9. The development site is bounded to the north by Santry Avenue, to the east by Swords Road, to the west by Santry Avenue Industrial Estate, and



Site location shown on the Ordnance Survey Discovery Series map (top) and the streetviewer map (bottom)



schedule:
173 car parking
358 cycle parking



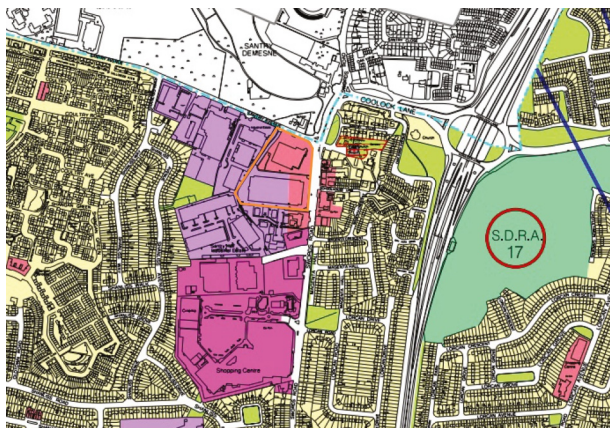
Plan the ground floor of the proposed development (top)

Plan of the basement layout for the proposed development (bottom)



Plan of the overall development including the southern section which is under construction (top)

Dublin City Council zoning in the vicinity of the proposed development (bottom)



The development consists of the following:

- (1) Demolition of the existing building on site i.e. the existing Chadwicks Builders Merchants (c. 4,196.8m²).
- (2) Construction of 350 no. 1, 2, & 3 bed apartments, retail / commercial and community uses in 4 no. buildings that are subdivided into Blocks A-G as follows:

to the south by the permitted Santry Place development (granted under Dublin City Council Ref's. 2713/17 & 2737/19).

The proposed development provides for 350 no. apartments, comprised of 113 no. 1 bed, 218 no. 2 bed, & 19 no. 3 bed dwellings, in 4 no. seven to fourteen storey buildings, over basement level, with 4 no. retail / commercial units, a medical suite / GP Practice units and a community use unit located at ground floor level facing onto Santry Avenue and Swords Road. A one storey residential amenity unit, facing onto Santry Avenue, is also provided for between Blocks A & D.

Block A is a 7 to 14 storey block consisting of 59 no. apartments comprised of 26 no. 1 beds, 27 no. 2 beds & 6 no. 3 bed dwellings, with 2 no. commercial/retail units located on the ground floor (c. 132.4m² & 173m² respectively). Adjoining same is Block B, which is a 7 storey block consisting of 38 no. apartments comprised of 6 no. 1 bed, 26 no. 2 bed, & 6no. 3 bed dwellings, with 1 no. commercial/retail units and 1 no. medical suite / GP Practice unit located on the ground floor (c. 162.3m² & 130.4m² respectively). Refuse storage areas are also provided for at ground floor level.

Block C is a 7 storey block consisting of 55 no. apartments comprised of 13 no. 1 bed & 42 no. 2 bed dwellings. Refuse storage areas are provided for at ground floor level. Adjoining same is Block D which is a 7 to 10 storey block consisting of 51 no. apartments comprised of 25 no. 1 bed, 19 no. 2 bed, & 7 no. 3 bed dwellings, with 1 no. commercial unit / café located on the ground floor (c. 163.3m²). A refuse storage area is also provided for at ground floor level.

Block E is a 7 to 10 storey block consisting of 58 no. apartments comprised of 10 no. 1 bed & 48 no. 2 bed dwellings, with 1 no. community use unit located on the ground floor (c. 188.1m²). A refuse storage area, substation, & switchroom are also provided for at ground floor level. Adjoining same is Block F which is a 7 storey block consisting of 55 no. apartments comprised of 13 no. 1 bed & 42 no. 2 bed dwellings. A refuse storage area & bicycle storage area are also provided for at ground floor level.

Block G is a 7 storey block consisting of 34 no. apartments comprised of 20 no. 1 bed & 14 no. 2 bed dwellings. A refuse storage area & bicycle storage area are also provided for at ground floor level.

(3) Construction of a 1 storey residential amenity unit (c. 187.9m²) located between Blocks A & D.

(4) Construction of basement level car parking (c.5,470.8m²) accommodating 173 no. car parking spaces & 719 no. bicycle parking spaces. Internal access to the basement level is provided from the cores of Blocks A, B, C, D, E, & F. External vehicular access to the basement level is from the south, between Blocks B & C. 36 no. car parking spaces & 58 no. bicycle parking spaces are also provided for within the site at surface level.

(5) Public open space of c. 1,915m² is provided for between Blocks C, D, E, & F. Communal open space of c. 3,122m² provided for between (i) Blocks E, F, & G, (ii) Blocks A, B, C, & D, and (iii) in the form of roof gardens located on Blocks A, C, & F and the proposed residential amenity use unit. The development

includes for hard and soft landscaping & boundary treatments. Private open spaces are provided as terraces at ground floor level of each block and balconies at all upper levels.

(6) Vehicular access to the development will be via 2 no. existing / permitted access points: (i) on Santry Avenue in the north-west of the site (ii) off Swords Road in the south-east of the site, as permitted under the adjoining Santry Place development (Ref. 2713/17).

(7) The development includes for all associated site development works above and below ground, bin & bicycle storage, plant (M&E), sub-stations, public lighting, servicing, signage, surface water attenuation facilities etc.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022, and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the development proposal and accompanies the application. The application, together with the Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.santryavenueshd2.ie.

Dublin City Development Plan 2016-2022

The Study Area lies within the boundary of Dublin City Council, with Santry Avenue forming the northern boundary of the lands under DCC control. The most recent County Development Plan, 2016-2022 has zoned the entire of the Heiton Buckley site as Zone Z3, which has an aim to provide and improve neighbourhood facilities.

Section 2 Archaeological background

Recorded Monuments

There are several archaeological monuments in the vicinity of the development site. The majority of these are part of the St. Pappan's ecclesiastical complex, located across the Swords Road and to the east of the site, around which the medieval village of Santry is believed to have developed. The Santry Demense and house to the northwest of the site were important to the later development of the area.

DU014-057001 – Church

The current St. Pappan's Church was built in 1709, reputedly on the site of a 12th century parish church erected by Adam de Feypo, who granted it to St Mary's Abbey (Adams 1881, 484). According to the Regal Visitations of 1615 the medieval church was already in ruins by that time. It had been built within an earlier ecclesiastical enclosure that in the 6th century was associated with St. Pappan. The remains of the enclosure and a holy well survive near the present church. A font that has been dated to the 14th century is the only medieval element within the present church (Stout, RMP file).

DU014-057002 – Ecclesiastical residence

The rectory of St. Pappan's is no longer part of the overall St. Pappan's property and is instead owned by the Dublin Life Christian Church. It too allegedly occupies the site of an earlier predecessor, in this case a 16th century building (Adams 1881, 484), however no visible remains of the earlier structure survive.

DU014-057003 – Font

As mentioned above, the font is the only medieval component within the present-day St Pappan's church. It is octagonal in plan and is set on its original plinth (Stout, RMP file).

DU014-057004 – Ritual site – holy well

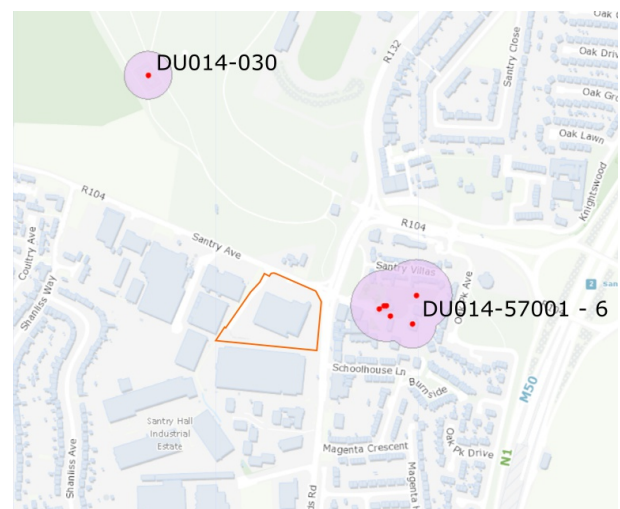
McQuade (2003a) identified the exact location of the holy well during archaeological

investigations (Licence number 03E0353) on a property adjacent to, and south of, St. Pappan's church. This had been a private garden in 1850 just outside of the church, and the well was accessed by a flight of stairs. Devotions no longer took place there by the 19th century, though it was still known as a holy well (O'Danachair 1957-8). The well was very overgrown prior to McQuade's archaeological testing. It was uncovered below 400mm of



St. Pappan's Church, looking east (top)

Recorded Monuments in the vicinity of the Study Area (bottom)



topsoil and it had been backfilled with polythene and concrete. The well measured 3.2^m in length from the northern property wall to its southern limestone limits. The stones contained a corroded iron spike which was probably the remains of a railing. The well measured 1.05m - 1.6m in width (McQuade 2003a). It was fenced off and protected during the 2003 construction works and McQuade (2003b) detailed proposals to repatriate the well to the church of St. Pappan's.

DU014-057005 – Ecclesiastical enclosure

The remains of a roughly-oval early enclosure around the present church is depicted on the Ordnance Survey First Edition 6" map (1837-1842). It is apparent in the northern sector of the graveyard as a raised platform, 1.1m in height. It is interrupted by the 18th century Domville family tomb. The line of the enclosure continues in the eastern graveyard wall to the east and returns to the south-west (Stout, RMP file).

DU014-057006 – Graveyard

The graveyard stands in a walled oval area that likely respects the line of an earlier ecclesiastical enclosure (see above). There are 18th and 19th century memorials in the graveyard (Stout, RMP file).

DU014-030 – House

All that remains of Santry House (sometimes known as Santry Court) are the front steps that lead up to a platform where the house used to stand, and a walled garden. Plaster friezes based on the Parthenon survive in the rear of the walls of the entrance pier and are suggestive of forgotten splendour. Originally built in 1703 by the Barry family and splendidly renovated by their descendant Sir Charles Compton William Domville in 1857, it was destroyed by fire in 1941 whilst occupied by the Irish army. It remained derelict and was eventually demolished in 1959 (Stout, RMP file).

Topographical files

The topographical files of the NMI record acquisitions and their provenance made by the museum since the 19th century. The topographical files offer the only known

evidence for prehistoric activity within Santry and the neighbouring townland of Santry Demense.

1954:44

A clay pipe was found in the garden of a house named 'Coolfin' that was formerly part of the grounds around the Royal Oak Inn.

1969:58-63

A flint scraper, a flint flake from a round pointed implement, a butt-trimmed Bann flake and two unornamented concave/convex copper objects were all found at a depth of 0.6m - 0.76m while digging foundations for a house in Santry.

1969:63:1-7

A copper object, gunflint, a bead, a lump of glass and a ring were also found in Santry and were all handed in with the above objects. The topographical files contain no other information for these objects.

1947:43

A polished stone axe head was found lying in gravel 0.46m below the surface while digging drainage within Santry Demense.

Archaeological investigations

Several previous licensed archaeological investigations have occurred within 500m of the development site.

19E0069

A programme of archaeological monitoring is currently ongoing at the development to the south of the site. A cobbled lane running east-west with ditches running either side of it was revealed during removal of the concrete slab beneath the existing warehouse on the site. This corresponded to a laneway depicted on the First Edition Ordnance Survey maps from c. 1840. A second cobbled laneway was identified branching off to the northwest. The features were post-medieval in date. The original ground level was rising to the north and west with more truncation relating to the previous construction on the site in those directions. There was also significant disturbance towards the road frontage along the Swords Road with no

Licence No.	Excavations Ref.	Location	Description	Director
19E0069	n/a	Swords Road, Santry	19th century field lane	A. Giacometti
19E0317	2019:510	Swords Rd., Santry	19th century building & boundaries	J. Hession
03E0353	n/a	Schoolhouse Lane, Santry	Holy well. Medieval boundaries	M. McQuade
09E0066	2010:293	Santry Villas, Santry	No archaeology	J. Carroll
05E0039	2005:388	Coultry Ave., Ballymun	No archaeology	H. Keogh
06E0436	2006:698	Schoolhouse Lane, Santry	No archaeology	K. Lohan
17E0545	2017:512	Schoolhouse Lane, Santry	Testing, no archaeology	J. Kiely

archaeology identified adjacent to the road (pers. comm. Giacometti and McGlade).

19E0317

Demolition and construction under archaeological monitoring to the east of the development site in 2019 uncovered partial wall foundations of one of the eleven Swiss cottages built by Lady Domville in 1840. A boundary wall and cobbled surface of a laneway associated with the cottages was also identified. All of the archaeological features were recorded prior to development on the site.

03E0353

The most significant archaeological discoveries in the area were also those closest to the development site. As noted above, the location of a holy well (DU014-057004) associated with St. Pappan's church and medieval and post-medieval activity were identified in advance of the development of two blocks of student apartments on Schoolhouse Lane. McQuade (2003b, 2) interpreted medieval drainage

channels and a possible field boundary as being associated with the cultivation of lands held by St. Mary's Abbey. The gullies had a sticky grey fill with sherds of locally manufactured ware with a green glaze and Leinster cooking ware dating from the late 12th to mid-14th centuries. These channels extended beyond the limits of excavation and were likely part of a wider field system that included the possible field boundary.

Post-medieval furrows and a drain highlighted the continuing use of the land for cultivation following the dissolution of the monasteries. Sherds of tin glazed-earthenware dating to the 17th-18th century were recovered from a furrow, garden soil and topsoil. Drains containing 18th-19th century red earthenware and a clay pipe stem indicated continuing cultivation. Two medicine bottles found in topsoil were almost certainly associated with the Dispensary marked on the First Edition Ordnance Survey map (McQuade 2003b).

09E066

Archaeological monitoring of groundwork relating to the construction of a detached dwelling adjacent to No. 19 Santry Villas did not reveal any features, deposits or finds of archaeological significance.

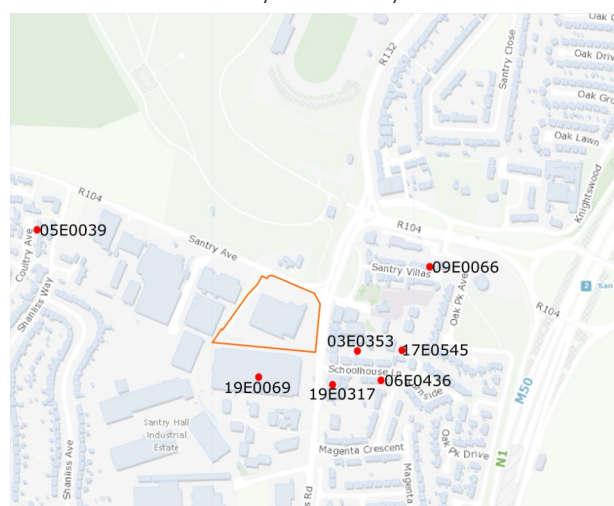
05E0039

There was no evidence for any archaeological deposits or features found during monitoring foundation works in advance of the construction of two houses in Coultry, Ballymun.

06E0436

Archaeological test trenching in advance of a three-storey residential block on the corner of Schoolhouse Lane and Magenta Crescent did not reveal any archaeological features or deposits.

Excavations in the vicinity of the Study Area



17E0545

Archaeological testing of the foundations of a proposed new church to the rear of the ecclesiastical residence DU014-057002 did not uncover the earlier 16th century rectory that Adams (1884) alleged once stood on the site. Cultivation furrows were discovered, and these were interpreted as the remains of garden cultivation. No other features of archaeological significance were identified (Kiely 2017).

Architectural heritage

Protected Structures

There are no Protected Structures within the Study Area, however St Pappan's church and holy well to the east are listed as RPS No. 1543 in the Record of Protected Structures associated with the most recent Dublin City Development Plan, 2016-2022.

National Inventory of Architectural Heritage (NIAH)

There are no sites listed in the NIAH within the Study Area, however a number are listed to the east in the vicinity of St Pappan's Church. These include the Domville Monument (NIAH Reg. No. 50130322), a limestone tomb dating to 1855-1860 of Compton Domville, an important landowner in County Dublin, who resided at Santry House in the 19th century.

A freestanding mausoleum to Henry LeFroy, vicar of Santry, dating to c. 1876 (NIAH Reg. No. 50130320) is also located within the graveyard of the church. It comprises a gable-fronted structure with pitched roof of granite construction.

St Pappan's Church is also listed (NIAH Reg. No. 50130115) and is recorded as a freestanding Church of Ireland church dating to 1709 and modified in the late 19th century. It has a three-bay nave with a vestry to the north and porch to the west. The record also notes that the existing building is set within an historic graveyard on the site of an early Christian foundation.

St Pappan's rectory is the last entry in the vicinity of the church (NIAH Reg. No.

50130116), which is described as a detached three-bay two-storey square plan former rectory and schoolhouse, build c. 1810.

Industrial archaeology

Dublin City Industrial Heritage Record (DCIHR)

The Dublin City Industrial Heritage Record survey makes recommendations for sites to be added to the list of Protected Structures within Dublin City. There is one record listed in the DCIHR that is close to the development site.

14 12 004 – Smithy

The smithy is marked on both the First Edition and Second Edition Ordnance Survey maps on the corner of the Swords Road and the entrance lane to St. Pappan's church, also known as Church Lane. There are no upstanding remains of the smithy and the site is currently occupied by a large warehouse.

Images of forge in Santry from the Patrick Healy Collection, courtesy of South Dublin County Library. Note the horseshoe-shaped door advertising the business



Rocque's map of 1757 shows a turnpike directly northeast of the Study Area on the Swords Road, just north of the junction with Santry Avenue. Buildings associated with the turnpike are also depicted, however these are to the north of the Study Area on the opposite side of Santry Avenue.

The Ordnance Survey maps also show a post office, dispensary and two pumps in section directly across the Swords Road from the Study Area. A pump is also depicted in the southeast corner of the Study Area fronting onto the road, however it is unclear whether this would have been within the site or along the current footpath. No trace of the pump now survives.



Detail from Rocque's map of 1757 showing the turn pike to the northeast of the Study Area (top)

Detail of the 1910s edition of the Ordnance Survey showing a pump, marked by a 'P.' symbol, to the southeast of the Study Area (bottom)

Section 3 History and cartography

Prehistoric activity in the area around Santry is evidenced by a polished stone axe, flint tools, and copper objects found in the 1940s and 1960s and recorded in the topographical files. There are no known monuments in the area dating from the prehistoric period.

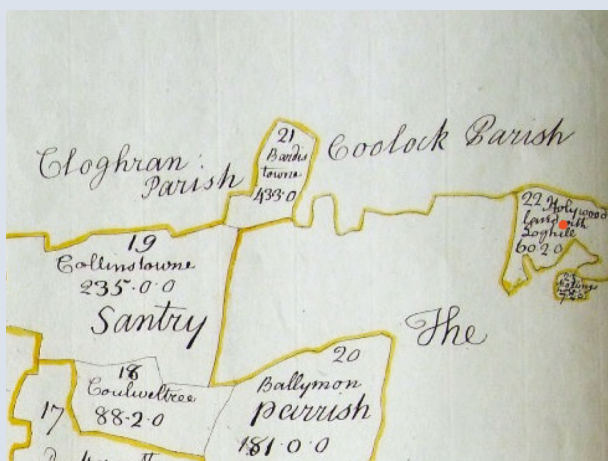
The early ecclesiastical establishment at Santry was reputedly founded by St. Pappan in the 6th century (Adams 1884). While it is impossible to prove who founded the church, the remains of the oval ecclesiastical enclosure on the First Edition Ordnance Survey map are typical of

early medieval monastic sites and it is likely that the village of Santry later developed around the ecclesiastical site. The development site would have been situated in this medieval village of Santry.

During the first phase of the Scandinavian longphort of Dublin, Santry was part of an extensive rural area that was mostly under the political and economic control of the Vikings until their expulsion in 902 AD (Bradley 1988). Following their return and the re-founding of Hiberno-Norse Dublin in 917, the hinterland



Seventeenth century maps



Down Survey 1650s
 The Down Survey Barony map of Coolock Barony (top left) does not show any detail in the vicinity of the Study Area. It is located within a parcel of land labelled 'Hoolywood'. The parish map for Santry parish (bottom left) shows the Study Area in a parcel of land labelled 'Hollywood land with Loghill'. the accompanying terrier lists Nicholas Hollywood of Artane and Thomas Fleming, an Irish papist, as the proprietors of the lands at this time. The name at this time presumably derived from the Hollywoods, an Anglo-Norman family who were in possession of Artane Castle from c. 1360.

Hiberniae Delineato (Petty's Atlas) 1685
 William Petty, the Surveyor General responsible for the Down Survey, published the first atlas of Ireland in 1685 although it is believed that the engravings for the publication were created over a decade earlier, c. 1671. 'Hollywood Santry' is shown at the southern end of Santry parish (right)



John Rocque's map of 1757

Rocque's maps in the mid-18th century show a lot more detail in the vicinity of the Study Area. The linear settlement along the Swords Road is labelled Santry, though the housing is mainly depicted to the east. The Study Area is depicted as agricultural fields west of the Swords Road and south of the tree-lined Santry Avenue. The church is depicted and labelled to the east set back from the road, while Santry House is depicted in substantial gardens to the northwest. A turn-pike is depicted and labelled along the Swords Road just north of the junction with Santry Avenue.

took on an increasingly defined status and began to be referred to as *fine gall* ('place of the foreigner') by the Irish, and *Dyflinarskiri* by the Scandinavians. This area stretched as far north as the town as Skerries, west to Leixlip and south to Dalkey. Much of the area was subject to periodic control by local and provincial Irish kings and the situation changed constantly. Despite this, the town continued to exert control over the region up to the 12th century. (Murphy and Potterton 2010, 61-63).

The growing population of Dublin would have been dependent on the produce of an extensive agricultural hinterland for food and raw materials for industry and building (Murphy and Potterton 2010, 64-65). Santry and the lands around it were very likely dedicated to the production of cereal crops, cattle or managed hazel coppice during this time. Debate continues as to the ethnicity of the population of this hinterland, but it seems likely that it contained some Scandinavians, some Irish and many of mixed ethnicity. Place-name evidence is particularly convincing of the Scandinavian influence in many parts of what was then rural Dublin. Glasnevin and Finglas, for example, both of which are close to Santry, take their modern names from Scandinavian roots. Despite the place name evidence, however, the archaeological evidence for Scandinavian rural settlement in north Dublin is sparse. This contrasts with the situation in south Dublin, where archaeological evidence has demonstrated extensive Scandinavian influence,

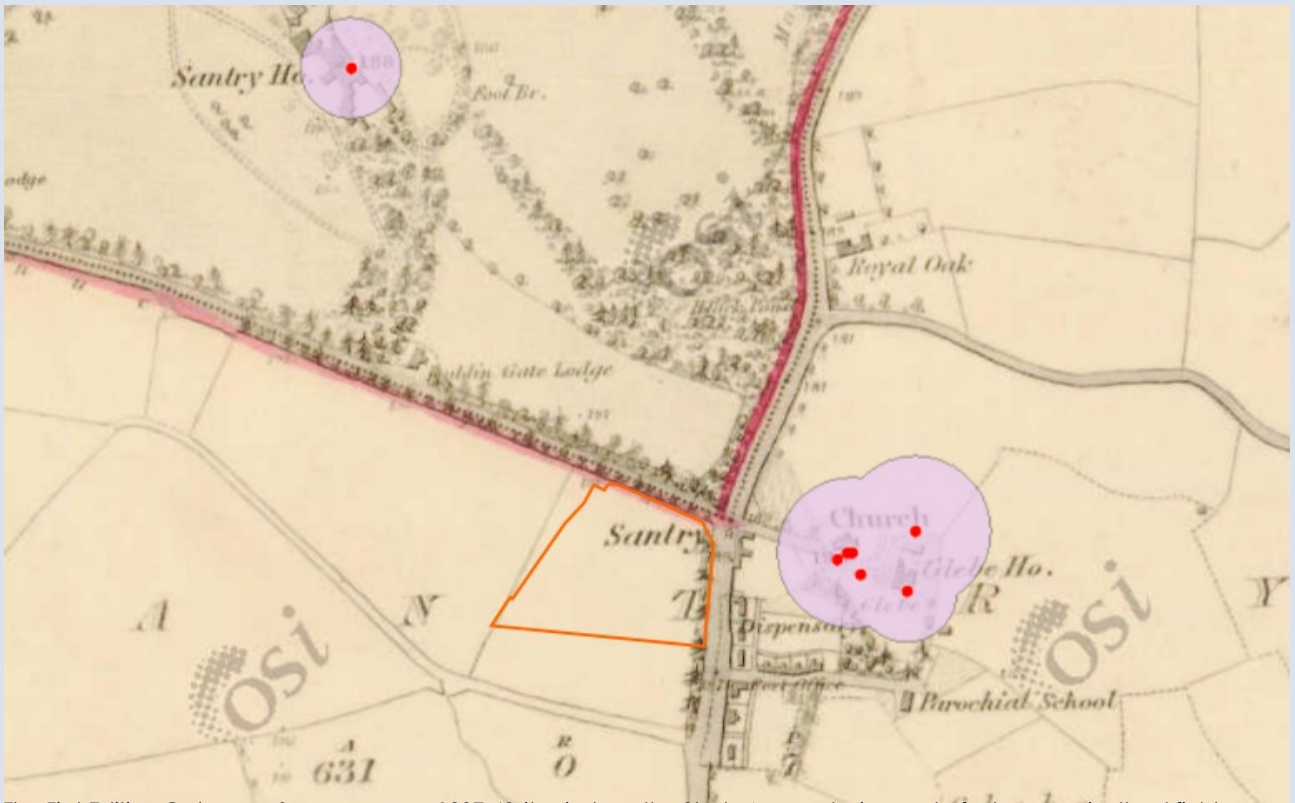
for example Cherrywood in south Co. Dublin

(Ó Néill 2006). Overall, it is difficult to separate Irish settlement from Scandinavian settlement when the rural nature of each was probably quite similar (Murphy and Potterton 2010, 63-71).

Following the arrival of the Anglo-Normans in 1170, Scandinavian influence on Dublin and its hinterland ended abruptly. A considerable amount of land changed hands in the subsequent years, and under the terms of his 1172 grant from Henry II, Hugh de Lacy was permitted to make grants around Dublin. Santry was granted to one of his barons, Adam de Feypo (Murphy and Potterton 2010, 93). De Feypo set about imposing the Anglo-Norman manorial system of landholding, whereby the lord's residence and associated buildings were but a component of the medieval settlement and most of the manorial lands were populated and farmed by tenants (Murphy and Potterton 2010, 207).

The medieval manor of Santry consisted of a hall, chambers, stables, a bakery, 200 apple trees, 100 pear trees, 30,000 great ash trees and 1000 large alder trees (Calendar of the justiciary rolls, 1295-1303, no. 386). De Feypo allegedly built the 12th century church on the site of St. Pappan's 6th century church and granted it to St. Mary's Abbey (Adams 1881). All that remains today of de Feypo's church is the medieval font (RMP DU014-057003).

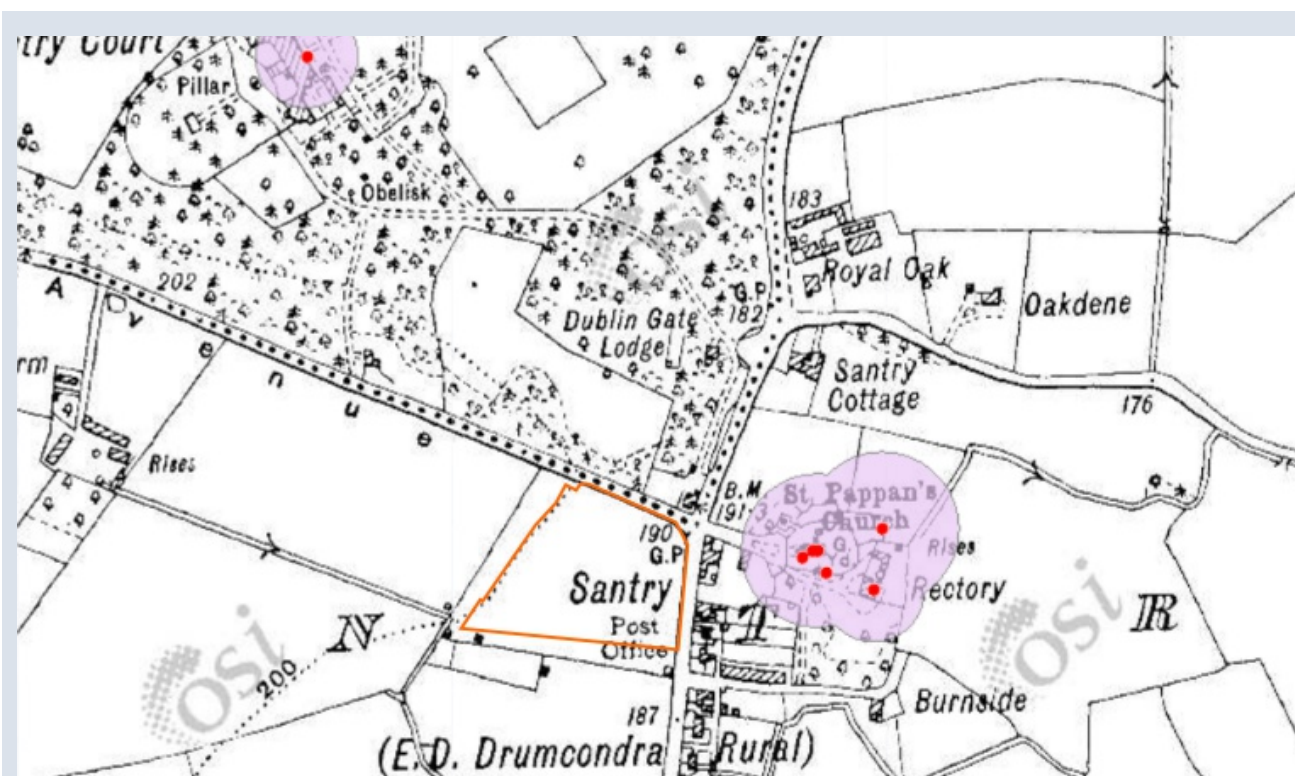
The lands at Santry changed hands several times from the dissolution of the monasteries in the 1530s until c. 1620, when the Barry family took control of the 1,160 acre estate (Smyth 1992).



The First Edition Ordnance Survey map, c. 1837-42 (top), show the Study Area as being part of a large agricultural field southwest of the junction of Santry Avenue and Swords Road. The section of Swords Road east of the Study Area is depicted as being tree-lined, as is Santry Avenue to the north. A horseshoe symbol indicating a smithy or forge is depicted on the corner across from the Study Area to the east. A dispensary, parochial school, glebe house and the church are also labelled to the east, while Santry House is labelled to the northwest.

The 1910s edition of the Ordnance Survey map (bottom) shows no change within the Study Area, though a pump, labelled with a 'P.' symbol, is depicted directly to the southeast. A smithy, rectory, school and St Pappan's Church are labelled to the east of the Study Area and to the northwest Santry House has been renamed Santry Court.





Cassini 6-inch maps, c. 1950s

The Cassini maps (top) are so called because they used a system for surveying developed by the Cassini family of cartographers in the eighteenth century in France. The Study Area is again depicted as undeveloped agricultural land. Further development has taken place to the east of the Swords Road, with a G.P., post office and rectory labelled along with St Pappan's Church. The wooded grounds of Santry Court are depicted to the northwest.

Santry Court pre-1941, from the Patrick Healy Collection, courtesy of South Dublin County Library (bottom)

The Civil Survey (1654-6) makes note of a dwelling house of stone with a barn and stable within the demesne. The influence of the Barry's, and their descendants the Domvilles, on Santry was immense. In c. 1703 they built Santry Court on the site of de Feypo's manorial home and the new Protestant church, that still stands today, at the ruins of St. Pappan's in 1709 (Somerville-Woodward 2002, 8-9). The development site lies outside Santry Court Demense, but it would have been part of the earlier manor, as it faces Santry Avenue which led to the entrance to the demesne.

Lewis (1837) described the house as 'a stately mansion of brick, containing many spacious apartments, ornamented with numerous family portraits, a valuable collection of historical and scriptural paintings by the best masters and many items of fine arts.' The demesne comprised more than 140 acres and was 'tastefully laid out in gardens and pleasure-grounds, richly embellished with timber, and commanding some beautiful scenery and some extensive mountain and sea views' (Lewis 1837).

Sir Charles Compton William Domville embarked on a transformation of Santry Court in 1857; the 130 rooms were redecorated, the gardens and out offices restored, a water supply was laid on to the house from the river and ornamental gas lamps lit the avenue to a replica of the Phoenix monument erected in the grounds. (Stout, RMP file).





Santry Court following the fire in 1941, from the Patrick Healy Collection, courtesy of South Dublin County Library

The Domvilles left Ireland following independence and the house and gardens eventually passed down to the Free State. It was occupied by the Irish air force during the ‘Emergency’ and was destroyed by accidental fire in 1941. It lay derelict until its demolition in 1959. All that now remains of the house are the front steps and a walled garden. Plaster friezes survive in the rear walls of the entrance piers (Stout, RMP file).

Much like in medieval times, Santry’s development since the mid-20th century has very much been a product of its proximity to Dublin city centre. St. Pappan’s ecclesiastical site, the manor which was incorporated into Santry Demesne, Santry Avenue and the Swords Road are all that remain from the medieval period, as the once rural area has been replaced by housing, shopping complexes, industry and airport car parking.



Aerial imagery

The earliest aerial photo of the Study Area is an ortho photograph from 1995 (top) by the Ordnance Survey, which shows the current warehouse on the site was already in place. The most recent aerial image from the Ordnance Survey (centre) shows little change within the Study Area, while an image from Google Earth dated to April 2020 (bottom) shows construction underway within the site to the south

Section 4 Site inspection

A site inspection was carried out on Tuesday the 18th March 2021. The site is sub-rectangular in shape and is accessed via Santry Avenue to the north. It is bounded to the north by Santry Avenue and to the east by the Swords Road. The access road for the earlier phase of apartments to the south lies to the west, with



Oblique overview of eastern end of the Study Area from the new development to the south, looking northeast with St Pappan's church in the background (top left)

Oblique overview of the central part of the Study Area from the new development to the south, looking north (centre left)

Oblique overview of the western part of the Study Area from the new development to the south, looking northwest (bottom left)

View of front facade of the existing Heiton Buckley Builders Providers building, looking southeast (top right)

View of the eastern end of the Study Area, looking south. There has been no construction in this part of the Study Area shown on the maps or aerial images of the site and if there is archaeology present within the Study Area this may be the most promising location for its survival (bottom right)



Santry Avenue Industrial Estate beyond it. To the south it is bounded by apartments that were constructed over the last three years on the site of the former bonded warehouse of Edward Dillon. It is occupied by Heiton Buckley Builders' Merchants, which is still a going concern. The large warehouse is still standing and is in use.

The remainder of the plot is a concreted yard, car park and storage space, with the main builders' supply store to the south. The entire plot is level and there is no suggestion of any pre-existing features surviving above the ground. The boundary is formed by an iron security fence, which encircles the entire site.



Western boundary of the Study Area with security fence forming the boundary, looking northeast (top)

Southern boundary of the Study Area with security fence and stores present along the boundary, looking northwest (centre)

View across the Study Area towards the three completed blocks within the development to the south, looking southeast (bottom)

Section 5 Impact Assessment

Archaeological potential

There are no above-ground archaeological or cultural heritage features or materials within the development site. Given the fact that the site has been previously levelled and concreted over, the potential for anything other than deep cutting archaeological features surviving on the site is low. Nevertheless, the location of the development site within what was once Viking-controlled Fingal and between the Santry Demense on Santry Avenue and St. Pappan's Church on the Swords Road, is significant.

Prehistoric

There are no known prehistoric monuments or excavation evidence from the surrounding area. Some prehistoric activity in the area is apparent from the several flint finds held in the NMI but the potential for prehistoric features to survive on the development site is extremely low.

Early medieval

The development site's proximity to the early medieval enclosure at St. Pappan's church means that the site was likely utilised by the monastic community, and most probably for agricultural purposes. The early medieval environment has largely been reconstructed on the basis of pollen evidence but excavated evidence for animal bone, plant remains, charcoal and proxy indicators have helped to increase our knowledge (Harney, Kerr, McCormick and O'Sullivan 2008, 191). The early documentary sources provide a wealth of information on the cultivation of cereals, vegetables, fruit and herbs (Kelly 1997, 219-271). The archaeological evidence has yet to define a clear difference between the arable agriculture of ecclesiastical and secular settlements, but the documentary evidence implies an emphasis on arable farming on church-controlled lands. The excavated evidence of grain drying kilns, water mills and horizontal mills on church sites seem to support this

emphasis, though they have also been found on secular sites. Faunal evidence from excavated monastic sites may also support an emphasis on arable activity, where the presence of wild species of animals and older slaughtered animals suggest that meat was being consumed, but not produced (Harney, Kerr, McCormick and O'Sullivan 2008, 195).

The curvilinear enclosure, some of which survives at St. Pappan's, of early medieval church sites would have been unsuitable to contain crop cultivation (Harney, Kerr, McCormick and O'Sullivan 2008, 196). Arable agriculture, therefore, can be expected to have taken place outside of the enclosure. It is quite likely that the development site was used for such purpose. The potential for early medieval cultivation ridges and furrows is low, given that the site has been previously scarped. Evidence for deeper field boundaries may exist throughout the site.

A route along the present-day Swords Road was likely in existence at the time of the original St. Pappan's church, linking Santry to the ecclesiastical settlements at Swords and beyond to Lusk, Rush and Skerries. Though unlikely, evidence of this early medieval routeway may still survive on the eastern part of the development site. Adams (1881) alleged that the village of Santry developed around the church of St. Pappan's, and it is possible that the development site was subject to some form of settlement at this time, again most probably in the eastern portion, facing the road.

Santry was within the larger Viking-controlled rural area of Fingal during the early Viking Age and its location between the Scandinavian place-names of Finglas, Swords and Howth make it extremely likely to have been directly involved in supplying Hiberno-Norse Dublin with agricultural and industrial supplies. It is less likely that evidence of the exact land use will

survive on the development site, though the presence of associated agricultural features cannot be fully precluded.

Since the area was now being used to directly supply the growing town of Dublin, the importance of the Swords Road as a trade route may have led to improvements being made to the road. These improvements could have taken the form of a metalled or cobbled surface and/or improved drainage, the remnants of which could potentially survive towards the eastern part of the development site.

Late medieval

The Late medieval period was significant for the development of Santry. The establishment of the Anglo-Norman Santry manor would have introduced new settlement types and farming methods to the area. It could be expected that long burgage plots dedicated to tillage farming, with its distinctive 'S' shaped ridge and furrow ploughing technique, were to be found on both the Swords Road and Santry Avenue leading to the manorial home. For the development site, the likelihood of later medieval structures surviving on the site is stronger on the eastern portion of the site, where the burgage plots would have fronted onto the Swords Road. That is not to rule out the possibility of cultivation features or agricultural structures such as stables

or sheds surviving towards the western part of the site. Also, given the contemporary description of the many trees on the de Feypo manor, it is not improbable to suggest that the development site could have been woodland at the time.

The re-building of a church at St. Pappan's and its subsequent granting to St. Mary's Abbey by de Feypo would also have been hugely influential on the development of Santry. It is possible that the development site at that time may have been part of the lands directly controlled by the Abbey, rather than by the manor. Given its proximity to St. Pappan's church and its location on the Swords Road, the development site could have formed part of a proto-urban settlement focused on the abbey grounds. McQuade's (2003b) discovery of drainage features associated with 12th century cultivation just southwest of the church and c. 100m east of the development site suggests a still largely rural element to the area and is also indicative of the potential for medieval features to survive on the site.

Summary of archaeological potential within the Study Area



Post-medieval

Santry in the post-medieval period came to be under the control of the Barry family whose descendants remained as landlords in the area until the foundation of the Free State in 1922. While their development of Santry Court has already been discussed, the change of the landholding system from one of burgage plots to small tenant farms would also have taken place under their supervision. It is known from Rocque's (1860) map that the area around Santry, including the development site, had been subdivided by field boundaries. This likely happened during the Anglo-Norman period, if not earlier (Stout 2005, 145), but the long burgage plots associated with the Anglo-Norman manorial system would have long since disappeared. The development site was outside of the demesne and its current western and southern boundaries were at that time defined by field boundaries. The Santry Turnpike is mapped on the Swords Road at the junction with Santry Avenue, and on the other side of the Avenue to the Study Area. The existence of the turnpike is suggestive of investment and improvement being made in the road.

The precise location of the development site is more clearly defined on the First Edition Ordnance Survey map, where despite the lack of its current southern boundary, its present shape is visible in the tree-lined eastern boundary with the Swords Road, and the tree-lined Santry Avenue to the north. There were no buildings recorded on the development site at that time. The site was still largely undeveloped by the time of the 25" Ordnance Survey map.

Characteristics of the Proposed Development

Proposed Development

Consideration of the Characteristics of the Proposed Development allows for a projection of the 'level of impact' on any particular aspect of the proposed environment that could arise. For this chapter, the potential impact on Cultural Heritage is discussed.

The subject site forms part of the Applicant's wider landholding to the south, with a total area for the two sites of c. 3.2 Ha. The lands form a sub-rectangular area to the southwest of the junction between the Swords Road and Santry Avenue.

The lands lie within the boundary of Dublin City Council, with Santry Avenue forming the northern boundary of the lands under DCC control. The most recent County Development Plan, 2016-2022 has zoned the entire of the Heiton Buckley portion of the lands and the eastern portion of the portion of the site already under construction as Zone Z3, which has an aim to provide and improve neighbourhood facilities. The western portion of the portion of the site currently under construction is zoned as Zone Z6, which has an aim to provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

The proposed development within the Study Area is for a Strategic Housing Development (SHD) consisting of 350 no. apartments on the site of Heiton Buckley Builders Providers. The development will provide underground car parking, communal open spaces and commercial units in addition to the 350 no. apartments. The present building of Heiton Buckley Builders Providers, covering an area of 4196.8m², will be demolished as part of the development.

The development to the south consisted of the demolition of an existing eight-bay warehouse building measuring 10,000m² on a 1.89 Ha. site, and the construction of five blocks of mixed-use office, commercial and residential units over a partial basement carpark and all ancillary and associated site development works, including piled foundations under each of the blocks and the basement area. The initial phase of this development to the east is now complete, with construction yet to begin in the western portion. The development was granted planning permission in 2018 (DCC Planning Ref. 2713/17), with Condition 14 relating to archaeology. This required an archaeological assessment, which was carried out by Archaeology Plan in 2018 (Giacometti 2018). Following on from the archaeological

assessment a programme of archaeological monitoring was carried out on the site under Licence No. 19E0069. A report on the findings of the monitoring programme has yet to be finalised as the western portion of the site is not yet complete.

Construction Stage

The removal of topsoil, the digging of foundation trenches for proposed apartments, the insertion of services and the movement of construction machinery across the Proposed Development will have a profound, permanent negative effect on potential subsurface archaeological features and/or deposits without the correct mitigation measures. With the correct mitigation measures, the Proposed Development can have a significant, positive effect for any potential archaeological features and/or deposits.

Operational Stage

Once construction of the Proposed Development is complete, and the residential development comes into full operation, it is envisaged that there will be an imperceptible neutral effect upon any potential surviving archaeological features and/or deposits.

Cumulative impact of the proposed development

The Cumulative Development of the two sites off Santry Avenue is for the construction of 487 residential units with three retail or commercial units, five office units and a creche, along with all associated site works. Both sites were brownfield sites with existing warehouses on them.

Construction Stage

The construction stage of the Cumulative Development involves the demolition of existing warehouses, the removal of existing hard surfaces prior to the construction of the new buildings on the sites. Due to the presence of the existing buildings and hard surfaces it is not possible to assess for the survival of subsurface archaeological remains prior to the demolition of the buildings.

In the southern portion of the site it was found

that testing was also difficult after the demolition of the upstanding building due to the thickness of the concrete floor of the existing building. Monitoring of the removal of the existing floor and subsurface works below the floor and above the natural subsoil proved to be the best methodology for the assessment of the survival of archaeology within the site. Within the southern site an east-west orientated 19th century road flanked by two road-side ditches was identified, which was depicted on the First Edition of the Ordnance Survey maps. A second metalled surface was also identified, branching off the first and running to the northwest, which overlay the northern road-side ditch. The road was a field access land, with the second feature being a later field access. Some plough furrows were also recorded in the undisturbed portions of the site, while other areas had been profoundly impacted by the previous construction and service laying on the site, with nothing surviving between the concrete and the natural subsoil below.

During the construction phase for the site to the south, the archaeological monitoring and recording of the archaeological features encountered had a permanent, significant positive effect for our knowledge of the agricultural layout of the lands within the bounds of the site in the 19th century.

Within the Proposed Development to the north it is likely the same obstacles to early archaeological investigations will be present. During the construction phase a similar approach involving monitoring of the groundworks following the demolition of the existing building at the time of the removal of the existing concrete pad and prior to any further sub-surface works will allow for the recording and preservation by record of any previously unknown archaeology within the bounds of the site. This will give a similar permanent, significant positive effect to our understanding of the potential archaeology within the site.

Operational stage

No further groundworks are associated with the operational stage of the Cumulative Development. Therefore, the operational stage of the Cumulative Development continues to

have a long-term positive effect for the preservation by record of the agricultural features present on the site.

Potential Impact of the Proposed Development

This section provides a description of the specific, direct and indirect, impacts that the proposed development may have during both the construction and operational phases of the infrastructural elements of the proposed project. This is provided with reference to the Characteristics of the Receiving Baseline Environment and Characteristics of the Proposed Development sections.

The following impact assessment is based on the results of the preceding sections (desktop study, site inspection and previous investigations).

The Impact Assessment is divided both into three sections, and is summarised below:

• Impact on Recorded Monuments (RMP)	None
• Impact on known archaeology	None
• Impact on potential/unknown archaeology	Profound

Impacts on Recorded Monuments and Protected Structures

The Proposed Development will not impact directly or indirectly upon any previously recorded site or monument listed in the RMP or the RPS. The closest Recorded Monument, St Pappan's church, graveyard and ecclesiastic enclosure is over 100m away, and the constraint zone surrounding the monuments is 58m to the east of the Study Area.

The desktop assessment did not identify any features of archaeological potential within the boundary of the Study Area. A pump is depicted in the southeast corner of the Study Area on the 1910s Ordnance Survey map, however it is no longer present.

Impacts on unknown/potential archaeological sites

The Proposed Development will have a widespread profound permanent negative impact on any previously unidentified sub-

surface archaeological remains that may survive on the development site.

The western portion of the Proposed Development is of low archaeological potential. The eastern portion of the Proposed Development has a moderate archaeological potential. This is due to it fronting onto the Swords Road and proximity to the medieval boundaries and drainage channels uncovered on the opposite site of the road to the south of St Pappan's Church in 2003, along with its closer proximity to the ecclesiastic foundation itself. The location of the existing building, set back from the road frontage, increases the likelihood that any belowground archaeological features located within this part of the site would survive. It should be noted that no archaeological remains were identified fronting onto the Swords Road in the monitoring works for the site to the south in 2019 and that the area is depicted as agricultural fields throughout the post-medieval period.

Construction Stage

The Construction Stage (without appropriate ameliorative measures) will have no impact on known archaeological features and deposits within the Proposed Development.

The Construction Stage, without appropriate ameliorative measures, will have a profound permanent negative impact on unknown archaeological features and deposits within the footprint of the Proposed Development.

Operational Stage

As there are no known archaeological features within the Proposed Development, the Operational Stage of the residential development would have no impact on known archaeology.

It is envisaged that any unknown potential archaeological features within the Proposed Development would not survive the Construction Stage, without appropriate ameliorative measures. Nevertheless, the Operational Stage of the residential development would have an imperceptible long-term neutral effect on any remnants of the known archaeology.

Furthermore, there is a possibility for an imperceptible long-term positive effect of preservation in situ for unknown archaeological features and/or deposits that potentially survive within the proposed green areas of the development.

Do-Nothing Impact

The Do-Nothing Impact would have no impact on the known archaeology.

The Do-Nothing Impact would have an imperceptible permanent neutral effect on any unknown archaeology.

Section 6 Recommendations

Conclusions

The development site is currently occupied by an existing building, with the remainder of the site covered by a layer of concrete. In the southern part of the overall development the concrete layer was found to be c. 0.25m thick. The location of existing services, including electric and drainage, is unknown. The results of the archaeological assessment for the site to the south indicate that archaeological testing was not effective. The best results were to monitor the groundworks as the concrete was being lifted and the material beneath reduced to the top of the natural subsoil, where it survived.

The monitoring carried out for the site directly to the south identified that the northern and western portion of the site had been more scaped by the previous construction on the site. Based on the results of the desktop assessment there is some potential for medieval agricultural features relating to St Pappan's Church to the east or to the manor of Santry, which was located to the north, however these were not identified within the site directly to the

south where only 19th century agricultural features were identified.

Recommendations

It is therefore recommended that archaeological monitoring be carried out under licence after the demolition of the existing building during the removal of the concrete layer.

Any features encountered during the monitoring programme should be tested, and if archaeological fully excavated by hand to preserve them by record. In the unlikely event that significant archaeology is uncovered a revised mitigation plan may be necessary, which will be agreed upon in discussion with the City Archaeologist and The National Monuments Service.

Time should be allowed between the monitoring works and any construction or service laying in case archaeological features are uncovered.

A report on the results of the monitoring



Summary of the findings of the assessment and recommendation for monitoring of concrete slab removal within the entire footprint of the site (highlighted in blue)

programme should be submitted to the City Archaeologist and the National Monuments Service following the completion of the works.

This recommendation is subject to the approval of the City Archaeologist and the National Monuments Service.

References

- Adams, Rev. B.W. 1883 History and description of Santry and Cloghran parishes, Co. Dublin (Reviewed) in *The Irish Builder*, **25**, No. 569, pp. 272, Dublin.
- Bradley, J. 1988 The interpretation of Scandinavian settlement in Ireland, in J. Bradley, (ed.) *Settlement and Society in Medieval Ireland*, pp. 49-78. Boethius Press, Kilkenny.
- Carroll, J. 2010 *Archaeological Monitoring 19 Santry Villas, Dublin 9*. Unpublished report courtesy of Judith Carroll & Associates Ltd.
- Courtney Deery Heritage Consultancy 2018 *Quickpark Car Park Environmental Impact Assessment Report*. Unpublished report courtesy of Courtney Deery Heritage Consultancy.
- Harney, Kerr, McCormick & O'Sullivan. 2008 *Early Medieval Archaeology Projects (EMAP) Report 2.1 Early Medieval Ireland: Archaeological Excavations 1930-2004*, Report to INSTAR 2008.
- Keogh, H. 2005 *Coultry 7 Ballymun Dublin 9. Monitoring report*. Unpublished monitoring report courtesy of the author.
- Kelly, F. 1997 *Early Irish Farming*, Dublin Institute for Advanced Studies, Dublin.
- Kiely, J. 2017 *Archaeological Assessment with Testing Report Dublin Christian Life Church, Schoolhouse Lane, Santry, Dublin 9*. Unpublished report courtesy of Eachtra Ltd.
- Mills, J. ed. 1905, 1914 *Calendar of the judiciary rolls, or proceedings in the court of the justiciar of Ireland 1295-1303*, 2 vols, Dublin.
- Murphy, M. & Potteron, M. 2010 *The Dublin Region in The Middle Ages Settlement, Land-use and Economy*, Four Courts Press and The Discovery Programme, Dublin.
- McQuade, M. 2003a *Archaeological Assessment, Schoolhouse Lane, Swords Road, Santry, Dublin 9*, Unpublished report courtesy of Margaret Gowan & Associates Ltd.
- McQuade, M. 2003b *Archaeological Monitoring and Excavations at Schoolhouse Lane, Swords Road, Santry, Dublin 9*. Unpublished report courtesy of Margaret Gowan & Associates Ltd.
- O'Danachair, C. 1957-8 The Holy Wells of Dublin, in *Repertorium Novum*, **2 (1)**.
- Ó Néill, J. 2006 Excavation of pre-Norman structures on the site of an enclosed early Christian cemetery at Cherrywood, Co Dublin, S. Duffy (ed.) *Medieval Dublin VII*, pp. 66-88, Four Courts Press, Dublin.
- Simington, R.C. (ed.) 1945 *The Civil Survey A.D.1654 – 1656 Vol. III County of Dublin*, The Stationery Office, Dublin.
- Somerville-Woodward, R. 2002 *Ballymun, A History, Volumes 1 & 2 c. 1600-1997*. Synopsis, Dublin.
- Stout, M. 2005 Early Medieval Boundaries, in T. Condit and C. Corlett (eds), *Above and Beyond: essays in memory of Leo Swan*, Wordwell, Bray, pp. 139-148.
- Smyth, W.J. 1992. Exploring the social and cultural topographies of 16th and 17th century county Dublin in F.H.A. Aalen & K. Whelan (eds.) *Dublin City and County: From Prehistory to Present*, Geography Publications, pp. 121-179.
- n/a, 19th century *Transcripts of Regal Visitation Books in the Prerogative Office for various dioceses, 1607, 1615, 1633-4, 1679*. Prepared for the Record Commission in the early 19th century.