Impact Significance	Medium-low	Medium-low/negative	**Moderate-slight/ Negative**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP9/9a	Schoolyard of St. Paul's College	142m	NE/E

Representative of:
- Heritage & Amenity feature

Receptor Sensitivity **Medium-low**

Existing View

St. Paul's College is a large, secondary boy's school located on Sybil Hill since 1950. In recent years, the site lands were sold by St. Paul's for the expressed purposes of development, in fitting with the zoning of the site lands. In that regard, this is a less typical LVIA/TVIA receptor, as this location is not in the public sphere but within private property. A large schoolyard to the rear of the school, and attendant single storey buildings/structures, are apparent in the foreground of this scene, as is a modest sized, floodlit all weather sporting pitch/ground to the immediate south-east.

Beyond the schoolyard wall, a playing pitch that has been retained for use by the school can be discerned, on the far side of the which (i.e., over 150m away) blue hoarding can be glimpsed, which marks the site boundary. On the eastern and southern side of the site, large mature treelines are visible from this location, which serve to partially 'hem in' the site from the adjacent St. Anne's Park.

Visual Impact of Proposed Development

Over 150m away, several 4-6 storey residential blocks will be clearly seen from this location, with the southernmost, paler-toned block being a nursing home and creche. This Proposed Development would offer a distinct visual change and strong sense of enclosure; while it will be visually co-dominant from this location, it will not appear overbearing, especially in the context of the built-up, northern end of Sybil Hill. The Proposed Development will add considerably to the intensity and scale

of built development within the scene but will also be discerned as a fitting sample of modern-day multi-storey urban design within a deeply residential suburb. Furthermore, it's brick-like tones will appear compatible with the buildings within St. Paul's College.

However, the Proposed Development will also represent the loss of a more open, greenfield aesthetic that is discernible from this viewpoint, even when not accessible. Given the scale of the proposed building, the design achieves an appreciable integration with the surrounding sylvan setting. Be that as it may, the Proposed Development will be one of the most noticeable elements in the scene and will also read as several large buildings replacing a former grassy, greenfield site, thereby reducing the visual amenity of the scene.

Consequently, the magnitude of visual impact is deemed to be **Medium** and of a **Negative** quality.

Summary

Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium-low	Medium/negligible	**Moderate/ Negative**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP10/10a/22	St. Anne's Main Avenue adjacent to site	18m	NW/N/NE

- Local community views
- Heritage & Amenity feature

Representative of:

Receptor Sensitivity **Medium**

Existing View

By way of context, the perfectly straight, near 1.5km-long Main Avenue of St. Anne's Park once connected the formal park entrance to St. Anne's House and was planted in the late 19th Century with an alternating layout of Evergreen Oak and Scot's Pine. These large, densely-planted evergreen trees now align the southern boundary of the site and are a distinctive feature of the park all year round, channelling views east/west, with limited visibility of features north or south of the avenue. Consequently, this viewpoint location was selected as it allows the most attainable - albeit fragmented and partial - views of the site from the Main Avenue. The Avenue is hugely popular with walkers and runners, in particular, passing between Sybil Hill and the more aesthetic, historic core of the Park.

Between and behind relatively bare branches at the base of a large pine tree, a paladin fence can be seen, which marks the southern boundary of the site. The fence is partially overgrown with creepers and briars, making views into the site more challenging. From what can be discerned of the site, fragments of a distant mature treeline be spied, in places. Otherwise, all that can be determined is that the site appears to be an open, greenfield nature.

Visual Impact of proposed development

Behind the foreground trees and paladin fence, past a formal exercise area and approx. 50m north of the Main Avenue, the upper two floors of the proposed four-storey nursing home will be capable of being partially made out from this location, between intervening proposed trees within the site and the existing mature trees north of the Main Avenue. While the overwhelming majority of the proposal will not be visible from this location, where partially visible, the proposed development will read as a large building replacing a former open, greenfield site. Overall, it will modestly accelerate a sense of enclosure and marginally reduce the visual amenity of the scene.

However, it is worth reiterating that views into the site are peripheral to those park goers along the Main Avenue, where views are overwhelmingly channelled east-west, and that the site of the Proposed Development will remain cordoned-off private property outside St. Anne's Park.

Consequently, the magnitude of visual impact is deemed to be **Low** and of a **Negative** quality.

Summary

Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium	Low/negative	**Slight/negative**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP11	St. Anne's playing pitches south of site	285m	N

Representative of:

- Local community views
- Heritage & Amenity feature

Receptor Sensitivity

Medium

Existing View

This scene is from one of over 20 playing pitches in the western half of St. Anne's Park, and is positioned at the southern end of the pitches to allow for the most likely potential views of the Proposed Development. At the far/northern end of the pitches is a tall evergreen double treeline along the Main Avenue.

Visual Impact of proposed development

Owing to the aforementioned trees, no views of the Proposed Development outside St. Anne's Park will be attainable from this location.

Consequently, the magnitude of visual impact is deemed to be **Negligible** and of a **Neutral** quality.

Summary Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium	Negligible/neutral	**Imperceptible/ Neutral**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP12	Mount Prospect Avenue	606m	N

Representative of:
- Local community views

Receptor Sensitivity **Medium-low**

Existing View By way of context, this location is along the much-used Mount Prospect Avenue, at the junction of Mount Prospect Lawns. Mount Prospect Lawns is a short, straight residential *cul de sac* that runs north-south, thereby presenting the strongest likelihood of views towards the site from the residential streets of Clontarf, to the immediate south of St. Anne's Park. There are multiple residences aligning Mount Prospect Lawns, including Belgrove Park, consisting of multiple 3-4 storey residential blocks, which aligns the southern boundary of the Park.

Visual Impact of proposed development Owing to the aforementioned residences, no views of the Proposed Development will be attainable from this location.

Consequently, the magnitude of visual impact is deemed to be **Negligible** and of a **Neutral** quality.

Summary Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium-low	Negligible/neutral	**Imperceptible/ Neutral**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP13/13a	All Saints Road north of site	140m	S/SW

Representative of:

- Local community views

Receptor Sensitivity **Medium-low**

Existing View All Saints Road aligns the northern side of St. Anne's Park and at this location is within 150m north of the site boundary. There is a line of south-facing residences along this road, as well as numerous residential streets further north. Within the northern boundary of St. Anne's Park, there is a mature thicket of trees, approx. 20m in width, which tends to preclude views further south into the park and in the direction of the park.

Visual Impact of proposed development Owing primarily to the aforementioned thicket of trees, no views of the Proposed Development will be attainable from this location.

Consequently, the magnitude of visual impact is deemed to be **Negligible** and of a **Neutral** quality.

Summary Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium-low	Negligible/neutral	**Imperceptible/ Neutral**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP14	Path near south-eastern corner of the site	5m	NW

Representative of:

- Local community views
- Heritage & Amenity feature

Receptor Sensitivity **Medium**

Existing View

Outside the eastern boundary of the site, a treelined public pathway connects the Main Avenue of the Park with All Saints Road, over the course of almost 400m. Although less than 10m from the eastern boundary, views into the site from this path are rare, owing to a multitude of mature trees and shrubs in an 8-10m wide thicket, while to the east of the path is the Millennium Arboretum. However, at one specific location by the southeast corner of the site, and at an obscure angle to path users, there is a dearth of intervening vegetation, which allows for views of the site.

The foreground site boundary takes the form of a paladin fence while the site itself appears as a large, relatively flat, fallow, open, greenfield site. Blue (temporary) wooden hoarding aligns the site's western boundary, above which the more distant five-storey Sacred Heart Nursing Home on Sybil Hill can be discerned, as can the mature treeline that runs outside the site's northern boundary.

Visual Impact of proposed

Inside the boundary fence and outside St. Anne's Park, a formal hedgerow will preclude the overwhelming majority of the Proposed

development

Development. The proposed hedge is very similar those found throughout the adjacent St. Anne's Park and about the study area, and is unlikely to be noticed. Inside/past the hedge, all that is likely to be discerned about the proposal is the uppermost floor of the paler-toned, four-storey nursing home and five-storey residential blocks north of it. It is worth noting that these proposed buildings will be set back approx. 75m from the eastern site boundary. The proposal will increase the scale and intensity of built development in what had been an open, greenfield site, with a visual context made more acute by the viewer being within a public park.

Although the proposal - including the foreground hedge - will be visible, it will not appear overbearing but a broader and compatible extension of the built development across the northern end of Sybil Hill. The tonal varieties of the nursing home at the south of the development will broadly complement that of the deep red of the proposed residential blocks to its north. However, while outside St. Anne's Park, the proposed foreground hedgerow will largely cut-off a source of open, greenfield amenity, thereby reducing the inherent visual amenity of the scene; a point that needs to be tempered with the fact that for the park user (i.e. visual receptor, in this instance) almost 100 hectares of open, greenfield amenity within St. Anne's Park will remain unaffected/ unaltered by the Proposed Development.

Consequently, the magnitude of visual impact is deemed to be **Medium** and of a **negative** quality.

Summary

Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium	Medium-low/ negative	**Moderate-slight/ negative**

Viewshed Reference Point	**Viewing distance to site boundary**	**Direction of View**

VP15	All Saints Road northeast of site	245m	SW

- Local community views

Representative of:

Receptor Sensitivity **Medium-low**

Existing View This location along All Saints Road is further to the northeast, between the junctions of Bettystown Avenue and Waterfall Road. There is a line of south-facing residences along this section of the road, as well as numerous residential streets further north. Within the northern boundary of St. Anne's Park, the Millennium Arboretum has been extended near this location, forming a deep woodland that precludes views further south into the park and in the direction of the park.

Visual Impact of proposed development Owing to the aforementioned trees, no views of the Proposed Development will be attainable from this location.

Consequently, the magnitude of visual impact is deemed to be **Negligible** and of a **Neutral** quality.

Summary Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium-low	Negligible/neutral	**Imperceptible/ Neutral**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP16	St. Anne's playing pitches east of site	151m	W

Representative of:	• Local community views • Heritage & Amenity feature
Receptor Sensitivity	**Medium**
Existing View	This scene is from one of over 20 playing pitches in the western half of St. Anne's Park, and is positioned at the eastern end of the pitches to allow for the most likely potential views of the Proposed Development. At the far/western end of the pitches is thick, mature 8-10m wide thicket of trees that align the eastern boundary of the site.
Visual Impact of proposed development	Owing to the aforementioned trees, views of the overwhelming majority of the Proposed Development will not be attainable from this location. Rather, partial views of the top floor of two different, brick-toned five-storey residential blocks will be partially visible above the distant treeline, as well as most of the top two floors of the light-toned six-storey block to the north. The visual presence of the Proposed Development will derive partly from distance over scale, the existing mature trees within the park, and between the site and this location, as well as the roofline of the proposed buildings punctuating the skyline. Of what can be discerned of the proposed blocks will read as a contemporary multi-storey apartment complex located outside St. Anne's Park; apartments that can be regularly seen about this city. In terms of aesthetics, the alteration of tone in the buildings reduces the potential for perceived 'massing' of the blocks. The Proposed Development will, thus, represent the only visible buildings from this location, but will certainly not be visually dominant or overbearing. Consequently, the magnitude of visual impact is deemed to be **Medium-low** and of a **Negative** quality.
Summary	Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium	Medium-low/negative	**Moderate-slight/ Negative**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP17	St. Anne's Park Main Avenue	193m	NW

Representative of:

- Local community views
- Heritage & Amenity feature

Receptor Sensitivity **Medium**

Existing View

By way of context, the perfectly straight, near 1.5km-long Main Avenue of St. Anne's Park once connected the formal park entrance to St. Anne's House and was planted in the late 19th Century with an alternating layout of Evergreen Oak and Scot's Pine. These large, densely-planted evergreen trees now align the southern boundary of the site and are a distinctive feature of the park all year round, channelling views east/west, with limited visibility of features north or south of the avenue. Consequently, this viewpoint location was selected as it allows the most attainable - albeit fragmented and partial - views of the site from the Main Avenue. The Avenue is hugely popular with walkers and runners, in particular, passing between Sybil Hill and the more aesthetic, historic core of the Park.

In this scene, located almost 200m east of the site, the two aforementioned tall, thick treelines marshal views towards the indeterminate entrance of the avenue, with little of the land use off the avenue being able to be determined.

Visual Impact of proposed development

Owing to the aforementioned trees, no views of the Proposed Development will be attainable from this location.

Consequently, the magnitude of visual impact is deemed to be **Negligible** and of a **Neutral** quality.

Summary

Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium	Negligible/neutral	**Imperceptible/ Neutral**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP18	St. Anne's Tennis Club	469m	SW

Representative of:

- Local community views
- Heritage & Amenity Feature

Receptor Sensitivity

Medium

Existing View

By way of context, St. Anne's Tennis Club is a popular, public 12-court tennis club located off All Saints Road. To its immediate west, over 300m of the Millennium Arboretum between this location and the site is located.

Visual Impact of proposed development

Owing to the aforementioned trees, no views of the Proposed Development will be attainable from this location.

Consequently, the magnitude of visual impact is deemed to be **Negligible** and of a **Neutral** quality.

Summary

Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium	Negligible/neutral	**Imperceptible/ Neutral**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP19	Mount Prospect Avenue at Clontarf GAA pitches	500m	NW

Representative of:

- Local community views
- Heritage & Amenity feature

Receptor Sensitivity

Medium

Existing View

By way of context, for several hundred metres along the eastern end of Mount Prospect Avenue, it aligns St. Anne's Park. Views in the direction of the site are largely curtailed by roadside trees, but in this instance a gap above a 4-5-foot-high footpath-side hedge and between foreground trees, allows for more extensive views. The pitches of Clontarf GAA Club can be clearly seen in the foreground, beyond which a visually impenetrable tall treeline is evident.

Visual Impact of proposed development

Owing to the aforementioned trees, no views of the Proposed Development will be attainable from this location.

Consequently, the magnitude of visual impact is deemed to be **Negligible** and of a **Neutral** quality.

Summary

Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium	Negligible/neutral	**Imperceptible/ Neutral**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP20	St. Anne's Walled Garden	841m	

Representative of:

- Local community views
- Heritage & Amenity feature

Receptor Sensitivity

Medium

Existing View

By way of context, this location is from within the original, Victorian walled garden in St. Anne's Park and one of the 'iconic' features of the Park's historic core. Approx. 800m east of the site, the walled garden holds a 12 acre (4.9 ha) plant nursery for the Dublin City Parks Department, producing thousands of bedding plants, shrubs, trees and floral tubs annually.

In this scene, bedding plants and hedgerows are aligned in a formal fashion, terminating in tall trees found within the 9-hole golf course and the Millennium Arboretum, outside the walled garden.

Visual Impact of proposed development

Owing to the aforementioned trees, no views of the Proposed Development will be attainable from this location.

Consequently, the magnitude of visual impact is deemed to be **Negligible** and of a **Neutral** quality.

Summary

Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium	Negligible/neutral	**Imperceptible/ Neutral**

Viewshed Reference Point		**Viewing distance to site boundary**	**Direction of View**
VP21	Park entrance to Main Avenue	225m	NE

Representative of:

- Local community views
- Heritage & amenity feature

Receptor Sensitivity

Medium

Existing View

By way of context, this is a major park entrance, located at the western end of the Main Avenue at its junction with Sybil Hill and beside the southern boundary of St. Pauls school. The perfectly straight, near 1.5km-long Main Avenue of St. Anne's Park once connected the formal park entrance to St. Anne's House and was planted in the late 19th Century with an alternating layout of Evergreen Oak and Scot's Pine.

These large, densely-planted evergreen trees now align the southern boundary of the site and are a distinctive feature of the park all year round, channelling views east/west, with limited visibility of features north or south of the avenue. Consequently, this viewpoint location was selected as it allows the most attainable - albeit fragmented and partial - views of the site from the Main Avenue. The Avenue is hugely popular with walkers and runners, in particular, passing between Sybil Hill and the more aesthetic, historic core of the Park.

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In this scene, over 200m southwest of the site, the aforementioned tall, thick treelines marshal views along the avenue, with little of the land use off the avenue being able to be determined.

Visual Impact of proposed development

Owing to the aforementioned trees, no views of the Proposed Development will be attainable from this location.

Consequently, the magnitude of visual impact is deemed to be **Negligible** and of a **Neutral** quality.

Summary

Based on the assessment criteria and matrices outlined at **Section 10.2** the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	**Significance of Visual Impact**
Impact Significance	Medium	Negligible/neutral	**Imperceptible/ Neutral**

10.5.3 Cumulative Impact

In terms of the potential cumulative impact upon the landscape character of the receiving environment, the proposed construction of 7 no. permanent blocks ranging in height from 4 to 7 storeys will represent a clear escalation of built intensity within 200m of the site, as well as a distinct vertical imprint into what had been mostly a grassy, greenfield site. In that regard, the site's development will be broadly consistent with the northern end of Sybil Hill, where two such multi-storey developments are located, as well as the St. Paul's College campus aligning the site, while also intensifying that landscape character. It will also intensify the strong residential character of the study area.

In terms of the potential cumulative visual impact, it is firstly worth noting that combined visibility occurs where the observer is able to see two or more developments from one viewpoint. As the nature of the development, in this instance, entails buildings, combined visibility may either be:

- In combination (i.e., more than one such block is within the observer's viewing arc at the same time without moving his/her head);
- In succession (i.e., where the observer has to turn his/her head to see various blocks).

However, it is also worth noting that if the visual impact significance from any receptors has been deemed to Imperceptible in its own right, then it has no potential to generate any cumulative impact; that is, if the proposed development is likely to generate an imperceptible visual impact, then when combined with any other developments its cumulative visual impact will, too, be equally negligible.

Please note that an extensive list of other developments granted planning permission in the study area, which could have a potential cumulative impact, was prepared in advance of this cumulative impact assessment. Based on a criterion of having combined visibility of at least one other building (of two storeys or more), of the 21 no. receptors selected for this assessment:

- Two receptors have the potential to be viewed in combination (i.e., VP7 & VP8);
- Three receptors have the potential to be viewed in succession (i.e., VP2, VP6 & VP9).

Thus, overall, potential cumulative visibility is likely to arise in less than one-quarter of receptors (i.e., 5 out of 21), and that none of these are from with St. Anne's Park.

For the reasons outlined above, the magnitude of cumulative effects is deemed to be **Low**. Thus, significant cumulative impacts are not considered to occur.

10.5.4 Overall Significance of Impact

Overall, it is considered that the Proposed Development is an appropriate contribution to the built fabric of this suburb that will not result in any significant landscape/townscape or visual impacts.

10.6 Mitigation Measures

10.6.1 Construction Phase

A site hoarding will be erected at the commencement of construction for numerous safety and amenity reasons. One of the key landscape and visual benefits of this will be the screening of early stage ground works and ground-based activity throughout the course of the construction phase. There are no specific landscape and visual mitigation otherwise proposed during the construction phase.

10.6.2 Operational Phase

Specific landscape and visual mitigation measures are not considered necessary for the operational stage development. Instead, mitigation measures can be considered to be embedded into the multi-faceted design of the Proposed Development during the operational phase, particularly the landscape design, which will help to assimilate the built elements of the development and complement the parkland character of the surroundings.

10.7 Residual Impacts

Residual Impacts are defined *as 'effects that are predicted to remain after all assessments and mitigation measures'*. They are the remaining 'environmental costs' of a project and are the final or intended effects of a development after mitigation measures have been applied to avoid or reduce adverse impacts. Potential residual impacts from the Proposed Development were considered as part of this environmental assessment.

Residual impacts have been assessed based on the assessment criteria and matrices outlined at Section 10.2. Full details are outlined in Section 10.5.2.2 of this EIAR.

10.8 Monitoring

10.8.1 Construction Phase

No monitoring is required during the construction phase, with regards to this Landscape/ townscape Visual Impact Assessment.

10.8.2 Operational Phase

No monitoring is required during the operational phase, with regards to this Landscape/ townscape Visual Impact Assessment.

10.9 Interactions

The main interactions with the townscape and visual impact assessment include, Architectural Design, Landscape Design, Archaeology and Cultural Heritage, Planning and Biodiversity.

10.9.1 Archaeology and Cultural Heritage

As there are no known archaeological or architectural remains found during the desk top survey as well as the walkover survey, it is not predicted that any changes in landscape or visual impact will affect in any way the archaeology of the area.

10.9.2 Biodiversity

The landscaping proposed for the Site entails the planting of over 700 trees, many of which are native species. This increase in tree cover across the Site will provide additional nesting/foraging resources for local passerines, along with a slight increase in habitat connectivity over what is currently open field habitat.

10.9.3 Population and Human Health

The Proposed Development will alter the visual appearance of the Site which is predominantly a greenfield Site. It is not considered that the Proposed Development by virtue of its visual appearance and in the context of the proposed zoning of the Site of the Proposed Development and the rural and residential nature of the surrounding landscape, will cause any significant impacts for the residential local population.

10.10 Difficulties Encountered When Compiling

No particular difficulties were encountered when compiling the information for this project.

10.11 References

Dublin City Development Plan 2016-2022;

'Guidelines for Landscape and Visual Impact Assessment' (GLVIA-2013)(Third Edition) by the Landscape Institute and Institute of Environmental Management & Assessment (UK);

Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018), published by the Department of Housing, Planning and Local Government;

Environmental Protection Agency 'Guidelines on the information to be contained in Environmental Impact Assessment Chapter of the EIARs' May 2022.

11 Archaeological, Architectural and Cultural Heritage

11.1 Introduction

This chapter of the environmental impact assessment report pertains to the potential impact of the Proposed Large Residential Development (hereafter referred to as the Proposed Development) on the archaeological, architectural and cultural heritage of the receiving environment at the Foxlands, Raheny site, comprising the lands east of St Paul's College, Sybil Hill Road, Raheny, Dublin 5. The archaeological and cultural heritage elements have been carried out by James Kyle BSc HDip MIAI of Archaeology and Built Heritage Ltd. James holds a Bachelor of Science degree in Zoology with Marine Zoology from the University of Wales and a postgraduate Higher Diploma in Irish Archaeology from University College Cork. James has extensive experience managing the archaeological aspects of major infrastructural, commercial and residential projects in both the public and private sectors. He is the Chairperson of the Institute of Archaeologists of Ireland (IAI) and also the Chairperson of the Archaeological Branch of Unite the Union. He is also a member of the European Association of Archaeologists. The architectural elements of this study have been carried out by Rob Goodbody, Historic Building Consultant with IAC Archaeology. Rob has a post-graduate diploma in Environmental Planning and a Masters in Urban Building Conservation from UCD. He has thirty years' experience as a professional planner.

The main purpose of the impact assessment report is to assess the potential significance and sensitivity of the existing archaeological, architectural and cultural heritage receiving environment (the baseline), and in turn to evaluate the likely and significant impacts of the Proposed Development on this environment. Ameliorative (remedial or reductive) and case appropriate mitigation measures are proposed, where necessary, to safeguard any monuments, features or finds of antiquity or features of local cultural heritage interest that have been identified during the course of these studies.

The application site consists of a substantial L-shaped area of land, together with a narrower strip that runs westward to provide for access to Sybil Hill Road and ancillary strips to allow for other works such as surface water drainage and improvement to the access. The site is adjacent to the grounds of Sybil Hill House, which is a protected structure. The main part of the site is bounded on three sides by St Anne's Park, which is a conservation area – though not an architectural conservation area.

It is proposed to provide 580 apartments, a nursing home and a crèche on the site, comprised of seven blocks ranging in height from four to seven storeys. The development will also include residential tenant amenity spaces, a basement-level car and cycle park with storage, services and plant. The existing access to Sybil Hill Road would be widened and realigned and an access road is to be provided connecting between Sybil Hill Road and the site, necessitating the demolition of an existing prefabricated building.

The proposed access road will run close to the buildings at St Paul's College, to the south of Sybil Hill House and will be separated from the house and grounds of Sybil Hill House by the grounds to the front of the house. Sybil Hill House is a protected structure, though It is not anticipated that the access road would have any significant impact on the house or its setting.

The area proposed for housing is to the rear of Sybil Hill House and separated from it by trees and outbuildings. The nearest building would be about seventy metres from the rear of Sybil Hill House. It is not anticipated that the Proposed Development would have any significant impact on the character of the house.

The application site is bounded by St Anne's Park on the northern, eastern and southern sides. The margin of the park is marked by a belt of trees that runs along all three sides adjacent to the application site. On the southern side a substantial avenue runs through the park, from a gateway on Sybil Hill Road towards the east and this is bounded by substantial trees. It is proposed to locate open space on the site near to this boundary. The part of the park to the east of the site is partly taken up with playing pitches and partly with the Millennium Arboretum. To the north of the site there are more playing pitches in the park. The upper part of the proposed apartments will be visible from the playing pitches, but not to the extent that they would have a significant impact on the character of the park.

11.1.1 Archaeological and Cultural heritage

Archaeological heritage is a finite non-renewable physical and material resource, where archaeology is defined as the study of past human societies through their material remains and artefactual assemblages. The study of archaeological remains increases our understanding of the structure and culture of past societies that are not recorded by any other means. Each monument or site possesses a unique and, as such, invaluable record of the individual site, as well as providing evidence for its context in a wider cultural framework. Collectively, archaeological monuments contribute to charting cultural evolution and societal change throughout human history.

Archaeological heritage includes all remains and objects and any other traces of humankind from the past, the preservation and study of which helps to retrace the history of humankind and our relationship with the natural environment. The archaeological heritage includes structures, constructions, groups of buildings, developed sites, moveable objects and monuments of all kinds as well as their context, whether situated on land or under water that generally pre-date AD1700. (based on the Valetta Convention 1992).

Cultural heritage is defined as a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge, and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time (Faro Convention). Cultural Heritage is an expression of the ways of living developed by a community and passed on from generation to generation, including customs, practices, places, objects, artistic expression, and values. Cultural Heritage is often expressed as either Intangible or Tangible Cultural Heritage (ICOMOS 2002).

Cultural and Archaeological Heritage Impact Assessment is the process which leads to a systematic documentation of the cultural and archaeological heritage receptors that may be affected directly or indirectly by any given project or development; this process aims to assess the likely impacts on the receptors, the significance of the effects of those impacts; and the necessary measures to mitigate significant adverse effects on those receptors. The purpose of the impact assessment is to understand the consequences of change to the archaeological

and cultural heritage assets so that informed decisions can be made about their sustainable management.

11.2 Methodology

11.2.1 Archaeology and Cultural Heritage Assessment Methodology

The methodology undertaken in the production of the archaeology and cultural heritage elements of this chapter included a desk-based assessment of the known archaeological and settlement history of the immediate area, a walk-over site inspection and extensive research of the relevant sources pertaining to the Proposed Development site and its environs.

11.2.2 Desk-Based Assessment

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The desk-based assessment made use of the following sources:

- Record of Monuments and Places (RMP) and Sites and Monuments Record (SMR)
- Topographical files of the National Museum of Ireland
- Documentary sources (as listed in the bibliography)
- Cartographical sources
- OSI Historic Mapping Archive and other historical mapping
- Aerial photographs
- Excavations Bulletin and Excavations Database (1970-2015)
- Dublin City Development Plan 2016-2022

11.2.3 Site Inspection

A walk-over inspection of the site was conducted on 31st August 2021. The purpose of the site inspection was to identify potential archaeological sites and features of historical, industrial, and cultural heritage merit that may be subject to direct or indirect impacts as a result of the Proposed Development.

11.2.4 Guidelines, Legislation and Standards

For the purposes of this report the following guidelines, legislation and standards were consulted:

- National Monuments Act, 1930 (as amended)
- The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 1999
- Planning and Development Act, 2000 (as amended)
- The Heritage Act, 1995
- Environmental Protection Agency, 2015, Revised Guidelines on the information to be contained in Environmental Impact Statements, Draft September 2015
- Environmental Protection Agency, 2015, Advice Notes for preparing Environmental Impact Statements. Draft September 2015
- The Heritage Council, 2013, Historic Landscape Characterisation in Ireland: Best Practice Guidance
- Department of Arts Heritage and the Gaeltacht, 2011, Architectural Heritage Protection Guidelines for Planning Authorities

- National Roads Authority, 2010, Project Management Guidelines
- The Heritage Council, 2010, Proposals for Ireland's Landscapes
- National Roads Authority, 2006, Guidelines for the Assessment of Archaeological Heritage Impacts of National Road Schemes
- National Roads Authority, 2006, Guidelines for the Assessment of Architectural Heritage Impacts of National Road Schemes
- Environmental Protection Agency, 2003, Advice Notes on Current Practice (in preparation of Environmental Impact Statements)
- Environmental Protection Agency, 2002, Guidelines on the information to be contained in Environmental Impact Statements
- Department of Arts, Heritage, Gaeltacht and Islands, 1999, Framework and Principles for the Protection of the Archaeological Heritage
- Department of Arts, Heritage, Gaeltacht and Islands, 1999, Policy and Guidelines on Archaeological Excavation
- Department of Arts, Heritage and the Gaeltacht, 2015, National Landscape Strategy for Ireland 2015-2025.

11.2.5 Architectural Heritage Assessment Methodology

The architectural heritage assessment examines buildings and other structures within, or close to, the application site and assesses the architectural significance of those structures with the anticipated effect of the proposed residential development on their character. The emphasis is on structures still standing. Where a building or other structure has been destroyed it no longer has architectural significance on the landscape, though it may leave traces that fall within the ambit of the archaeological assessment. It may also have had an importance that remains through the historical record, though this is not of concern to the present task. For a structure to have architectural significance it need not survive intact and ruins, or even fragments of buildings may be of importance.

The identification of buildings and structures to be assessed for impact was based in the first instance on an analysis of current Ordnance Survey maps. The potential for any building or other structure in the vicinity of the site to have special architectural significance was also gauged through examination of the following sources:

- The Dublin City Development Plan 2016-2022
- The Draft Dublin City Development Plan 2022-2028
- Pre-Ordnance Survey maps by John Rocque and John Taylor
- Ordnance Survey six-inch maps of 1843, 1871 and 1912

Any buildings on or close to the application site that were identified on the earlier Ordnance Survey maps were then checked against the current Ordnance Survey maps to ascertain which were still extant. The entries in the Records of Protected Structures for Dublin city was also checked.

Historical sources used in the study are listed in the bibliography.

The site and its vicinity were walked on 9th November 2021 to identify those structures noted in the desktop survey to assess them for their architectural quality. The possibility of finding structures of architectural significance not identified either from the desktop assessment was kept in mind during the site work and any potential additional structures were examined. The site had previously been walked on 11th November 2016, 24th May 2017, 9th May 2018 and 21st August 2019, including the grounds of the school and Sybil Hill House, which were not visited again in 2021.

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The structures identified within the site or in the vicinity were examined to assess the potential effects of the Proposed Development and to consider potential for mitigation where necessary. In each case the structures identified are rated in accordance with the system adopted the National Inventory of Architectural Heritage (NIAH) wherein a structure is rated as being of International, National, Regional or Local interest, or, if a structure is of no special interest, the NIAH includes a category of "Record only"[9]. It is noted that the only structure in the vicinity of the site that was included in the NIAH is Sybil Hill House.

The legislation relating to the protection of architectural heritage is set down in the Planning and Development Act 2000, as amended, and this defines architectural heritage as including structures which are of special interest under the headings of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Wherever the phrase "special architectural interest" is used in this report it should be taken as including special interest in any one or more of these eight categories.

In this assessment each building or structure that is considered is assigned a rating in accordance with the NIAH system or is stated to be not of special architectural interest. Where the rating is deemed to be higher than "Record only" the category of special interest is noted.

It should be noted that the term "special architectural interest" applies only in the context of this assessment of architectural heritage and does not imply that those buildings and other structures that are not considered to be of special architectural interest are in any way inferior or are of lower value.

11.3 Existing receiving environment

11.3.1 The Site

The greater part of the site is a large open area with a grass surface. This is surrounded by trees, which are outside the application site. Most of the site is bounded by a metal railing, though there are masonry walls in some areas and a temporary timber hoarding along the south-western part of the site. One of these masonry walls is a substantial brick and stone wall just inside the site's northern boundary, while the western boundary to Sybil Hill House is a high concrete-block wall. The access to the site is from Sybil Hill Road and passes between a protected structure in large, landscaped grounds at Sybil Hill, and a school built in the 1950s. There is a gateway in the eastern fence that connects to St Anne's Park, though this is normally locked at present.

[9] National Inventory of Architectural Heritage *NIAH*

The redline boundary for the Proposed Development occupies an area of 6.7 ha, whilst the location of the Proposed Development is enclosed by the grounds of St Anne's Park to the north, east and south; by the sports grounds of St Paul's College to the south; and to the west by residential development at The Meadows, Sybil Hill House and St Paul's College. The 4-storey Convent building & grounds of the Little Sisters of the Poor is located on the opposite side (to the west of) of Sybil Hill Road. The Proposed Development site is located 1.2km externally to the Dublin City Zone of Archaeological Potential (DU015-082) which surrounds the village of Raheny. There are no monuments recorded by the statutory RMP (see above) as being located within the Proposed Development site, nor is it within the constraint zone surrounding any monument. Additionally, the only archaeological investigation on the site of the Proposed Development was the Geophysical Survey conducted by Shanarch Ltd. in September 2015, under licence ref. 15E0095.

11.3.2 Conservation context

Figure 11-1: Detail of development plan map B, with application site outlined in a broken red line. Source: Dublin City Development Plan map B, with site boundary overlaid

There are no protected structures within the application site and no part of the site lies within or adjacent to an architectural conservation area. The access to the site will run between St Paul's College and a property known as Sybil Hill House, which is occupied by the Vincentian Order. Sybil Hill House is a protected structure and is included in the Record of Protected Structures under reference 7910. It is also included in the NIAH under reference 50030086. This building is marked with a red asterisk on the extract from the Dublin City Development Plan 2016-2022, map B, which is reproduced above.

The application site is bounded on its northern, eastern and southern sides by St Anne's Park, which is designated on the development plan map as a conservation area that is not an architectural conservation area. This is depicted by red hatching on the map.

11.3.3 Archaeological and historical background with cartographic analysis

The site of the Proposed Development is located equidistantly between the villages of Raheny and Killester, on a gentle south facing slope, with expansive views through the trees of St. Anne's Park southwards to Clontarf and the Dublin Bay coastline and beyond to the panoramic

vista of the Dublin/Wicklow mountains. Running to the north and east of the Proposed Development is the Naniken River or Abhann na gCian, a derivative of the name of the clan, the Ciannacht Breg, who occupied the coastal area between Annagassan and Dublin at the dawn of the Early Medieval Period (c.500 AD) according to the historic sources.

11.3.3.1 Prehistoric Period

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Mesolithic Period (Middle Stone Age c. 9000-4000BC)

The Mesolithic period currently presents the earliest evidence for the human occupation of the greater Dublin area and the surrounding coastline during the immediate post-glacial period. Although the course of the Naniken River, located to the northeast of the Proposed Development may have altered considerably over the intervening timespan, the routes of streams and rivers would have served as pathways through which the interior of the land could be accessed from the coastline, providing freshwater above their tidal reaches just as they would have provided a direct food source in their freshwater, brackish and saltwater reaches and indirectly so, via their attraction of the native fauna of the area.

The closest site dating to the Mesolithic period was the located 4km southwest of the Proposed Development at Spencer Dock, Dublin 1, where wooden fish traps dating to a period of the late Mesolithic (6100-5760 cal BC) were excavated by Melanie McQuaid (McQuade 2008, pg. 8–11). A number of shell middens and flint scatters dating to this period have been uncovered further along the coast at Sutton (see below), northwards along the coast at Malahide and Balbriggan and most notably on Lambay Island (Baker 2010, pg. 8), whilst the estuaries of Malahide and Rogerstown have proven to be particularly abundant in artefacts dating to the period (Nolan 1981). A large shell midden site, DU015-024, was identified 7km northeast of the Proposed Development in Burrow townland, close to the village of Sutton. Archaeological sites dating to this period are usually situated on or close to the shoreline and are typical of the transitory hunter-gatherer nature of these early occupants, who adapted themselves and their lifestyle to fit their landscape and habitat.

11.3.3.2 Neolithic Period (c. 4000-2800BC)

The Neolithic period marked a wholesale change in the way that humans occupied the landscape, they adapted their environment to suit their needs, whereas they had previously adapted themselves to their environment. Habitation became fixed, with the lifestyle revolving around the cultivation of crops and animal husbandry in tandem with the construction of large, stone-built monuments, both of which necessitated deforestation of large areas of the landscape and a large, settled and secure population. Although no archaeological remains or sites dating to this period have been recorded or discovered on or in close (500m) proximity to the Proposed Development, the situation of the subject site on a south facing slope of fertile ground, close to the coast, with an adjacent source of freshwater (River Naniken) would have presented a prime development opportunity, just as it does today. One need only look to the higher reaches of the Howth peninsula to observe upstanding monuments typical of the Neolithic Period in the wider area of Dublin, north of the River Liffey. The Cairns DU016-007, DU019-003, DU019-006 and the tomb DU015-028001 are typical of the surviving funerary monuments of the Neolithic and are significant indicators of a large, settled human population in the general area of the Proposed Development during the Neolithic. The latter tomb (DU015-028001) was discovered in the late nineteenth century and is described as a stone cist (L 9m; W 0.7m), which was exposed during house construction work in 1897 (Shearman

1866-9, 330-32). It was constructed of limestone blocks and covered by a mound (Westropp 1922, 64).

Three Burial Mounds DU015-019, DU015-020 and DU015-023 are recorded as being located on the narrow isthmus of land between Sutton and Howth and in the absence of datable materials retrieved from these it should be noted that whilst burial mounds usually date to the prehistoric period, this is not always the case. Elsewhere on the Hill of Howth the portal tomb, DU015-032 was recorded with its single chamber, another classic example of this type of tomb, which were built throughout much of northwest Europe during the Neolithic period. In its elevated location at the foot of Muck Rock on the north side of Howth Head the latter portal tomb would have been visible from much of the coastline north of here, a stretch of coast which has various funerary monuments of similar date dotted along its length and indeed there would be a direct line of site to/from the tombs (cairns) built during this period on Lambay Island 17.5km to the northwest of the subject site.

11.3.3.3 Bronze Age Period (c.2800BC-800BC) and Iron Age Period (c.800BC-500 AD)

Both periods are well represented by recorded and excavated archaeological sites within the greater North Dublin region so the apparent paucity of sites dating to this period in close proximity to the Proposed Development should not be seen as a complete absence from this locale, especially when viewed in the context of the wider landscape surrounding the subject site. Two copper alloy axe heads, dating to the Bronze Age were found at Clontarf (Stout 1992, 9–10) and although there are no further indications of settlement dating to this period in the area, the presence of potential archaeological sites and/or features on the subject dating to either the Bronze Age or Iron Age cannot be and should not be ruled out.

The date which the majority of the existing housing stock surrounding the Proposed Development was built (c.1950 or later), prior to modern archaeological planning conditions, and the presence of St. Anne's Park have to be considered as factors in the apparent absence of archaeological sites, finds and features dating to the prehistoric period in the general and immediate area surrounding the Proposed Development site.

11.3.4 Historic Period

11.3.4.1 Early Medieval Period (500-1100 AD)

The area surrounding the Proposed Development is relatively rich in evidence relating to the occupation and use of this immediate part of the landscape of north Dublin during this period. The adjacent place names of Killester and Raheny are both of early medieval origin; the placename prefix 'Kill' in Killester (Cill Easra or the Church of Esra) denotes the site of a church with an early medieval foundation in the Irish landscape. In the case of Raheny (Ráth Éanna or Ráth Éainaigh meaning the fort of Éanna) the use of the placename prefix 'Rath' denotes the presence of a fortified circular enclosure typical of the period, which are more commonly known as a Ringfort or Rath. The fort a Raheny is recorded as being the site of the early church (DU015-082001) which was rebuilt in 1712 and dedicated to St. Assam and which was also associated with St. Nessan's church & monastic foundation on Ireland's Eye (the name Assam being a possible corruption of Nessan). Elsewhere whilst debate surrounds the exact date and etymology of Clontarf (Cluain Tarbh being generally taken to mean 'Meadow of the Bulls') the church site at Clontarf (DU019-015001) is suggested to be on the site of an earlier church dating to this period, which was established by St. Comgall c.550 AD.

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In Ireland during the Early Medieval Period the basic political and jurisdictional territorial unit was known as a Túath (meaning and referring to a territory and/or a tribe) and these units are suggested by Stout (2017) to be a roughly equivalent territorial unit to the modern-day Barony/Civil Parish. The Proposed Development is situated on the townland boundary/border between the townlands of Sybil Hill and Maryville which itself forms the boundary between the civil parishes of Clontarf and Raheny respectively. The delineated area of each of the civil parishes is taken as being based on the system of medieval church parish divisions and thus it is possible that the subject site occupies the boundary between nieghbouring Túatha, and therefore the line of that boundary is considered to be an area of archaeological potential (AP1). Activity in the general area during this period is evidenced by another characteristic monument typically dated to this period, Holy Wells, and there are two examples of this site type in the locale of the subject site: RMP DU019-012 in the southeastern corner of St Anne's Park and to the west, RMP DU019-013, on The Stiles Road, Clontarf. Their proximity to and association with early ecclesiastical sites belies an earlier pagan or prehistoric origin which is often attributed to many of these sites.

As mentioned above the subject site was located in the territory of the Ciannachta Breg at the start of the Early Medieval Period. The Ciannachta claimed descent from Tadc mac Céin, a member of the legendary early Munster dynasty, who was said to be a grandson of Ailill Aulom. They are first recorded sub anno 535 when they were defeated in battle at Luachair Mór (between the rivers Nanny and Boyne), near Duleek, by Túathal Máelgarb, who was the High King of Ireland at the time. The Ciannachta Breg were again defeated at the battle of Imblech Pich (Emlach, near Kells) in 688 AD by King Niall mac Cernaigh, the King of Brega and subsequently their lands were absorbed by the Sil nÁedo Sláine, the descendants of Áed Sláine, who was the son of Diarmait mac Cerbaill, the then High King of Ireland. They dominated the kingship of the Proposed Development area from the seventh to the eleventh centuries as a part of the ruling dynasty of Brega, the Southern Uí Néill, who claimed descent from Niall Noígiallach (Niall of the Nine Hostages) and his son Conall Cremthainne (Byrne 1973). In 742 AD the Síl nÁedo Sláine king of North Brega, Conaing mac Amalgado, began using the title of the 'King of Ciannachta', the first of seven North Brega kings to do so. In time, the Uí Chonaing (descendants of Conaing mac Amalgado) conquered and assimilated the territory of the subject site into Brega, while retaining use of the 'King of Ciannachta' title for themselves.

The arrival of the Vikings to Irish shores occurred soon after and whilst the earliest documented raid in 795 AD on Rechru has been argued to be Lambay Island and not Rathlin Island, the recorded raid on St. Patrick's Island off the Fingal coast three years later, the raid on Skerries and the breaking of the shrine of Do-Chonna in 798 AD are indisputable, as is the targeting of the monastic site at Lusk with numerous raids, such as in 827 AD and the burning of the church there in 856 AD. According to the Annals of Inisfallen, nearby Howth was raided repeatedly by the Vikings with the first raid at Howth mentioned by the Annals of the Four Masters in the year 819 AD, whilst in the same year the Annals of Inisfallen recorded 'the plundering of Etar by the foreigners, who carried off a great prey of women'. Two years later the Annals again recorded a raid on Howth, but eventually the seasonal blight of the Norsemen on the shores around Ireland gave way to their permanent settlement, with the first overwintering occurring at Dublin and Annagassan during the winter of 839/840 AD and thus the area of the subject site would have found itself within the Norse/Hiberno-Norse controlled hinterland (the Dylflinarskiri) which eventually surrounded the Viking town of Dublin, with the good quality farmland and favourable climate in North Dublin leading to the area becoming a

key supplier of agricultural produce, raw materials, fish and shellfish to the ever-expanding Viking foundation on the River Liffey.

11.3.4.2 Battle of Clontarf 1014 AD

Arguably the most historically significant event in close proximity to the site of the Proposed Development occurred with the Battle of Clontarf, Good Friday, 23rd April 1014 AD, a battle with apparent widespread consequence, at least in Western Europe and Ireland. The battle was fought between the opposing forces of the Vikings of Dublin, under Sitric (Sigtrygg) Silkbeard, the Hiberno-Norse King of Dublin and the High King of Ireland, Brian Boru (Brian Bóruma), who was a member of the Dál Cais tribe or Dalcassians, a previously obscure family based in Clare who began to emerge in the late 10th century. The battle was a victory for Brian, his son Murchad and King Maelsechlainn II (King of Mide), over a Hiberno-Norse alliance of Mael Mórda mac Murchada (King of Leinster), his nephew Sigtrygg Silkbeard (King of Dublin), and their Norse allies under Sigurd (Earl of Orkney) and Brodir (Earl of the Isle of Man). The Viking forces summoned by Sitric beached their boats on the strand at Clontarf and set up camp there and despite their defeat it would appear that many Vikings continued to live in Fingal after 1014 (McIntyre 1987, pg. 83), however, their habitation in these lands was something which clearly had already been occurring over the previous century or more.

The location of the battle has been much debated, with many 19th-century commentators suggesting the battle took place closer to the Viking town of Dublin, somewhere on the ridge that runs from present day Phoenix Park towards the River Tolka near Clonliffe, whilst others suggest it took place in the area between modern day Santry and Baldoyle. Unfortunately, in the area immediately north of the Liffey and Fairview, the subsequent centuries of reclamation and development have radically altered the coastline of Dublin Bay, which adds to the difficulty of locating the potential battle site.

Despite his defeat at Clontarf and perhaps as a penance for his wrongdoing, Sitric Silkenbeard gave Dúnán, the first Bishop of Dublin, land to build the Church of the Blessed Trinity (Christchurch Cathedral) in Dublin c.1030, along with the lands of 'Beal-dulek [Baldoyle], Rechen [Raheny] and Portrahern [Portrane] with towns, cattle and corn' something that obviously could not have occurred had Sitric been completely dethroned and permanently exiled in 1014 (Ware 1705, pg. 134).

11.3.4.3 Medieval Period (1100-1600 AD)

By the dawn of the Medieval Period in Ireland the town of Dublin had grown considerably to become a wealthy trade centre. There was a recognisable urban street pattern, defensive walls and even some suburban development had occurred, together with the construction of a cathedral, parish churches and various monastic houses and thus it had become a worthy prize. Little surprise therefore that it was captured on the 21st of September 1170 by the Cambro-Norman nobleman Richard FitzGilbert de Clare (aka 'Strongbow'), who sought to cement his conquest and become ruler of Dublin by marrying Aífe, the daughter of the king of Leinster, Diarmait Mac Murchada. As a consequence, shortly after those events, in the year 1171 the Plantagenet King of England, Henry II, arrived to rein in his over-ambitious baron, taking the city for the crown and thereby establishing Dublin as the capital of the Norman territories in Ireland.

In 1171 Gill Mololmoa, a Dane otherwise known as Gilcolm, is recorded as holding lands in Raheny, which were seized by Strongbow in 1172 and granted to Vivien de Cursun. The

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latter's son John de Cursun succeeded as 'Lord of Rathenny and Kilbarrock' but was murdered by the de Lacy family (the Norman Lords of Meath) in 1208. Subsequently, Raheny church came under the control of St Mary's Abbey, Dublin, who had also acquired grange lands in Raheny in 1172-3, and thus it became one of the principal medieval manors of the Dublin region. In 1172 the lands of Clontarf were granted to Adam de Pheope by Hugh de Lacy, the Lord of Meath (Murphy and Potterton 2010).

According to Lewis' Topographical Dictionary of Ireland (1837), Sir Amorey Tristram and Sir John De Courcy landed at Howth on St. Laurence's Day, 10 August 1177, leading a large military force which defeated the Norse inhabitants of Howth, at what is referred to as the 'Battle of Evora Bridge', also known as the 'Battle of the Bloody Stream'. That event evidences the continued Norse occupation of at least part of North Dublin, some 160 years after the Battle of Clontarf. Sir Amorey was awarded the lordship of Howth on account of the victory and he took the name St. Laurence as his own. As a reward for his service the Manor of Howth was granted to Almaric (Armorey) de St. Laurence in 1180 by Henry II. In 1226 Henry II granted the manor of Clontarf to the Knights Templar, as part of his penance for the murder of Thomas á Beckett (McIntyre 1987, pg. 26), but with the suppression of the Knights Templar in 1307, Clontarf Manor passed into the control of the Knights Hospitallers (also known as the Knights of St John of Jerusalem), who were headquartered at Kilmainham.

Following the dissolution of the monasteries in 1540-41, the St Lawrences of Howth were granted lands in Raheny and Baldoyle (Murphy and Potterton 2010) by Henry VIII, whilst the Crown took possession of the Clontarf estate in 1541, whilst the Order of the Knights Hospitallers was disbanded in 1542. Under the 'surrender and regrant policy', the last Prior of the Knights, Sir John Rawson, was granted a peerage, created Viscount Clontarf with an annual pension of 500 marks and given a seat in Parliament (McIntyre 1987, pg. 27).

11.3.4.4 Post-Medieval Period AD1600-1800

As a direct result of the 'Dissolution of the Monasteries' most of the lands in the Raheny area were under the ownership of the St Lawrences of Howth by 1600 AD and in that same year the 'Manor, territory, tithes, town and lordships' of Clontarf were granted by Queen Elizabeth I to Sir Geoffrey Fenton, principal Secretary of State for Ireland, with Fenton's son, Sir William, inheriting the property in 1608.

By the 1640s, the property and parish boundaries on the northern edge of Dublin City, at Raheny, Clontarf, Coolock, Killester and Glasnevin, were in a state of flux (Smyth 1992, pg. 153). The 1641 Rebellion received widespread support in Raheny and Clontarf and in order to suppress the rebellion, Sir Charles Coote led his forces from Dublin City, burning the village of Clontarf and attacking Clontarf Castle. In 1649 Cromwell granted the confiscated Clontarf estate to Captain John Blackwell, who subsequently assigned it to John Vernon, Quartermaster General of Oliver Cromwell's army in Ireland. Vernon relinquished the lands upon the restoration of Charles II to the throne in 1660, however, they were subsequently returned to another member of the Vernon family and Clontarf Castle remained in the family's possession until Edward Kingston Vernon passed away in 1967.

Sir William Petty's Down Survey map of 1656-58 (Figure 11-2) indicates the extent of the holdings of the St Lawrence family in the Barony of Coolock and area of the subject site. By the 1660s, Raheny, Clontarf and Drumcondra had become centres for gentrified settlement outside of the city (Smyth 1992, pg. 174). In 1732 John Vernon of Clontarf Castle leased Sybil

Hill House and 36 acres (14.57ha) of land to James Barlow for a term of 999 years (Gogarty 2013, 27) and in the same year, Joseph Fade, a banker from Thomas Street, Dublin, leased Furry Park from Vernon (Gogarty 2013, pg. 23).

Figure 11-2 Down Survey Map of the Barony of Coolock 1656-58, location of Proposed Development circle in red

A more detailed map of the area was carried out by John Rocque in 1760 as part of his 'Map of County Dublin' (Figure 11-3). A 'Church in Ruins' was noted at Killester, whilst a 'Windmill' was noted at Raheny, adjacent to the unnamed Naniken River. Most of area depicted as being dominated by field systems, with some notable exceptions where large houses were present, one of which is depicted, but unnamed, on the southern side of the Naniken River where the location of two structures, their orientation and the position of the entrance avenue, gardens and the date of the source all suggest that this was an early illustration of Maryville House (Figure 11-3). The village of Clontarf is illustrated, as is the area at the bottom of modern-day Vernon Avenue, which was noted as 'Clontarf Sheds'.

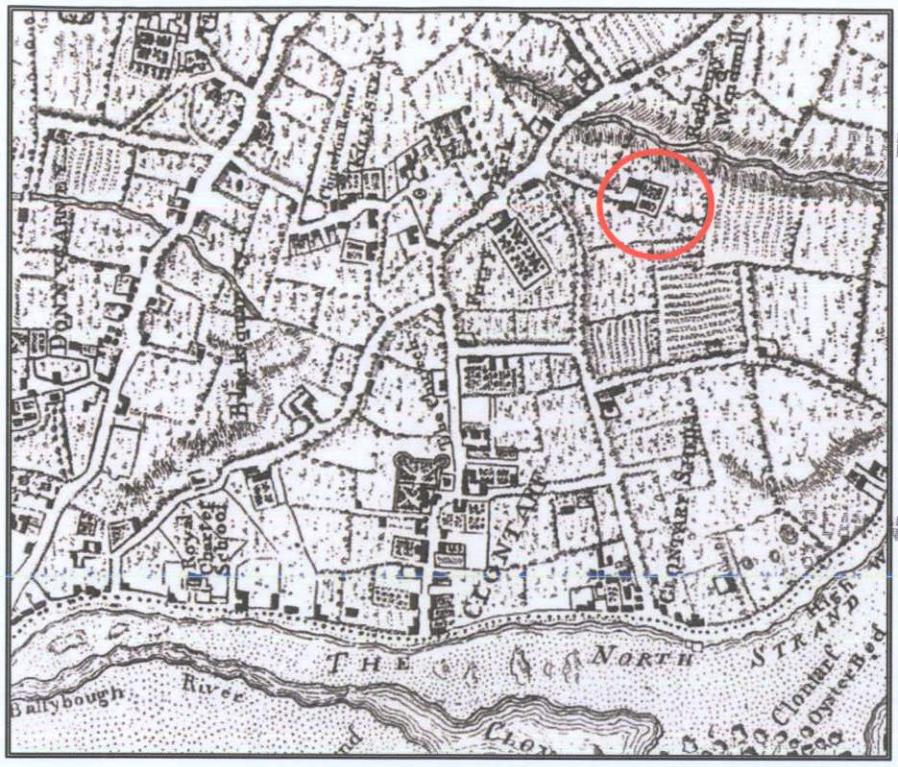

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Figure 11-3 Extract of Rocque's 1760 Map of the County of Dublin, proposed site location outlined in red

During the eighteenth century the land around Clontarf and Raheny became popular as the location for villas belonging to the gentry and professional classes. Houses such as Sybil Hill, Furry Park, Bay View and Verville were built during the eighteenth century and this trend continued into the opening decades of the nineteenth century with the construction of Bedford Lodge, Baymount Castle, Sea View and Mount Prospect. Some of these, including Sybil Hill House, were altered and extended in the nineteenth century, while others, such as St Anne's, were demolished and new houses built on the site.

Throughout much of this period Raheny remained a quiet country village with most of the population engaged in agriculture. Lewis (1837) noted, 'The land is in general of good quality, the greater portion is meadow and pasture, and the arable land produces excellent crops of wheat; the system of agriculture is in a very improved state, and there is neither waste land nor bog. Limestone of good quality is abundant and is quarried for building and for agricultural purposes.' Lewis (1837) also listed Sybil Hill among the 'many handsome seats and villas' of Clontarf. D'Alton (1838, pg. 55) records that the population of the parish and village of 'Ratheny' in 1821 was 505, rising to 608 by 1831 with 'Lord Howth' remaining the chief proprietor. An examination of the 1st-edition Ordnance Survey map of 1837 (Figure 11-4) shows a well-developed layout of fields surrounding both Sybil Hill House and Maryville House, with access to both of these properties deriving southeast from the Howth Road, as Rocque had illustrated nearly 80 years earlier. In the case of the former mansion, the gardens and a nucleation of smaller structures is evident to the northwest of the house, whereas in the case of Maryville the gardens are located to the east of the house and associated structures to the rear (north), as per Rocque.

The first edition Ordnance Survey map of this area, published in 1843, shows the villas dotted around the district. In the extract from the map that is reproduced above, which covers a

relatively small area, no less than thirteen villas are included,, each with the extent of its grounds shown with a grey stipple, while others are just outside the area shown. The extent of the present application site is marked with a broken red line, which shows that in the mid-nineteenth century this land was partly within the grounds of Sybil Hill House, though mostly within the grounds of Maryville. In this map extract St Anne's is towards the right-hand side of the map, a little above centre; the grounds of St Anne's are shown as running westwards to the green line, which depicts the boundary between the civil parishes of Clontarf and Raheny.

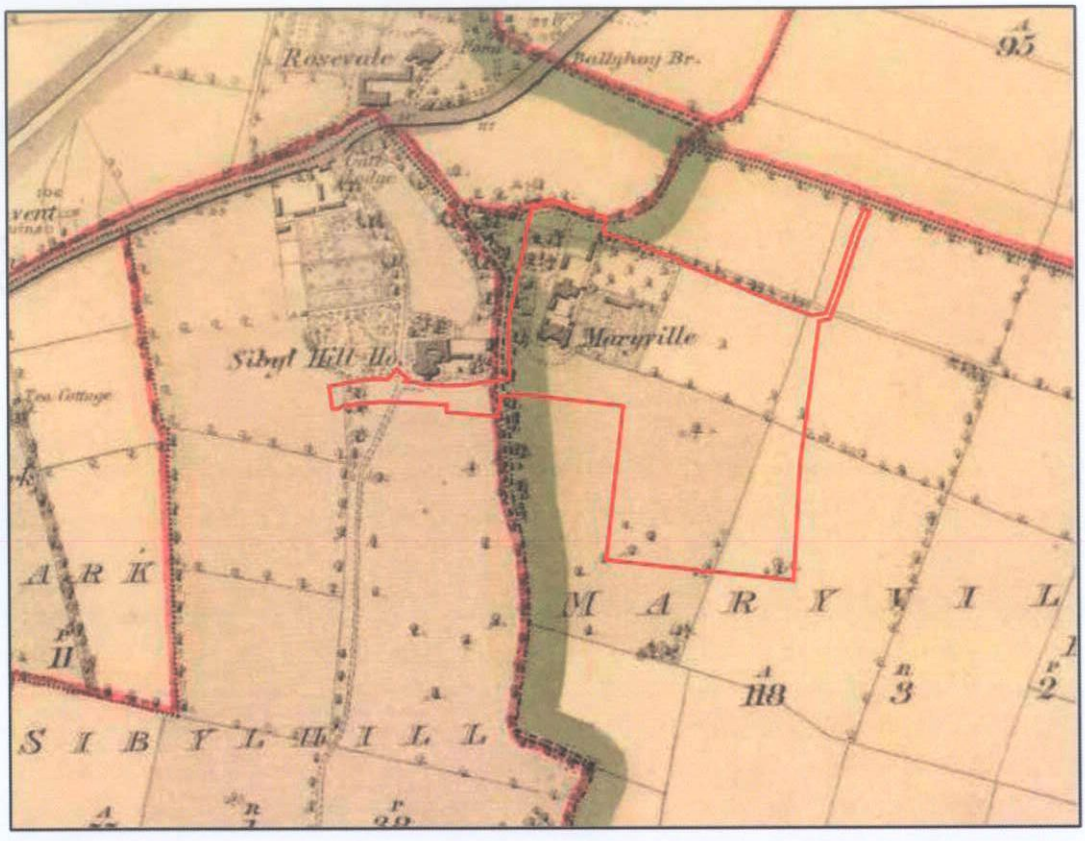

Figure 11-4 Detail of Ordnance Survey map of 1843 with site boundary overlaid

The opening of the Dublin and Drogheda Railway in 1844 drew an influx of new residents to the area and the resulting expansion of settlement is evident on the later mapping such as the 25-inch mapping of 1909 (Figure 11-5).The 1860 2nd-edition OS map depicts little change to the layout of the lands of the Proposed Development site and no change to the structures or surrounds of Sybil Hill or Maryville and as such it has not been included here, plus its level of detail is quite poor. Similarly, Weller's 1885 map is annotated with both house names, but it shows so little other detail that it is not deemed to be pertinent for inclusion here.

The greater scale of the 1909 25-inch Ordnance Survey mapping (Figure 11-5) affords a far more enlightening vista on the lands of the Proposed Development site. The structure of Maryville house, as per the photograph (Figure 11-6) is apparent, with its bowed flanking end bays crystallised with illustrated structures to the rear, gardens to the east and entrance to the west, through the adjacent Townland/Civil Parish boundary. Also evident is the line of the Proposed Development's entrance avenue, south of Sybil Hill House, to a point in the landscape southwest of that structure which would be later occupied by the line of Sybil Hill Road. The proposed entrance avenue also appears to transit through an illustrated laneway which led to the main avenue entrance to St. Anne's Mansion/Thornhill House.

The name St Anne's Park was given to that estate by Benjamin Lee Guinness (along with an additional 'e' in Anne) in honour of St Ann's Holy Well (DU019-012), which is still located in the southeastern corner of the modern park adjacent to the pond, the location of the latter prompting Branigan (2012) to suggest that the imposition of that landscape feature was the probable cause of the well's dryness. The estate was formerly known as Thornhill estate, but it was renamed after its acquisition by the brothers Arthur and Benjamin Lee Guinness in 1835. The original holding included 29 acres of land but by 1878, the estate had grown to over 500 acres.

St Anne's Mansion was built during the Georgian period and was itself originally called Thornhill but after the estate was taken over by Elizabeth and Benjamin Lee Guinness the house underwent a series of expansions and developments, and a large Italianate-style residence was built by the Guinness family and modified over several generations.

Thornhill was built in 1814 by Sergeant John Ball and it was subsequently occupied by Hugh O'Reilly Esquire, before the lease was sold to Lord Ardilaun and his brother Arthur Lee Guinness. In 1873, Lord Ardilaun commissioned the architect James Franklin to redesign Thornhill and the building work for that redesign was carried out by Thomas Millard with the net result of the remodelling served to almost double the size of the original house.

James Franklin was born in Kerry to minor landed gentry in 1835 and in 1850 he moved to England serving apprenticeships in various notable architectural firms including Summers, Day and Baldock mechanical engineers and then in the offices Frederick William Porter in London. He worked for a number of other architects in London, Manchester and Sheffield before in 1861 he returned to Kerry. In 1862 he was appointed to the position of district architect under the Irish ecclesiastical commissioners in charge of the North-western Division. In 1869, after the disestablishment of the Church of Ireland, he set up his own office at 179 Great Brunswick Street, Dublin.

Thomas Millard was born circa 1811 and originally, he worked as a cabinet maker in Cheltenham before arriving in Dublin in 1838, taking up a role with the Board of National Education. He later owned his own cabinetmaking and upholstery business on Mary Street in Dublin, but by 1853 his business was completely dominated by construction, carrying out jobs for the Board of Public Works, while also specialising in the erection of residential mansions for the nobility and gentry.

Griffith's Valuation of 1850 lists John Barlow Esq. (of Sybil Hill) as the occupier of Maryville, and the Earl of Howth as the lessor. The Barlow family of Sybil Hill had leased Maryville to increase their landholding (Gogarty 2013, 28) and in 1876, John Barlow, now a Justice of the Peace, and his son, John Herbert Barlow, sold the lease to Sir Arthur Edward Guinness of St. Ann's, Raheny for £5,000 (Gogarty 2013, 28; Ussher Sharkey 2002, 43). The Guinness family continued to enlarge their estate, purchasing other neighbouring properties, with such homes being retained as accommodation for the Guinness family stewards (Gogarty 2013, 16). In 1912 Maryville was listed as being occupied by Henry Kearney (Porter's Guide and Directory for North County Dublin 1912), but upon her death in 1925 Lady Ardilaun left the St. Anne's estate, including Maryville, to her husband's nephew, Benjamin Plunket, Church of Ireland Bishop of Meath.

At the time that the first edition Ordnance Survey map was published St Anne's had recently been demolished and rebuilt by the Guinness family. St Anne's was inherited by Arthur Edward

Guinness in 1868 and in 1874-76 he enlarged the property significantly, acquiring extensive lands to the north and west in the parish of Raheny. In 1876 he acquired the house at Sybil Hill, with its grounds, and two years later he added Maryville, which stood close to Sybil Hill House, to the east.

Having acquired a substantial area of land to add to his estate at St Anne's, Arthur E Guinness, with his wife, Olivia, laid out an extensive estate, with allées and parkland, and with extensive belts of holm oaks to give shelter from the salt-laden sea breezes. The principal avenue, 1300 metres long, ran westwards from the front of the house to the edge of the grounds of Sybil Hill House. However, he was not able to acquire the lands beyond Sybil Hill House and the entrance to St Anne's turned northwards through the grounds of Sybil Hill House to meet the Howth Road. The Guinnesses did not incorporate either Sybil Hill House or Maryville into the landscaped grounds of St Anne's and they continued to be occupied separately.

Arthur Edward Guinness was elevated to the peerage as Lord Ardilaun in 1880. After his death in 1910 Lady Ardilaun continued to live in the house until her death in 1925, though the estate was no longer kept up to its previous high standard. As the Ardilauns were childless, the property was inherited by Lord Ardilaun's nephew, Bishop Benjamin Plunket.

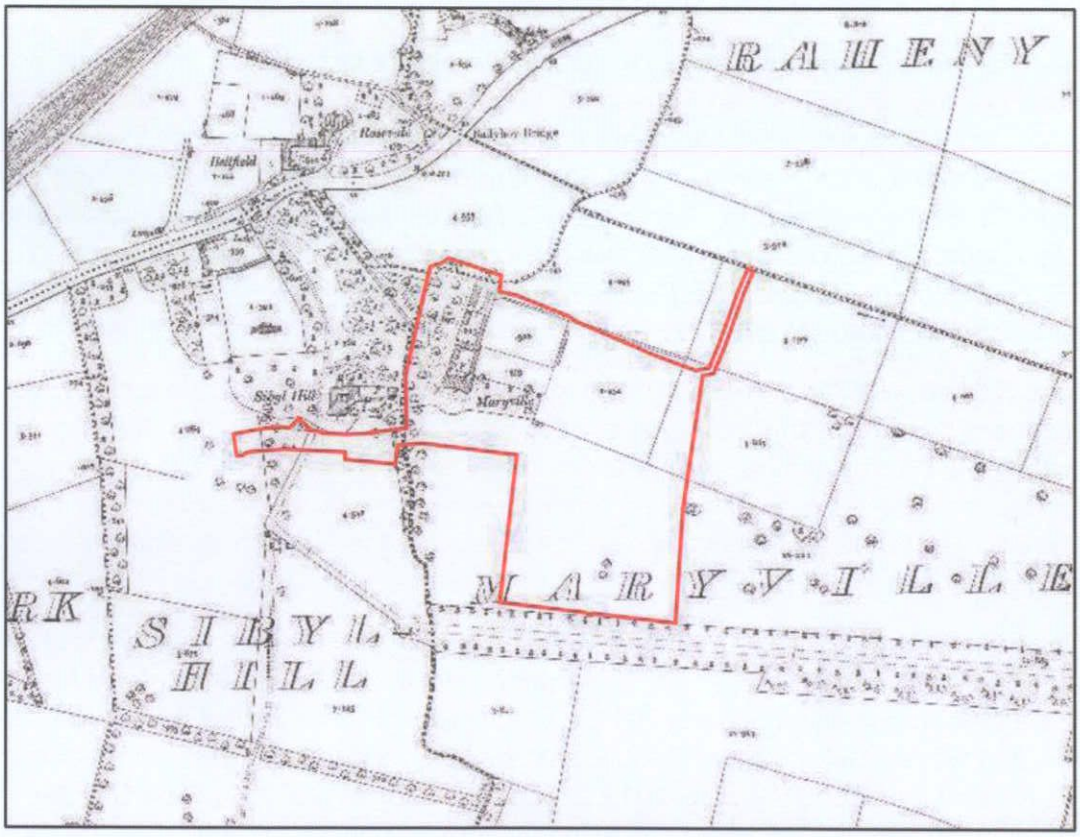

Figure 11-5 Detail of Ordnance Survey map of 1907 with site boundary overlaid

The map extract above shows the approximate outline of the application site superimposed on the Ordnance Survey map of 1907. Maryville may be seen in the north-western corner of the site.

In 1932, Bishop Plunket put the St Anne's estate on the market, though he found it difficult to find a buyer. In 1936 Dublin Corporation expressed an interest in acquiring it as housing land and this was pursued through the St Anne's Compulsory Purchase Order (CPO), 1938, the

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public inquiry for which was held in September of that year. The order was initially made for 444¾ acres (180 hectares), the greater part of which was to be used for housing, while 176 acres (71.23 hectares) was to be used as a public park. The property belonging to Bishop Plunket was included in this total area of land covered by the compulsory purchase order, though it was acquired by agreement with Dublin Corporation and excluded from the order. In 1939 Bishop Plunket sold the estate to Dublin Corporation for approximately £55,000, after which it was used as a store by the Irish Defence Forces. Plunkett retained Sybil Hill House as a private residence and 22 acres of parkland (present day St. Paul's College and the Vincentian Order parochial house) (Sharkey 2002, 83). Sybil Hill House was not included in the CPO as Bishop Plunket retained it as his residence.

Maryville was included in the CPO, but as the Corporation's plans for the estate were put on hold due to the outbreak of the Second World War the property was not acquired at that time. The lease of Maryville House was assigned to Dublin Corporation in 1956, having been occupied since 1932 by Cecil Milne, who kept a dairy farm and market garden within its four acres (Ussher Sharkey 2002, 91) and St Paul's College (Secondary School) was located in the house until the present school building, designed by Downes and Meehan, was completed in 1957 (Gogarty 2013, pg. 28). Sybil Hill House then became home to retired Vincentian Fathers and it continues to fulfil that function to this day. In 1959 Dublin Corporation sold Maryville to the Vincentian Fathers for £3,500, who demolished it and used the additional 4 acres as playing fields (Gogarty 2013, pg. 28).

Figure 11-6 Front of Maryville House, undated (J. Sharkey 2002)

Sybil Hill House was not included in the CPO as Bishop Plunket retained it as his residence. Maryville was included in the CPO, but as the Corporation's plans for the estate were put on hold due to the outbreak of the Second World War the property was not acquired at that time. Maryville continued to be occupied by Cecil Milne, under a lease granted in 1932. Cecil Milne had run a dairy farm on the property, though during the war years he cultivated the land as a market garden and this use continued after the end of the war. Maryville was sold to Dublin Corporation in 1956.

In 1948 the Vincentian Fathers acquired 12.5 hectares of the St Anne's estate from Dublin Corporation for the purpose of building a school. The school, which they named St Paul's College, opened in 1952. A number of land transactions followed, as Bishop Plunket had died in 1947 and the Vincentian Fathers had been able to purchase Sybil Hill House from his family in 1950 (McIntyre 1987, pg. 149). In 1952 Corporation acquired part of the lands from the Vincentian Fathers along the western side of their property, so that they could lay out a new road to form a northward extension from Vernon Avenue – now Sybil Hill Road and the original entrance avenues to Maryville and Sybil Hill on the Howth Road were replaced by the residential development of The Meadows. To compensate for the loss of land, the fathers acquired land to the east of the school from the Corporation and this forms the southern part of the lands now the subject of the present application. The house at Maryville, with its grounds, were sold to the Vincentian Fathers in 1959. The Vincentian Fathers demolished Maryville and laid out the site and its grounds as part of the school playing fields.

The land transferred to the Vincentian Fathers in 1952 extended into what is now the Millennium Arboretum area within the park and did not allow for an efficient layout for playing fields. A further transaction was entered into with the Corporation in 1953 to swap that eastern part of the lands transferred in 1952 with an area to the north. This is clarified in the map below.

The spur of land within the present site that provides the access from Sybil Hill Road was formerly part of the grounds of Sybil Hill House.

St Anne's Park now extends to approximately 110 hectares, as compared with the 71.23 hectares originally envisaged when the lands were acquired.

11.3.5 National Monuments

Archaeological sites in the ownership or guardianship of the State or a Local Authority and sites under Preservation Orders are designated as National Monuments under the National Monuments Acts 1930-2004 and those sites are offered the highest level of protection under Irish legislation. There are no National Monuments or sites under Preservation Order located within the site of the proposed development or in close proximity to it (within 500m).

11.3.6 Record of Monuments and Places (RMP) and Sites and Monuments Record (SMR)

The Record of Monuments and Places is a list of archaeological monuments known to the National Monuments Service (NMS) and it is based on the earlier Sites and Monuments Record (SMR) files and the Archaeological Survey of Ireland. The Record of Monuments and Places (RMP) was established under Section 12 of the 1994 National Monuments (Amendment) Act.

No RMP sites are located on or near the site of the proposed development and only two RMP sites are marked as being located within a 1km radius of the proposed development by the online mapping. The nearest accurately listed RMP site is the Church and graveyard (DU019-010001, -010002) which is located 0.83km west of the proposed development, whilst the mapped location of the Casino Marino (DU019-037) 0.81km west of the proposed development is actually an error in the online Heritage Mapping and RMP databases, as the Casino Marino is actually DU018-144, located a further 1km to the west.

11.3.7 Archaeological investigations in the immediate vicinity of the proposed development

An examination of the excavation's bulletins website (www.excavations.ie) revealed no archaeological investigations have previously taken place within the site area of the proposed development. A number of archaeological investigations were documented in the wider area surrounding the site, these are listed in Table 11-1:

Table 11-1 Archaeological investigations carried out within close proximity to the subject site

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License No.	License Holder	Investigation Type	Archaeology Found
94E0199	Judith Carroll	Assessment	No
96E0183	Judith Carroll	Assessment	Yes (see below)
99E0172	Tim Coughlan	Assessment	No
00E0611	Teresa Bolger	Assessment	No
02E01040	Tom Rogers	Monitoring	Yes (See below)
04E0967	Goorik Dehaene	Assessment	Yes (see below)
05E01246	Franc Myles	Assessment	No
06E0683	Emer Dennehy	Assessment	No
08E0740	Rob Lynch	Monitoring	No
09E0054	Rós Ó Maolduín	Assessment	No
17E0384	Gill McLoughlin	Monitoring	Yes (see below)

Prior to the adoption of the current system of excavation licencing and numbering, roadworks in Raheny village in the 1970s uncovered an enclosure type-ditch interpreted by the investigating archaeologist Leo Swan as the outer enclosure of the medieval ecclesiastical site of Raheny.

Archaeological investigations carried out under licence ref. 96E0183 in 1996 by Judith Carroll at Cahill Motors, Raheny, revealed what was interpreted as part of the same enclosing ditch feature. The investigating archaeologist concluded that 'the area in which the ditch was found was important historically throughout the medieval period, and there are other boundary and defence feature of which such a ditch could form a part'.

Archaeological monitoring carried out by Tom Rogers under licence ref. 02E01040, on the Dublin North Fringe Water Supply Scheme, including c. 35km of water pipeline, uncovered tramlines beneath the Howth Road and timbers buried at a depth of 3m in Clontarf and additionally a possible medieval closed-arch culvert was uncovered at a depth of 1.2m in Clontarf.

Archaeological investigations carried out under licence ref. 04E0967 by Goorik Dehaene at 6 Main Street, Raheny produced five no. sherds of medieval pottery.

Nothing of archaeological significance was found during test trenching conducted at St Assam's Church, Howth Road, Raheny carried out by Rós Ó Maoldúin under licence ref. 09E00053.

Disturbed medieval and post-medieval deposits were identified during archaeological monitoring, at Scoil Assaim in the zone of archaeological potential around the ecclesiastical complex at Raheny in 2017, carried out by Gill McLoughlin under licence ref. 17E0384.

A non-intrusive geophysical survey 15R0095 was previously carried out on the site of Maryville House, the initial outcome of which highlighted partial evidence for the buried remains of Maryville House and the associated boundary features in the surrounding hinterland (see 11.3.12 below).

11.3.8 Topographical files

The National Museum of Ireland is the repository for the archive records of all known antiquities recorded by that institution, the files relate primarily to artefacts but also contain references to monuments and previous excavations. The files pertaining to the proposed development, which straddles the townlands of Maryville and Sybil Hill were examined 27/08/21, in addition to the surrounding townlands of Elm Park, Furry Park, Glebe, Greenlanes, Harmonstown, Raheny and Raheny South, however no information of relevance to the site of the proposed development was noted as being present in those files.

11.3.9 National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) records the architectural heritage of Ireland, from 1700 AD to the present day and it includes country houses, churches, mills, bridges and other structures of note. The only site in close proximity to the proposed development registered by the NIAH is Sybil Hill House (NIAH Reg. No. 50030086). Sybil Hill House is described by that register as a detached T-plan three-bay two-storey house, built c. 1750, having central full-height canted entrance bay to front (south) elevation, bow bays to side elevations, L-plan return and extensions to rear added c. 1810, and extensions to northeast added c. 1940. Hipped slate roof with central rendered chimneystacks and terracotta pots to front range and return behind balustraded granite and render parapet, central projection having moulded render cornices over canted-bay. Moulded render cornices to rear. Cast-iron rainwater goods and hipped slate roofs to return and extensions. Lined-and-ruled rendered walls, render quoins and plinth course, decorative render panels having foliate swags over to side elevations of first floor of entrance bay, with render eaves course. Square-headed window openings, having painted masonry architrave surrounds, granite sills, cornice and panelled apron over ground floor windows and eight-over-eight pane timber sliding sash windows.

Six-over-six pane timber sliding sash windows to west and rear elevations, tripartite timber sliding sash windows and four-over-four pane timber sliding sash windows to rear, windows to north elevation of extension to northeast lacking surrounds and having render sills and some windows having steel grilles. Six-over-six and three-over-three pane timber sliding sash windows and replacement windows to east elevation with render sills. Square-headed door opening to front with double-leaf half-glazed timber panelled door, leaded over-light, panelled render pilasters supporting fascia and cornice, and granite paved platform and nosed granite steps flanked by curved rendered dwarf walls with granite capping. Square-headed door opening to extension to north, with half-glazed timber panelled door and over-light. Segmental-headed door openings to rear with moulded render architrave surrounds and keystones, half-glazed timber battened doors, with sidelight to door to west. Granite-walled ha-ha to front. Set within mature parkland, ornamental trees to front and west elevations, sharing grounds with

recent school building to south. Oval-plan entrance hall to interior, plastered walls and ceiling, carved curved timber architraves to doors and with shutters to main door. Round-headed niches flanking main entrance, stone paved floor. Star rosette to ceiling. Imperial staircase opposite entrance hall, having scrolled balusters and decorative tread-ends. Sited in own grounds, shared with recent school building, with mature gardens, lawned areas and trees, curved avenue leading to entrance on Sybil Hill Road.

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11.3.10 The Record of Protected Structures

The Record of Protected Structures (RPS) is a list of protected structures which cannot be demolished or materially altered without permission, and the only site in close proximity to the proposed development, which is listed by the RPS, is Sybil Hill House (RPS Ref. No. 7910).

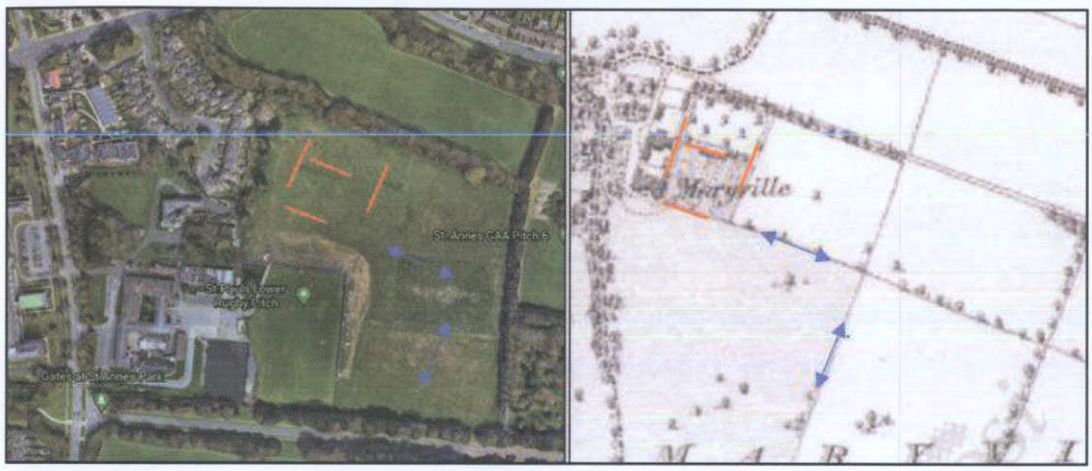

Figure 11-7 Extract from Google Earth and 1st-edition OS mapping showing outline of some of the associated features of Maryville House (in orange) and the intersecting field boundaries (in blue)

11.3.9 Aerial Imagery

Aerial imagery is often an invaluable tool in assisting archaeologists in the identification of potential archaeological features via the observation of apparent patterns of differential growth in overlying vegetation, which are more commonly known as crop marks, shadow marks or soil marks. Despite the relatively long grass on the subject site, it is still possible to discern on recent aerial imagery some of the orientation (SSW-NNE) of Maryville House and gardens and the criss-cross field boundaries which are present to the east and south of that property as illustrated by the 1st-edition Ordnance Survey Map of the site (Figure 11-4).

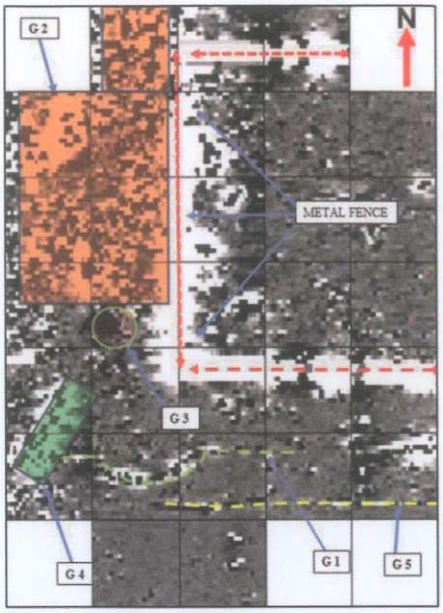

Figure 11-8 Map of Geophysical survey results on the site of Maryville House (Shanarch 2015)

11.3.10 Geophysical survey

A Geophysical survey of part of the proposed development site was undertaken by Shanarch Ltd. in September 2015. That survey was centred on the former location of Maryville House, with a series of geophysical anomalies G1-G5 (Figure 11-7) identified by the survey, which were interpreted at the time as being subsurface elements of that previously demolished structure. Anomalies G2 and G3 were noted as probably representing the most substantial evidence for remains associated with Maryville House, whilst anomaly G1 represented a distinctive arcing boundary corresponding with the same boundary on the earlier OS mapping. Anomalies G4 and G5 were suggested to be features of possible agricultural or geological origin or perhaps associated with the spread of demolished materials from the site of the former house. Recommendations to assess and mitigate for the impact of the proposed development on this part of the site are provided below as part of the overall suggested mitigation strategy for the proposed development.

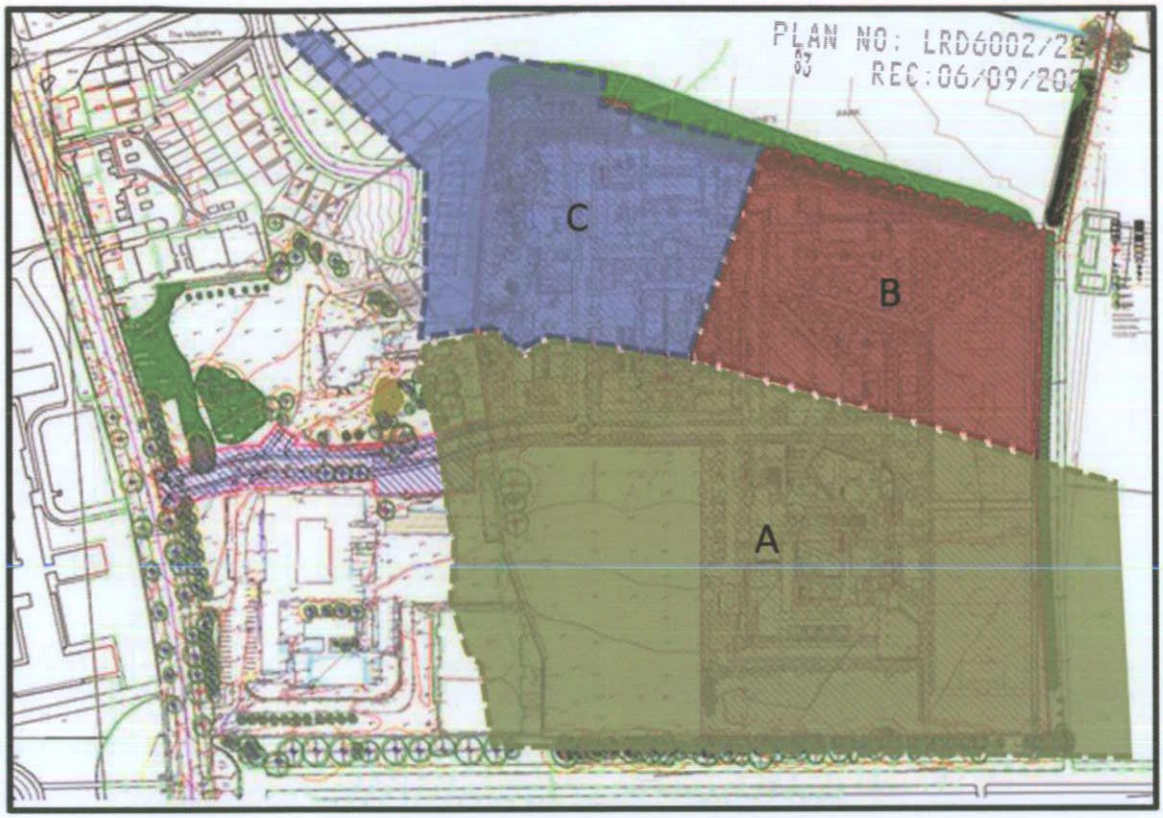

Figure 11-9: Summary of Land Acquisition

The map above summarises the various land transactions relating to the present site.

A. Land acquired from Dublin Corporation in 1952 to compensate for land sold to the Corporation for the laying out of Sybil Hill Road. This acquisition included land now occupied by the Millennium Arboretum.

B. Land acquired from Dublin Corporation in 1953 in a land swap, with the Corporation receiving the land now occupied by the Millennium Arboretum, to the east of the present site, and shown as the green area at bottom right in the map above

C. Lands acquired in 1959 with Maryville.

11.3.11 Architectural Site Survey

The site that is the subject of this assessment consists of a sub-rectangular area of ground to the east of St Paul's College and Sybil Hill House, with a narrow strip of ground that joins it westwards to Sybil Hill Road.

The narrow strip at the western end of the site runs to the north of St Paul's College and to the south of the protected structure at Sybil Hill House. The present driveway leads in from Sybil Hill Road and turns a little northward to run to the house at Sybil Hill. The gateway is flanked by brick piers that support steel gates, while the front boundary runs in each direction, marked by a steel fence rising from a concrete plinth wall (Figure 11-10).

Figure 11-10 Gateway and railings at access from Sybil Hill Road

Where the driveway turns northward there is an area of grass directly ahead, to the east, interrupted by a number of trees (Figure 11-11).

Figure 11-11 Site for proposed access, with St Paul's School to right and Sybil Hill House to left

To the north of this strip there is a ha-ha that separates the grass strip from the parking area to the front of Sybil Hill House (Figure 11-12).

Figure 11-12 Site of proposed access road, with Ha-Ha at left

To the south of this access strip is St Paul's College, which dates from the 1950s (Figure 11-13). This is a two-storey, red-brick-faced building with a flat roof. It has a long frontage facing west towards Sybil Hill Road and this returns along the northern side, facing the proposed access to the present site.

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Figure 11-13 St Paul's College

Sybil Hill House, which lies to the north of the proposed access to the site, is an eighteenth-century, two-storey villa, which was substantially altered and extended in the nineteenth century to give it its present appearance. The house is rendered externally and has its main

entrance facing southwards, towards the proposed access and St Paul's College (Figure 11-14).

Figure 11-14 Sybil Hill House with southern elevation at right and western elevation at left

The western elevation is also significant and looks over a small area of parkland towards a grove of trees. The northern elevation is of somewhat lesser significance but was nonetheless intended to be seen from within the grounds of the house, particularly as the original driveway ran southwards past the front of the house from Howth Road (Figure 11-15).

Figure 11-15 Northern elevation of Sybil Hill House

The eastern side of the house is more utilitarian and there are several outbuildings and additions to the house on that side, beyond which are trees within the grounds (Figure 11-16 and 11-17).

Figure 11-16 Eastern elevation of Sybil Hill House

Figure 11-17 Eastern side of Sybil Hill House, seen from application site

The Ha-Ha is a ditch, approximately 1.5 metres deep and faced on its northern side with reused stone setts from the streets of the city. On the southern side the ditch slopes up to ground level. The Ha-Ha runs in a gentle curve and is aligned approximately east-west. This Ha-Ha was constructed at the time that the school was built in the 1950s and serves to demarcate the limit of the area that may be used by children in the school grounds. The Ha-Ha is previously depicted in Figure 11-12.

There is a block of prefabricated classrooms on the site of the proposed access route, and these are depicted in Figure 11-18.

Figure 11-18 Prefabricated classrooms

The application site, other than the strip proposed as the access, is currently under grass. This is a substantial flat area of land measuring approximately 300 metres from north to south and 260 metres from east to west. This area is surrounded on the northern, eastern and southern sides by trees within the grounds of the adjacent St Anne's Park. On the western boundary there are trees along much of the boundary, particularly the northern section, which adjoins a housing estate and the central section, which adjoins Sybil Hill House and its outbuildings. The southern part of this boundary runs to the rear of St Paul's College.

Just inside the northern boundary of the application is a high wall that is faced with brick on the southern side and with brick and stone on the northern side (Figure 11-19).

Figure 11-19 Brick-faced wall near the northern boundary

This is the surviving northern wall of the walled garden associated with Maryville. The mode of construction is typical of garden walls of the period, with the lower part of the wall on the side facing away from the garden built in stone, which was relatively cheap, but faced with brick on the side facing the garden, as brick is good for heat retention and its use to face the wall, particularly a south-facing wall, enabled the growth of plants that would not otherwise have survived in our climate. None of the other boundaries of the application site are of historical significance. The surviving wall of the walled garden of Maryville is of historical significance and it is located within the boundary of the application site, but this structure will not be directly impacted should the Proposed Development be granted permission.

St Anne's Park lies to the north, east and south of the application site. This is a substantial park with many facilities and features. Access to the park from Sybil Hill Road is via a gateway that is of relatively recent date, though constructed to a design that reflects the traditional gates to large estates. Within the gateway there is a substantial avenue that formerly terminated at its eastern end at the main house at St Anne's, now gone. The avenue is bounded by mature evergreen oaks that provide a dense screening. The application site is to the north of the avenue, behind the line of trees. To the east of the application site there is an arboretum and