

16 Archaeological and Cultural Heritage

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16.1 Introduction

Rubicon Heritage Services Ltd. has prepared this chapter of the EIAR which details the archaeological and cultural heritage issues that need to be addressed in respect of the proposed development at lands at St. Josephs House, (a protected structure) and associated properties at Brewery Road and Leopardstown Road, Dublin 18 (Figure 16.1).

This study aims to assess the baseline archaeology and cultural heritage environment, to evaluate the likely significant impacts that the proposed development will have on this environment and to provide mitigation measures, in accordance with the policies of the Department of Housing, Local Government and Heritage (DHLGH), Dún Laoghaire-Rathdown (DLR) County Council, the National Monuments Acts 1930-2004 and best practise guidelines, to ameliorate these impacts.

Study Area

A study area with a radius of 250 m has been established for the proposed development (Figure 16.2). The study area has been defined in respect of two factors:

- 1) the ability of sites/information sources to provide information pertaining to the archaeological potential of the proposed development site, and
- 2) the potential physical impact, as well as impact on setting, that the proposed scheme may have on sites of cultural heritage significance.

Subject	Study area
National Monuments	Within approx. 250m of proposed development site
Recorded archaeological monuments (RMPs)	Within approx. 250m of proposed development site
Protected Structures and/or their curtilage	Within approx. 250m of proposed development site
Architectural Conservation Areas (ACAS)	Within approx. 250m of proposed development site
Structures recorded in the NIAH	Within approx. 250m of proposed development site
Unregistered features of cultural heritage	Within proposed development site
Townland boundaries	Within proposed development site
Areas of archaeological potential	Within proposed development site
Previous Excavations	Within townlands encompassed by and adjacent to the proposed development site including Leopardstown and Galloping Green South
Topographical files	Within townlands encompassed by and adjacent to the proposed development site including Leopardstown and Galloping Green South

Table 16.1 - Dimensions of Study Area

16.2 Study Methodology

This section presents the methodology used in assessing the baseline cultural heritage environment. The scope and methodology for the baseline assessment has been devised in consideration of the following guidelines:

- EirGrid (2015) 'Cultural Heritage Guidelines for Electricity Transmission Projects. A standard approach to archaeological, architectural and cultural heritage impact assessment of high voltage transmission projects.'
- Environmental Protection Agency (2002) 'Guidelines on the information to be contained in Environmental Impact Statements'

- Environmental Protection Agency (2003) 'Advice notes on current practice (in the preparation of Environmental Impact Statements)'
- Environmental Protection Agency (2017) 'Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR)'
- Department of Arts, Heritage, Gaeltacht and the Islands (DAHGI) (1999) 'Frameworks and Principles for the Protection of the Archaeological Heritage'
- Department of the Environment, Heritage and Local Government (2004) 'Architectural Heritage Guidelines'
- National Roads Authority (2005) 'Guidelines for the Assessment of Architectural Heritage Impacts of National Road Schemes'
- National Roads Authority (2005) 'Guidelines for the Assessment of Archaeological Heritage Impacts of National Road Schemes'

Desktop Study Methodology

The present assessment of the archaeological and cultural heritage of the proposed development area is based on a desktop study of a number of documentary and cartographic sources. The desktop study was further augmented by an examination of aerial photography as well as a field survey. The main sources consulted in completing the desktop study are listed here.

- Sites and Monuments Record (SMR) and Record of Monuments and Places (RMP)
- National Inventory of Architectural Heritage
- Dun Laoghaire Rathdown County Development Plan 2016–2022
- National Museum of Ireland (NMI) Topographical Files
- Excavations Bulletin
- Dublin County Archaeology GIS
- Aerial Photographs
- Cartographic Sources

Field Inspection Methodology

A field inspection of the proposed development site was undertaken by Rubicon Heritage Services Ltd on 31 March 2021 (Plates 16.1–16.4).

The primary purpose of a field inspection is to assess local topography in order to identify any potential low-visibility archaeological and/or historical sites that are not currently recorded and which may be impacted upon negatively by the proposed development. It is also the purpose of the field inspection to survey any known monuments or sites and to consider the relationship between them and the surrounding landscape, all of which need to be considered during the assessment process.

The methodology used during the field inspection involved recording the present land use as well as the existing topography for the entire area comprising the proposed development site. A photographic record and written description were compiled for any known and/or potential sites of archaeological, architectural and/or cultural significance.

Methodology used for assessing baseline value of sites

In order to categorise the baseline environment in a systemised manner, 'baseline values' have been assigned to each identified site of cultural heritage significance and/or potential within the study area. The baseline value of a site is determined with reference to the 'importance' and 'sensitivity' of the site.

In accordance with NRA Guidelines, the importance of a site is determined based on the following criteria: legal status, condition, historical associations, amenity value, ritual value, specimen value, group value and rarity. The sensitivity of a site is determined based on its susceptibility to physical impact, as well as susceptibility to impact on setting.

It should be noted that the National Monuments Act 1930-2004 does not differentiate between recorded archaeological sites on the basis of relative importance or sensitivity. In addition, the Planning and Development Act 2000, as amended, does not differentiate between Protected Structures or Areas of Architectural Conservation on the basis of relative importance or sensitivity either. Consequently, professional judgement has been exercised to rate these features based on their perceived importance and sensitivity in relation to physical impacts and impacts on setting.

Taking the above factors into consideration, the criteria that have been defined are provided in Table 16.2 below.

Subject	Baseline Value
<ul style="list-style-type: none"> - Recorded Archaeological Monuments - Protected Structures - Architectural Conservation Areas (ACAs) - Shipwrecks known to be more than 100 years old or whose date is uncertain 	Very High
<ul style="list-style-type: none"> - Sites listed in the NIAH that are not Protected Structures - Shipwrecks that are known to be less than 100 years old. - Unregistered built heritage sites that comprise extant remains which are in good condition and/or which are regarded as constituting significant cultural heritage features - Unrecorded features of archaeological potential 	High
<ul style="list-style-type: none"> - Unregistered built heritage sites that comprise extant remains which are in poor condition - Unregistered cultural heritage sites (not including built heritage sites) that comprise extant remains <ul style="list-style-type: none"> - Townland boundaries that comprise extant remains - Marshy/wetland areas 	Medium/High
<ul style="list-style-type: none"> - Unregistered cultural heritage sites for which there are no extant remains but where there is potential for associated subsurface evidence - Townland boundaries for which there are no extant remains 	Medium/Low
<ul style="list-style-type: none"> - Unregistered cultural heritage sites for which there are no extant remains and where there is little or no potential for associated subsurface evidence 	Low

Note: 'All other areas' collectively refers to the areas within the proposed development site that do not contain or comprise features of cultural heritage significance.

Table 16.2 - Baseline values of sites

Types of Impact

The following table lists the type of impacts that a proposed development may have on the cultural heritage resource:

Type of Impacts	Definition
Direct	Direct impacts arise where an archaeological and/or cultural heritage feature or site is physically located within the footprint of the proposed development, or its associated physical impact zone, whereby the removal of part, or all of the feature or site is thus required.
Indirect	Indirect impacts arise when an archaeological or cultural heritage feature is not located within the footprint of the proposed development, or its associated physical impact zone, and thus is not impacted directly. Such an impact could include impact on setting or impact on the zone of archaeological potential of site whereby the actual site itself is not physically affected.
Cumulative	The addition of many impacts to create a large, significant impact.
Undeterminable	Whereby the full consequence that the proposed development may have on the cultural heritage resource is not known
Residual	The degree of environmental change that will occur after the proposed mitigation measures have taken effect.

Table 16.3 - Baseline values of sites

Methodology Used for Assessing Magnitude of Impacts

The methodology used to assess the magnitude of potential pre-mitigation impacts, as well as residual impacts, of the proposed development on the baseline environment is presented in Table 16.4 below.

Impact magnitude	Criteria
Severe	Applies where mitigation would be unlikely to remove adverse effects. Reserved for adverse, negative effects only. These effects arise where an archaeology site is completely and irreversibly destroyed. Mitigation is unlikely to remove adverse effects.
Major	<ul style="list-style-type: none"> - An impact which, by its magnitude, duration or intensity, alters an important aspect of the environment. An impact like this would be where part of a site would be permanently impacted upon, leading to a loss of character, integrity and data about an archaeological feature/site. - An impact that by its magnitude, duration or intensity alters the character and/or the setting of an archaeological site. These effects arise where an aspect or aspects of the site is/are permanently impacted upon leading to a loss of character and integrity. Appropriate mitigate is likely to reduce the impact <p>A beneficial or positive effect that permanently enhances or restores the character and/or setting of a feature of archaeological or cultural heritage significance in a clearly noticeable manner.</p>
Moderate	<p>A medium impact arises where a change to a site/monument is proposed which though noticeable, is not such that the archaeological integrity of the site is compromised, and which is reversible. This arises where an archaeological feature can be incorporated into a modern-day development without damage and that all procedures used to facilitate this are reversible.</p> <p>A medium impact to a site/monument may also arise when a site is fully or partly excavated under license and all recovered data is preserved by record.</p> <ul style="list-style-type: none"> - A beneficial or positive effect that results in partial or temporary enhancement of the character and/or setting of a feature of archaeological or cultural heritage significance in a clearly noticeable manner.
Minor	<p>An impact which causes changes in the character of the environment, such as visual impact, which are not high or very high and do not directly impact or affect an archaeological feature or monument.</p> <ul style="list-style-type: none"> - A beneficial or positive effect that causes some minor or temporary enhancement of the character of an architectural heritage significance which, although positive, is unlikely to be readily noticeable.
Negligible	<ul style="list-style-type: none"> - An impact on archaeological features or monument capable of measurement but without noticeable consequences. - A beneficial or positive effect on architectural heritage of local importance that is capable of measurement but without noticeable consequences.

Table 16.4 - Criteria used for rating magnitude of impacts

Methodology used for assessing significance level of impacts

The significance level of a construction or operation impact on a feature is assessed by combining the magnitude of the impact and baseline value of the feature. The matrix in Table 13.5 provides a guide

to decision-making but is not a substitute for professional judgement and interpretation, particularly where the baseline value or impact magnitude levels are not clear or are borderline between categories. The permanence of the effects are also taken into account, with irreversible effects being more significant while temporary or reversible changes are likely to be less significant.

Magnitude of Impact	Baseline Value				
	Very High	High	Medium/High	Medium/Low	Low
Severe	Very significant	Very significant	Significant	Moderate	Slight
Major	Very significant	Significant	Moderate	Slight	Slight
Moderate	Significant	Moderate	Slight	Slight	Negligible
Minor	Moderate	Slight	Slight	Negligible	Negligible
Negligible	Slight	Slight	Negligible	Negligible	Negligible

Table 16.5 - Criteria for assessing significance level of impacts

16.3 The Existing Receiving Environment (Baseline)

Site Description

The development site is located 1.6 km to the east of Junction 14 of the M50. It measures c. 2.58 ha and lies between Brewery Road (N31), to the west and Leopardstown Road (R113) to the south. The lands comprise St Joseph's House (and grounds) for the Adult Deaf and Deaf Blind, 'Madona House', and nine other residential properties, consisting of: 'Woodleigh', 'Cloonagh', 'Souk El Raab', 'Welbrook', 'Calador', 'Alhambra', 'Dalwhinnie', 'Annaghkeen', and 'The Crossing'.

Record of Monuments and Places (RMPs)

Section 12 (1) of the National Monuments Act 1994 made provision for the establishment and maintenance of a Record of Monuments & Places (RMP). Under this Act, each site recorded in the Record of Monuments and Places is granted statutory protection. When the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a recorded archaeological monument they are required to give notice in writing to the Minister for Housing, Local Government and Heritage 2 months before commencing that work.

There are no recorded archaeological monuments incorporated in the study area (Figures 16.2 and 16.3).

National Monuments

National monuments are broken into two categories; National Monuments in the ownership or guardianship of the state and National Monuments in the ownership or guardianship of a local authority. Section 8 of the National Monuments (Amendment) Act 1954 provides for the publication of a list of monuments, the preservation, of which, are considered to be of national importance. Two months' notice must be given to the Minister for Culture, Heritage and the Gaeltacht where work is proposed to be carried out at or in relation to any National Monument.

There are no National Monuments incorporated in the study area.

Sites with Preservation Orders

The National Monuments Act 1930-2004 provide for the making of Preservation Orders and Temporary Preservation Orders in respect of National Monuments. Under Section 8 of the National Monument Act 1930 (as amended) the Minister for Housing, Local Government and Heritage, can place a Preservation Order on a monument if, in the Ministers' opinion, it is a National Monument in

danger of being or is actually being destroyed, injured or removed or is falling into decay through neglect. The Preservation Order ensures that the monument shall be safeguarded from destruction, alteration, injury, or removal, by any person or persons without the written consent of the Minister.

There are no sites with preservation orders incorporated in the study area.

Record of Protected Structures

The Dun Laoghaire Rathdown County Development Plan (2016–2022) was consulted for schedules of Protected Structures. These are buildings that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, and/or technical point of view. Protected Structures receive statutory protection from injury or demolition under Section 57 (1) of the Planning and Development Act 2000 as amended. Protected structure status does not exclude development or alteration but requires the developer to consult with the relevant planning authority to ensure that elements which make the structure significant are not lost during development.

There is one Protected Structure (PS 1548) within the study area. This is Saint Joseph's House (CH001), which is located in the northern extent of the proposed development area (Figures 16.1 and 16.2).

Architectural Conservation Areas

The Dun Laoghaire Rathdown County Development Plan (2016–2022) was consulted for records relating to Architectural Conservation Areas ((hereinafter 'ACAs'). The stated objective of ACAs is to conserve and enhance the special character of the area, including traditional building stock and material finishes, spaces, streetscapes, landscape and setting.

There are two ACAs within the study area. These are Arkle Square (CH005) and Foxrock (CH006), which are situated to the west and east of the proposed development site.

National Inventory of Architectural Heritage (NIAH)

The National Inventory of Architectural Heritage (hereinafter the 'NIAH') is a state initiative under the administration of the Department of Housing, Local Government and Heritage and was established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. Its purpose is to identify, record and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently, as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).

There are no structures within the study area that is listed in the NIAH.

Undesignated Cultural Heritage Sites that Comprise Extant Remains

Undesignated cultural heritage sites which comprise extant remains are typically, though not always, post-1700 in date. The majority of these sites are represented on the 6" and/or 25" Ordnance Survey maps. Many constitute country houses and associated lodges, while others may be bridges or industrial features, hollow-ways, mass rocks etc.

There are no undesignated cultural heritage sites that comprise extant remains present within the study area.

Undesignated Cultural Heritage Sites that do not Comprise Extant Remains

Undesignated cultural heritage features which do comprise extant remains typically include features such as lime kilns, dwellings, outhouses, trackways etc which are identifiable on maps such as the 6" and/or 25" Ordnance Surveys but which no longer have an above-ground presence.

There is one undesignated cultural heritage feature which does not comprise extant remains within the study area. This is the former Children's Sunshine House (CH004), located on the plots occupied by Alhambra and Dalwhinne House (Figures 16.2 and 16.8).

Townland Boundaries

A townland is the smallest official land unit in the country. Ireland is made up of approximately 60,000 townlands. Research into the name of these land units frequently provides information relating to its archaeology, history, folklore, ownership, topography or land use. Most place names were anglicised by the time the Ordnance Survey began in the 1830s. Despite some inaccuracies in translation, the Gaelic, Viking, Anglo-Norman and English origins of place names are generally recognisable.

Examination of the First Edition 6" Ordnance Survey map demonstrates that two townland boundaries (CH002)—between Galloping Green South & Tipperstown and (CH003)—between Tipperstown & Carmanhall—are incorporated by the study area (Figures 16.6–16.8; Appendix 16.5).

Cultural Heritage Background

In order to provide a framework within which to evaluate the archaeological significance and/or potential of the proposed development site and the archaeological landscape within which it is situated, an overview of the cultural heritage of the proposed development site and its receiving environment is provided here. The findings of a detailed desktop study, which included a review of literary and cartographic sources, results of previous archaeological investigation, as well as a field inspection of the study area are presented here.

Archaeological and historical context

Prehistoric Period: archaeological investigations at Dalkey Island have revealed continuous occupation throughout prehistory. Analysis of lithic material included a examples of diagnostic Mesolithic artefacts and radiocarbon dates from human remains and shell middens provided a range of Mesolithic and Neolithic dates (Leon 2005). The presence of megalithic tombs, including those at Kiltiernan, Brennanstown and Kilmashoge point to the high status of settlements in the lands surrounding south County Dublin. During the construction of the M50, Bronze Age material including fulachtaí fiadh, burials and metalworking sites. There were also several Iron Age industrial and domestic sites excavated during this project.

Early medieval period: By the early medieval period south county Dublin formed part of the over-kingdom of Laigin (Leinster). The region within which the study area is located was controlled by the Uí Dúinchada branch of the Uí Dúnlainge, whose territory was centred on Newcastle Lyons. Throughout this period Ireland was a predominantly rural society characterised by dispersed settlement. The economy was based on mixed agriculture though the rearing of cattle was seen as very important. Ringforts and enclosures are indicative of settlement at this time. Pre-Norman ecclesiastical sites, such as those at Dalkey Island and at Kilgobban also date to this period.

Late medieval period: The arrival of the Anglo-Normans at the end of the 12th century brought changes to the settlement landscape of south County Dublin. The sites of castles at Mulchanstown (RMP DU023-045----) and Deansgrange (RMP DU023-041----) attest to settlement during this period. A pre-Norman church at Kill of the Grange (DU023-015001-) includes later medieval additions and expansion of the surrounding ecclesiastical settlement. The Pale was developed as a defensive earthwork boundary during the 15th century, following raids by the native Gaelic population and the Bruce invasion. While the route and extent of the Pale changed over time, a section of it is visible on Rocque's map of County Dublin (1756) running approximately parallel to the Ballyogan Road, towards Carrickmines.

Post-medieval and early modern periods: The placename Galloping Green is first recorded in the 18th century and it is described as '...deriving its name from a miniature race-course which existed here many years ago' (Joyce 1921). The present racecourse at Leopardstown was built by Captain George

Quin, with construction completed in 1888. Stillorgan Reservoir, to the north of the proposed development site, was constructed by Dublin Corporation in the 1860s as part of the Vartry Waterworks scheme. This was situated on estate lands connected to the 18th century Wesbury House.

Charitable Institutions

During the 19th and 20th centuries the proposed development lands became the focus for the development of a series of charitable institution to cater for the sick and indigent (Figures 16.7 and 16.8). The main developments can be summarised as follows:

1864 The Stillorgan Convalescent Home (St Joseph's House – CH001). Established in 1864 by Walter Berwick, Jonathan Pim and Alexander Parker, the Stillorgan Convalescent Home was set up to provide basic levels of care, including board and meals to those in need.

1869 Shiel's Institution. Established in 1869, the Shiels Institution in Stillorgan represented one of five Almshouses set up through a charity by Charles Shiels.

1925 Children's Sunshine Home (CH004). Founded by Ella Webb and Letitia Overend, the Children's Sunshine Home was a rehabilitation centre for children with rickets (Cooper 2015).

Cartographic sources

Cartographic sources are important in tracing land use patterns within a study area as well as providing important information on the topography and archaeological potential of a region. A number of maps were consulted for these purposes as well as for information regarding unregistered sites considered to be of cultural heritage significance.

Down Survey Map of Barony of Rathdown (1656-1658): The approximate location of the site can be identified. No structures can be discerned within the proposed development area (Figure 16.4).

John Rocque's Map of County Dublin (1756): A branching watercourse can be seen crossing the proposed development site. There are no structures visible within the boundary of the site (Figure 16.5).

1st Edition Ordnance Survey 6-inch series (1838): The proposed development site is shown divided into fields. There are no structures visible within the boundary of the site. The townland boundary between Galloping Green South and Tipperstown is depicted a single field boundary orientated north-south and traversing the eastern extent of the proposed development lands (Figure 16.5).

Ordnance Survey 25-inch series map (1910-11): This map shows considerable alteration from previous mapping. Sheil's Institution (an Almshouse) and a convalescent home (St Joseph's) are shown within the proposed development area. The course of the Dublin Corporation water main and the Dublin and South Eastern Railway form the northeastern boundary of the site. In addition, an alteration has been made to the townland boundary between Galloping Green South and Tipperstown, which has been realigned to coincide with the South Eastern Railway line (Figure 16.6).

Ordnance Survey Cassini 6-inch series (1930-40): This shows no great changes from the 25-inch series Ordnance Survey map. However, a further charitable institution, the Children's Sunshine Home is depicted within the foreground of the proposed development area (Figure 16.7).

Toponymy of Townlands

Research into the names (toponymy) of these land units frequently provides information relating to the townland's archaeology, history, folklore, ownership, topography or land use. Most placenames were anglicised by the time the OS began in the 1830s. However, despite some inaccuracies in translation, the Gaelic, Viking, Anglo-Norman and English origins of place names are generally recognisable.

Townland	Irish Name	Derivation	Comments
Tipperstown	Baile an Tipéaraigh	Baile: townland, town, homestead	Tipper is a family name of English origin (AL: OD 1836)
Galloping Green South	Faiche na Rás Theas	Faiche: green	Earliest reference noted in a lease dating to 1771 '...deriving its name from a miniature race-course which existed here many years ago' (Joyce 1921)
Carmanhall	Halla na gCarraeirí	Halla: hall	1772 (CGN)

Table 16.6 - Derivation of townland names

Recent Excavations

A number of archaeological investigations have been undertaken at adjacent sites (see Appendix 16.2). The most pertinent of which were undertaken in advance of the South Eastern Motorway (M50) and included prehistoric metalworking, Bronze Age burials, fulachtaí fia and medieval boundary ditches.

The nearest archaeological investigation to the proposed development area took place in 2001 during the development of a Business Park (Central Park) at a site on Leopardstown Road. Monitoring of topsoil removal was carried out (under licence no. 99E0493). Nothing of archaeological interest was discovered.

16.4 Characteristics of the Proposed Development

The development will consist of a new residential and mixed use scheme to include apartments, residential amenity space, a café and a childcare facility. A detailed description is now set out as follows:

The proposal submitted provides for a residential development consisting of:

- The demolition of 10 no. properties and associated outbuildings at 'Madona House' (single storey), 'Woodleigh' (2 storeys), 'Cloonagh' (2 storeys), 'Souk El Raab' (2 storeys), 'Welbrook' (2 storeys), 'Calador' (2 storeys), 'Alhambra' (2 storeys), 'Dalwhinnie' (2 storeys), 'Annaghkeen' (2 storeys) and 'The Crossing' (single storey) (combined demolition approx. 2,291.3 sq m GFA).
- The refurbishment, separation and material change of use of Saint Joseph's House (a Protected Structure) from residential care facility to residential use
- 463 residential (apartment) units, (in the form of 6 no. residential blocks (Blocks A-F) ranging from 2 to 10 storeys over basement as follows:
 - 85 no. studio apartments,
 - 117 no. 1 bed apartments,
 - 248 no. 2 bed apartments,
 - 13 no. 3 bed apartments
- Residential tenant amenity space of (approx. 636sq m), café (approx. 49sqm) and creche Facility (282 sq m)
- 259 no. Car Parking Spaces (232 no. at basement level and 27 no. at surface level)
- 968 no. Bicycle Parking Spaces (816 at basement level and 152 at ground level)

- 10 no Motorcycle Spaces (all at basement level)
- Public Open Space
- Vehicular Access
- Basement Areas
- 3 no. ESB Sub Stations and 2 no. Switch Rooms
- All Associated Site Development Works

A Non-Technical Summary of the EIAR is also submitted with this application.

Proposals for vehicular access comprise 1 no. existing vehicular access point via Silver Pines (an existing all movement junction onto Brewery Road) and 1 no. new vehicular access point at the general location of 'Annaghkeen' at Leopardstown Road (a new Left In / Left Out junction arrangement). The new access point along Leopardstown Road will replace 9 no. existing access points at 'Woodleigh', 'Cloonagh', 'Souk El Raab', 'Welbrook', 'Calador', 'Alhambra', 'Dalwhinnie', 'Annaghkeen' and 'The Crossing'. New pedestrian and cyclist linkages are proposed through the site, which provide permeability to Leopardstown Road and the adjoining Greenway. Proposals also provide for the relocation of an existing bus stop along Leopardstown Road.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including tree protection, tree removal and new tree planting; green roofs; boundary treatment; internal roads and footpaths; and electrical services.

16.5 Potential Impact of the Proposed Development

Demolition Phase

Direct Impacts

Most impacts during demolition phase are likely to be direct impacts as a result of sub-surface disturbance or construction works. All impacts at this phase are considered to be negative and permanent.

In order to facilitate the proposed development, the existing buildings on these lands (with the exception of St Joseph's House – which is to be retained and incorporated into the proposed development), will be demolished.

These include: 'Madonna House', 'Woodleigh', 'Cloonagh', 'Souk El Raab', 'Welbrook', 'Calador', 'Alhambra', 'Dalwhinnie', 'Annaghkeen', and 'The Crossing'.

Note: The refurbishment works at St Joseph's House includes the demolition of a single storey office, conservatory, glazed link and associated outbuildings (demolition total approx. 158 sq m GFA).

The demolition works for each building will include the removal of all foundations and sub-structure at each location. This will result in ground reduction and sub-surface disturbance at these locations.

Demolition of the existing structures at Alhambra and Dalwhinne House has the potential to encounter surviving sub-surface masonry remains associated with the foundations of the Children's Sunshine Home. Such features would be directly impacted by demolition groundworks.

CH No.	Summary	Baseline Value	Impact Type	Description of Impact	Impact Magnitude	Significance of Impact
CH004	Children's Sunshine Home	Medium/low	Direct	Alhambra and Dalwhinne House are sited on the original location of the Children's Sunshine Home. Demolition of these structures could expose sub-surface remains relating to the demolished Children's Home.	Major	Slight

Table 16.7 - Potential during Demolition Phase

Indirect Impacts

It is not proposed to consider any impacts on setting for any sites either within the development site or the wider study area during the demolition phase, as demolition works constitute a short-term alteration to the landscape.

Construction Phase

Direct Impacts

Most impacts during construction phase are likely to be direct impacts as a result of sub-surface disturbance or construction works. All impacts at this phase are considered to be negative and permanent.

Construction of the proposed development will require removal of topsoil followed by bulk excavation associated with the proposed basement structures. As such there is a possibility of encountering the original townland boundary between Tipperstown and Galloping Green South as depicted on the 6 2 Ordnance Survey mapping. In addition surviving sub-surface masonry remains associated with the foundation of the Children's Sunshine Home may be encountered during the works.

CH No.	Summary	Baseline Value	Impact Type	Description of Impact	Impact Magnitude	Significance of Impact
CH002	Townland Boundary	Medium/low	Direct	The proposed development could impact upon any surviving elements of the original field boundary between Tipperstown and Galloping Green South as depicted on the 6" OS map.	Major	Slight

Table 16.8 Potential during Construction Phase

Note: Although slight, the possibility of encountering unknown sub-surface archaeological features across the greenfield areas of the site cannot be entirely dismissed. Such features would be directly impacted by construction groundworks.

Indirect Impacts

It is not proposed to consider any impacts on setting for any sites either within the development site or the wider study area during the construction phase, as construction works constitute a short-term alteration to the landscape.

Operational Phase

Direct Impacts

There should be no direct impacts on archaeological or cultural heritage sites at operational phase.

Indirect Impacts

Indirect impacts at operation stage would largely occur as a result of impacts on the setting of site (notably visual impacts) and on the integrity and character. No visual or indirect impacts have been identified at operational phase.

16.6 Potential Cumulative Impacts

It is not considered that there will be any cumulative impacts to archaeological or cultural heritage sites (See Appendix 2.1).

16.7 Do Nothing Scenario

In the event of a 'do-nothing' scenario it is anticipated that development of part of the proposed development site—c. 1.65ha comprising Annaghkeen & Dalwhinnie, Leopardstown Road and St Joseph's House with adjoining lands including Marian Villa, Brewery Road—will proceed in accordance with the approved planning permission issued by Dun Laoghaire Rathdown County Council (Planning Ref D17A/0337/ABP Ref. 249248). This would require the demolition of 'Annaghkeen', Dalwhinnie' and 'Marian Villa' and associated outbuildings and change of use of St Joseph's Protected Structure as well as construction groundworks to facilitate the construction of 139 no. residential units (133 no. apartments and 6 no. houses) all in a scheme of 2-5 storeys partly over dual access basement level. The likely impacts from the approved development would be similar in character to that of the current proposed development. Demolition of Dalwhinnie House has the potential to encounter surviving sub-surface masonry remains associated with the foundations of the Children's Sunshine Home (CH004). Construction groundworks could also impact on any sub surface remains of the original townland boundary between Tipperstown and Galloping Green South (CH002).

The remainder of the site—primarily the seven detached houses fronting Leopardstown Road—would remain in current use, which would have no impact on archaeological or cultural heritage.

16.8 Risks to Human Health

Not applicable in the case of archaeological or cultural heritage.

16.9 Mitigation Measures

The mitigation strategies outlined in this section detail the techniques to be adopted in order to ameliorate the impacts that the proposed development may have on features of archaeological and/or cultural heritage within the study area during both the construction and operation phases of the scheme.

Demolition and Construction Stage

The following proposed mitigation measures are subject to approval by DLR County Council and the National Monuments Service, Department of Housing, Local Government and Heritage:

1. A programme of archaeological monitoring of the ground reduction associated with the proposed development will be carried out. This should be carried out by a suitably qualified archaeologist under license and in accordance with the provisions of the National Monuments Acts 1930-2004.
2. If archaeological material is encountered, then it will be investigated and fully recorded. However, if significant archaeological material is encountered then the National Monuments Service (DoHLGH) will be notified. Resolution of any such significant material will be determined in consultation with the National Monuments Service (DoHLGH).
3. A written report will be prepared detailing the results of all archaeological work undertaken.

Operational Stage

No further mitigation measures are required at operational stage.

16.10 Predicted Impacts of the Proposed Development

Demolition and Construction Stage

Table 16.8 below outlines the residual impacts on the identified receptors once the proposed mitigation measures have been implemented.

CH No.	Impact Type	Demolition and Construction Impact	Mitigation Measures	Residual Impacts
CH002	Direct	The proposed development could impact upon any surviving sub-surface elements of the original townland boundary between Tipperstown and Galloping Green South as depicted on the 6" OS map.	The removal of topsoil across the proposed lands will be subject to a programme of archaeological monitoring. If archaeological material is encountered, then it will be investigated and fully recorded.	When this mitigation measure is taken into consideration the magnitude of the impact decreases to Minor, and the residual impact significance is Negligible
CH004	Direct	Alhambra and Dalwhinne House are sited over the original location of the Children's Sunshine Home. Removal of the foundations of these structures could expose sub-surface remains relating to the demolished Children's Home.	The removal of the foundations will be subject to a programme of archaeological monitoring. If archaeological material is encountered, then it will be investigated and fully recorded.	When this mitigation measure is taken into consideration the magnitude of the impact decreases to Minor, and the residual impact significance is Negligible

Table 16.8 - Residual Impacts

Operational Stage

There should be no impacts on archaeological or cultural heritage sites at operational phase.

16.11 Monitoring

Demolition and Construction Phase

The mitigation measures above, include the monitoring of works by a qualified archaeologist. This would support effective monitoring during demolition and construction to allow the further assessment of the scale of the predicted impacts and the effectiveness of the recommended mitigation measures.

Operational Phase

No monitoring has been proposed with respect to effects from operation of the proposed development.

16.12 Reinstatement

Not applicable in the case of archaeological or cultural heritage.

16.13 Difficulties Encountered

No difficulties were encountered during the preparation of this chapter of the EIAR. However, due to the restrictions imposed by Covid-19 libraries and archival repositories were either closed or had

limited access only for the duration of the research phase of this project. As a result, accessible digital and online resources have been relied upon rather than original publication, map or file records.

16.14 References

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Appendix 16.1 – 16.4 Archaeological, Architectural and Cultural Heritage

- 16.1 Inventory of identified sites of cultural heritage significance and/or potential within study area
- 16.2 Previous archaeological investigations
- 16.3 National Museum of Ireland (NMI) topographical files
- 16.4 Legislative Framework

16.1 Inventory of identified sites of cultural heritage significance and/or potential within study area

CH No.	Category	Legal status	Baseline Value	Description	Townland	Approximate distance to site	ITM_E	ITM_N
CH001	PS	1548	High	Saint Joseph's House (for Adult Deaf and Deaf Blind)	Galloping Green South	50 m	720220	726426
CH002	TB	N/A	Medium	Townland boundary between Galloping Green South and Tipperstown	Galloping Green South/ Tipperstown	10 m	720314	726346
CH003	TB	N/A	Medium	Townland boundary between Tipperstown and Carmanhall	Tipperstown/ Carmanhall	150 m	719985	726238
CH004	UCH (2)	N/A	Medium	Children's Sunshine Home	Tipperstown	N/A	720270	726355
Choo5	ACA	N/A	Very High	Arkle Square, Brewery Road, Stillorgan	Tipperstown	80 m	720093	726325
Choo6	ACA	N/A	Very High	Foxrock	Galloping Green South	35 m	720580	726408

Note: The abbreviations that have been used for the 'Category' section are as follows:

- RMP: Recorded archaeological monument
- PS: Protected Structure
- NIAH: Site recorded in NIAH
- ACA: Architectural Conservation Area
- UBH: Unregistered built heritage site
- UCH (1): Unregistered cultural heritage site that comprises extant remains
- UCH (2): Unregistered cultural heritage site that does not comprise extant remains
- TB: Townland boundary
- AAP: Area/feature of archaeological potential

16.2 Previous archaeological investigations

An examination of previous excavations carried out within and around the area proposed for development provides a useful framework for assessment of the study area in terms of its archaeological significance as well as its archaeological potential. The Archaeological Excavations Bulletin is an annual fieldwork gazetteer for Irish Archaeology; it was checked for a record of any licensed archaeological investigations carried out in the vicinity of the development area between 1970 and 2019.

County: Dublin Site name: Leopardstown Road, Rocklands
Sites and Monuments Record No.: N/A Licence number: 99E0493

Author: Dominic Delany

Site type: No archaeology found

ITM: E 719899m, N 726184m

Monitoring of topsoil removal was carried out on the sites of Blocks F, G and L of a proposed Business Park development at Leopardstown Road, Co. Dublin, in April–May 2001. Nothing of archaeological interest was discovered.

County: Dublin Site name: Site 65M, Carmanhall and Leopardstown

Sites and Monuments Record No.: N/A Licence number: 02E0330

Author: Thaddeus C. Breen

Site type: Fulacht fiadh

ITM: E 719934m, N 725579m

Topsoil-stripping on the line of the South-Eastern Motorway uncovered a spread of black charcoal-rich soil measuring 12m by 10m beside an ornamental pond of 18th- or 19th-century date. When this was cleaned back, it proved to be the higher, central part of a more extensive spread; the lower part had been covered with clay containing pottery and glass of recent date. This clay layer was probably deposited as part of the landscaping works associated with the pond, in order to provide a level surface. A wall footing was later dug into this, forming three sides of a rectangle, measuring 7m by 4.5m.

The burnt spread was found to consist of a number of distinct layers and lenses and overlay four shallow depressions, which may have been artificial, and one approximately rectangular pit, measuring 2.56m by 1.2m by 0.8m deep.

The site appears to be a fulacht fiadh, levelled and partly built on during 18th- or 19th-century landscaping. The only find was a single flint flake, possibly waste from artefact manufacture.

County: Dublin Site name: Leopardstown

Sites and Monuments Record No.: N/A Licence number: 08E0940

Author: Dáire Leahy

Site type: No archaeology found

ITM: E 720177m, N 725674m

In an effort to combat water leakage, Dublin City Council is upgrading water mains throughout the city. Depending on the proximity to recorded monuments and the technique being used, portions of this were conducted under archaeological supervision. Monitoring of works in the Leopardstown DMA was carried out in December 2008. Nothing of archaeological significance was uncovered during the course of these works.

16.3 National Museum of Ireland (NMI) topographical files

The topographical files of the National Museum of Ireland (NMI) contain a record of stray artefacts found in Ireland. Each artefact has an individual file where it gives locational information, description of the artefact and relevant references.

The NMI topographic files could not be inspected at the time of writing due to measures in place to prevent the spread of COVID-19. However, the online database was examined. No artefacts were recorded within the study area.

16.4 Legislative Framework

EIA Legislation

EIA Directive 85/337/EEC as amended by 97/11/EC, 2003/35/EC and 2009/31/EC requires that certain developments be assessed for likely environmental effects before planning permission can be granted. This original directive and its amendments were consolidated informally in EIA Directive 2011/92/EU and further amended 2014/52/EU.

EIA Directive 2014/52/EU specifies that among other factors, information is to be provided on:

'cultural heritage, including architectural and archaeological aspects' (Annex IV, Section 3)

Each of these assets is addressed within this assessment report.

Cultural Heritage Legislation

Archaeological Monuments/Sites

Archaeological heritage is protected primarily under the National Monuments Acts 1930-2004. Section 2 of the 1930 National Monuments Act defines the word 'monument' as including:

'any artificial or partly artificial building, structure, or erection whether above or below the surface of the ground and whether affixed or not affixed to the ground and any cave, stone, or other natural product whether forming part of or attached to or not attached to the ground which has been artificially carved, sculptured or worked upon or which (where it does not form part of the ground) appears to have been purposely put or arranged in position and any prehistoric or ancient tomb, grave or burial deposit, but does not include any building which is for the time being habitually used for ecclesiastical purposes'

Under the 1994 Act, provision was made for a Record of Monuments & Places (RMP). The RMP is a revised set of SMR (Sites and Monuments Record) maps, on which newly-discovered sites have been added and locations which proved not to be of antiquity have been de-listed by the National Monuments Service.

In effect, the National Monuments Acts 1930-2004 provide a statutory basis for:

- Protection of sites and monuments (RMPs)
- Sites with Preservation Orders
- Ownership and Guardianship of National Monuments
- Register of Historic Monuments (pre-dating 1700AD)
- Licensing of archaeological excavations
- Licensing of Detection Devices
- Protection of archaeological objects
- Protection of wrecks and underwater heritage (more than 100 years old)

In relation to proposed works at or in the vicinity of a recorded archaeological monument, Section 12 (3) of the National Monuments (Amendment) Act 1994 states:

'When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded [in the Record of Monuments and Places] or any person proposes to carry out, or to cause or permit the carrying out of any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice.'

Archaeological artefacts

Section 2 of the 1930 National Monuments Act (amended) defines an archaeological object as (in summary) any chattel in a manufactured or partly manufactured state or an unmanufactured state

but with an archaeological or historical association. This includes ancient human, animal or plant remains.

Section 9 (1) of the National Monuments (Amendment) Act 1994 states that any such artefact recovered during archaeological investigations should be taken into possession by the licensed archaeological director and held on behalf of the state until such a time as they are deposited accordingly subsequent to consultation with the National Museum of Ireland.

Architectural Sites

In 1997 Ireland ratified the Granada Convention on architectural heritage. This provided the basis for a national commitment to the protection of the architectural heritage throughout the country. The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 and Local Government (Planning and Development) Act 2000 made the legislative changes necessary to provide for a strengthening of the protection of architectural heritage. The former Act has helped to provide for a forum for the strengthening of architectural heritage protection as it called for the creation of a National Inventory of Architectural Heritage which is used by local authorities for compiling the Record of Protected Structures (RPS). The Record of Protected Structures (RPS) is set out in each respective county's Development Plan and provides statutory protection for these monuments.

Section 1 (1) of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 1999 states:

'architectural heritage means all—

- (a) structures and buildings together with their settings and attendant grounds, fixtures and fittings,
- (b) groups of such structures and buildings, and
- (c) sites, which are of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest"

The 1999 Act was replaced by the Local Government (Planning and Development) Act 2000 where the conditions relating to the protection of architectural heritage are set out in Part IV of the Act. Section 57 (1) of the 2000 Act states that:

'...the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of –

- (a) the structure, or
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest'

Policy Framework

DLR County Development Plan 2016 – 2022

6.1 Archaeological and Architectural Heritage

AH1: It is Council policy to protect archaeological sites, National Monuments (and their settings), which have been identified in the Record of Monuments and Places (RMP) and, where feasible, appropriate and applicable to promote access to and signposting of such sites and monuments.

AH2: It is Council policy to seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places, and of previously unknown sites, features and objects of archaeological interest that become revealed through development activity. In respect of decision making on development proposals affecting sites listed in the Record of Monuments and Places, the Council will have regard to the advice and/or recommendations of the Department of Arts, Heritage and the Gaeltacht (DoAHG).

AH3: It is Council policy to seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places, and of previously unknown sites, features and objects of archaeological interest that become revealed through development activity. In respect of decision making on development proposals affecting sites listed in the Record of Monuments and Places, the Council will have regard to the advice and/or recommendations of the Department of Arts, Heritage and the Gaeltacht (DoAHG).

AH4: It is Council Policy to support the implementation of the (Archaeological) Draft Conservation Plan for the Carrickmines Castle Site.

AH5: It is Council policy to protect historical and/or closed burial grounds within the County and encourage their maintenance in accordance with good conservation practice and to promote access to such sites where possible.

AR1: It is Council policy to:

- i. Include those structures that are considered in the opinion of the Planning Authority to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures (RPS).
- ii. Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- iii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011).
- iv. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.

AR2: It is Council policy to require all planning applications relating to Protected Structures to contain the appropriate level of documentation in accordance with Article 23 (2) Planning Regulations and Chapter 6 and Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities, or any variation thereof.

AR3: It is Council policy to protect the character and special interest of Protected Structures when considering or carrying out interventions to comply with the requirements of the Building Regulations - with particular reference to Part B and Part M.

AR4: It is Council policy to review and update the RPS on foot of any Ministerial recommendations following the completion of the National Inventory of Architectural Heritage (NIAH).

AR5: It is Council policy to:

- i. Retain, where appropriate, and encourage the rehabilitation and suitable reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of a streetscape in preference to their demolition and redevelopment and to preserve surviving shop and pub fronts of special historical or architectural interest including signage and associated features.
- ii. Identify buildings of vernacular significance with a view to assessing them for inclusion in the Record of Protected Structures.

AR6: It is Council policy to continue to demonstrate best practice with regard to Protected Structures, Recorded Monuments and often elements of architectural heritage in its ownership and care.

AR7: It is Council policy to have regard to the Department of Environment, Heritage and Local Government's publication on 'Energy Efficiency in Traditional Buildings' and any future advisory documents in assessing proposed works on Protected Structures.

AR8: It is Council policy to:

- i. Encourage the appropriate development of exemplar nineteenth and twentieth century buildings and estates to ensure their character is not compromised.

- ii. Encourage the retention of features that contribute to the character of exemplar nineteenth and twentieth century buildings and estates such as roofscapes, boundary treatments and other features considered worthy of retention.

AR9: It is Council policy to:

- i. Preserve the retention of historic items of street furniture where these contribute to the character of the area including items of a vernacular or local significance.
- ii. Promote high standards for design, materials and workmanship in public realm improvements within areas of historic character.

AR10: It is Council policy to:

- i. Encourage and promote the retention of features of the County's coastal heritage where these contribute to the character of the area.
- ii. Have regard to those items identified in the Coastal Architecture Heritage Survey when assessing any development proposals.

AR11: It is Council policy to:

- i. Have regard to those items identified in the Industrial Heritage Survey listed in Appendix 5 when assessing any development proposals.
- ii. Identify further sites of industrial heritage significance with a view to assessing them for inclusion in the Record of Protected Structures.

AR12: It is Council policy to:

- i. Protect the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA).
- ii. Ensure that all development proposals within an ACA be appropriate to the character of the area having regard to the Character Appraisals for each area.
- iii. Seek a high quality, sensitive design for any new development(s) that are complimentary and/or sympathetic to their context and scale, whilst simultaneously encouraging contemporary design.
- iv. Ensure street furniture is kept to a minimum, is of good design and any redundant street furniture removed.v. Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture.

AR13: It is Council policy to prohibit the demolition of a structure(s) that positively contributes to the character of the ACA.

AR14: It is Council policy to:

- i. Ensure that all original and traditional shopfronts which contribute positively to the appearance and character of a streetscape within an ACA are retained and restored.
- ii. Ensure that new shopfronts are well-designed, through the sympathetic use of scale, proportion and materials (Refer also to Section 8.2.6.8).

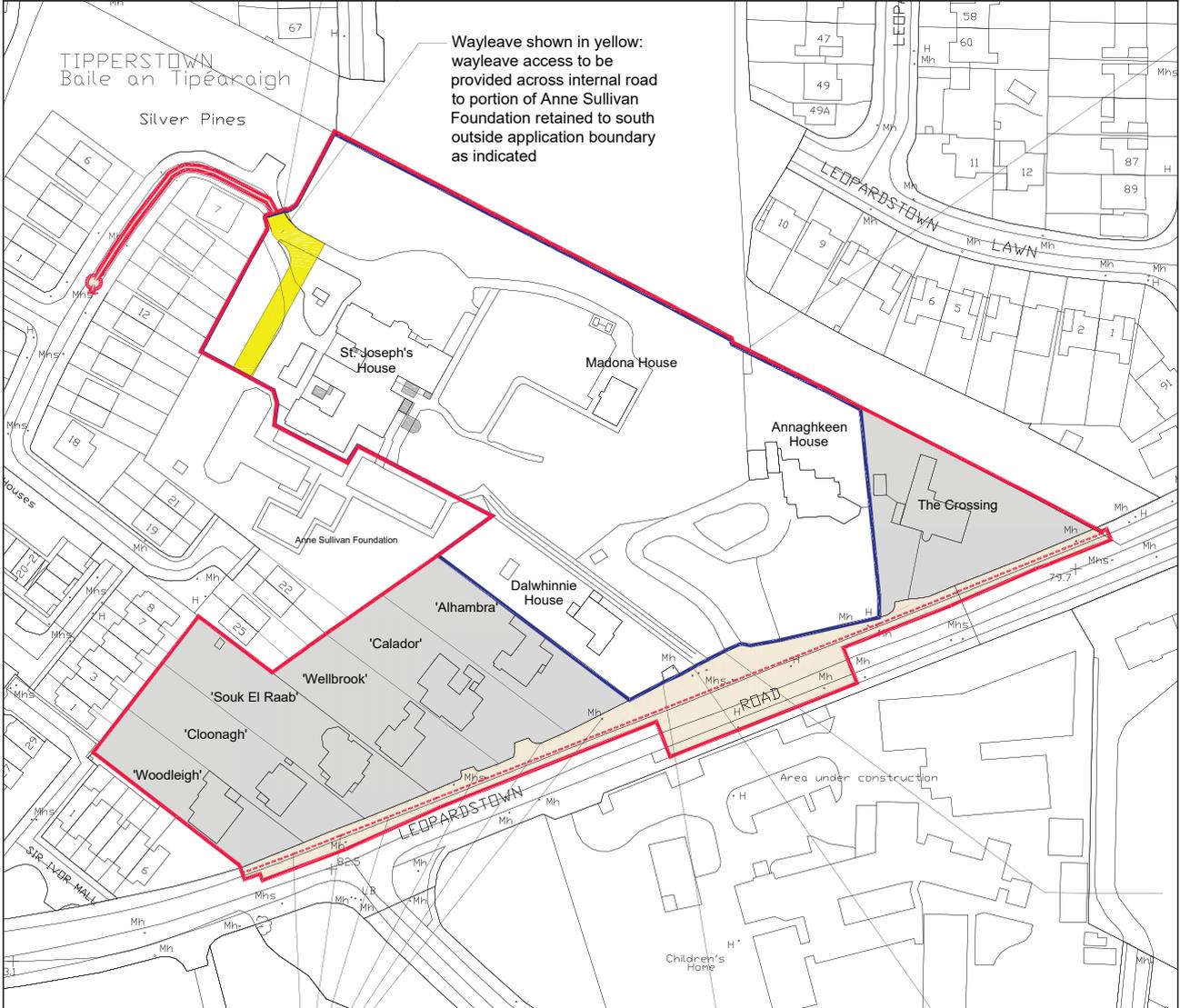
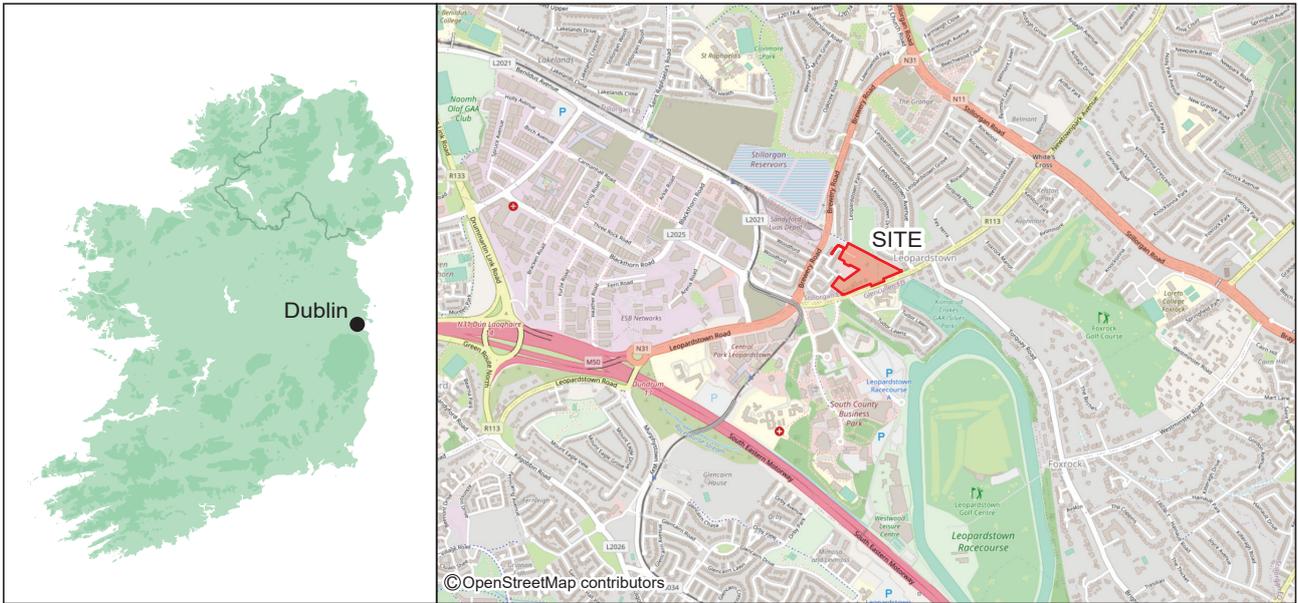
AR15: It is Council policy to:

- i. Retain any surviving items of historic street furniture and finishes such as granite kerbing and paving that contribute to the character of an ACA.
- ii. Ensure that works to the public realm - such as the provision of traffic control measures, street furniture, materials and finishes - have regard to the distinctive character of the area.
- iii. Encourage the undergrounding of over-head services and the removal of redundant wiring/cables within an ACA.

AR16: It is Council policy to assess candidate Architectural Conservation Areas (cACA) to determine if they meet the requirements and criteria for re-designation as Architectural Conservation Areas.

AR17: It is Council policy that development proposals within a candidate Architectural Conservation Area will be assessed having regard to the impact on the character of the area in which it is to be placed.

Appendix 16.5 Figures



Wayleave shown in yellow:
 wayleave access to be
 provided across internal road
 to portion of Anne Sullivan
 Foundation retained to south
 outside application boundary
 as indicated

KEY	
	Site outline
	Development outline
	Applicants lands
	Third party lands
	DLR lands

N

0 100 m

Figure 16.1 - Site location.

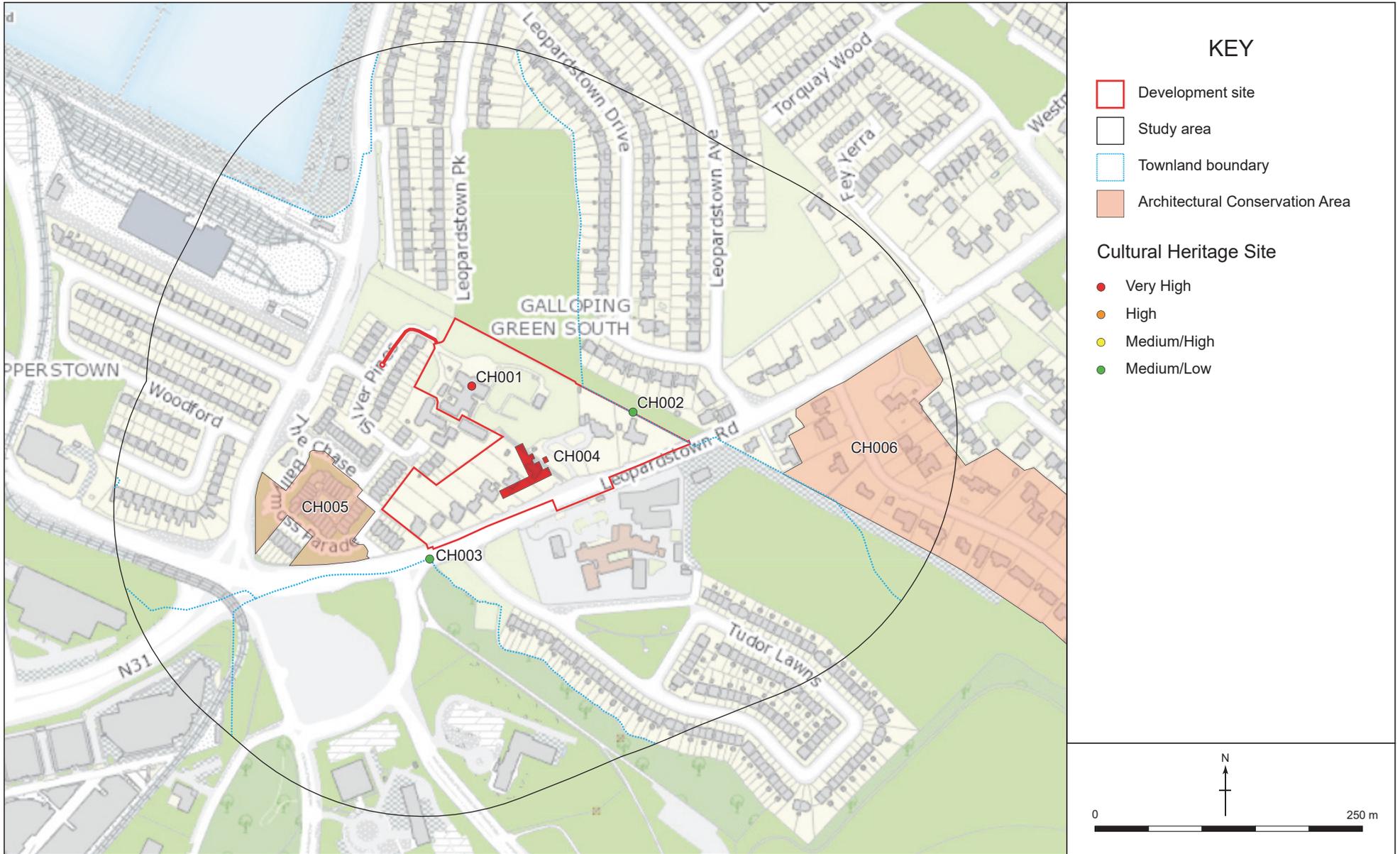


Figure 16.2 - Cultural Heritage sites with 250m radius of proposed development site.

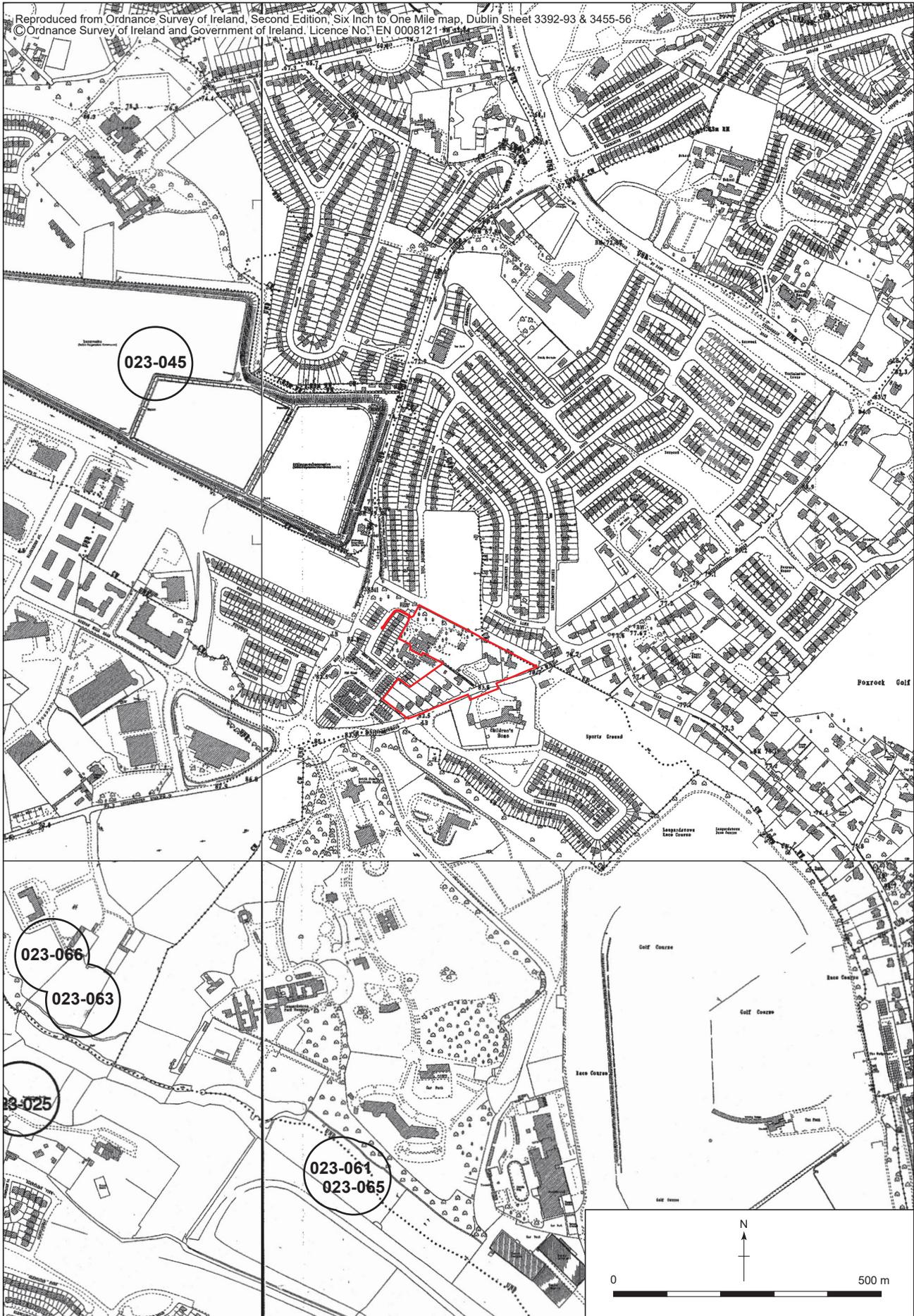


Figure 16.3 - RMP map with proposed development site.

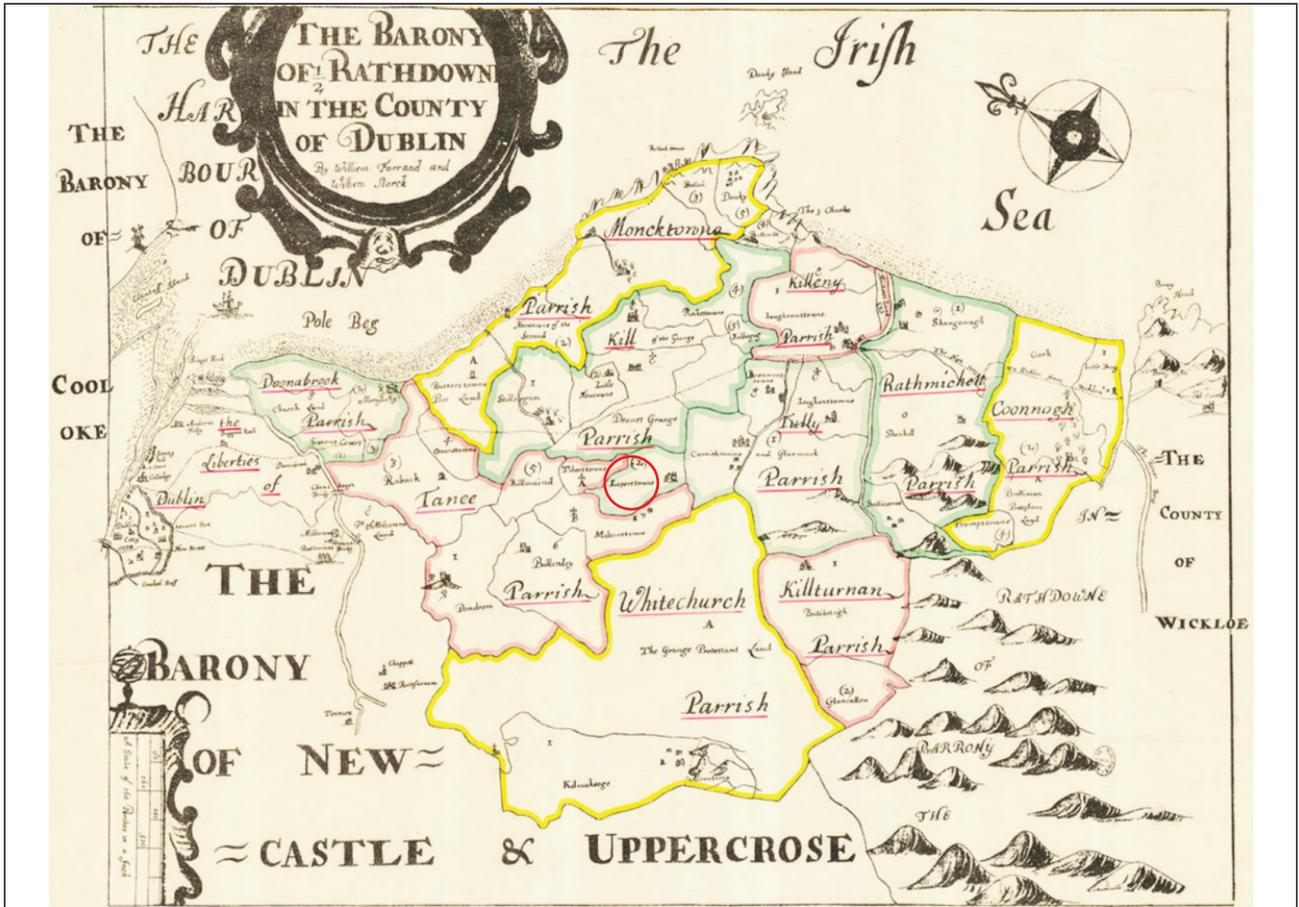


Figure 16.4 - Down Survey map with approximate location of proposed development site.

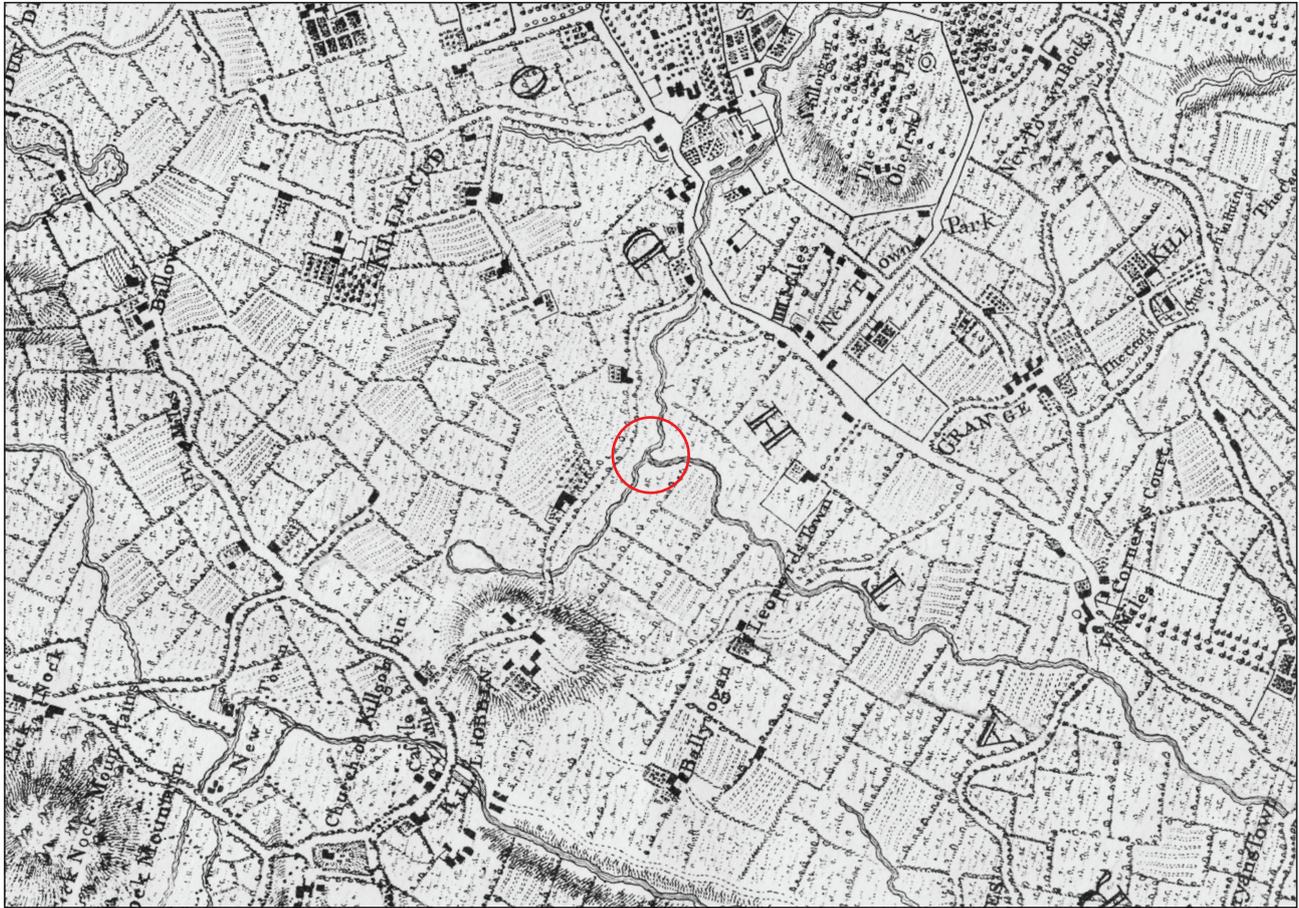


Figure 16.5 - Rocque's map with approximate location of proposed development site.

RESIDENTIAL BREAKDOWN:

APARTMENTS:

BLOCK A	49 units	(22)
BLOCK B	88 units	(46)
BLOCK E (St. Joseph's)	9 units	(9)
BLOCK C	115 units	(54)
BLOCK D	157 units	(63)
BLOCK F	45 units	(43)

TOTAL 463 units

(Resident Amenities Ratio: 1.37m2 / unit)

UNIT MIX: (no.) (%)

Studio	85	18.4%
1 Beds	117	25.3%
2 Beds	248	53.6%
3 Beds	13	2.8%

Total 463 100%

Main Development Site Area: 2.588 HA
Density: 179units/HA
Dual Aspect Units: 232 50.1%
Parking: 262 (0.56)
Bike storage: 843(1.82per unit)

LEGEND

OVERALL SITE OUTLINE : 2.747ha
 (inclusive of Third Party and DLR lands)

MAIN DEVELOPMENT SITE OUTLINE : 2.588 ha

VB VISITORS BIKES

1:500 @ A1

LEGEND:

- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Resident Amenities
- Cafe (Commercial Use)
- Creche



SITE PLAN 1:500@A1

OS MAP SERIES: 1:1000
 OS MAP REF: 3393-21
 ITM Centre Point Co-ordinate: X,Y = 720235, 726392
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 Ordnance Survey Ireland License No. AR 0005017

Figure 16.9 - Plan of proposed development.

Revision Description	Date	Rev. No.	Issued by
Planning	04.06.2021	01	MD

omahony pike

architecture | urban design | Dublin | Cork

email: info@omahonypike.com | The Chapel | 26 South Mall
 tel: +353 1 202 7400 | Mount St. Anne's | Cork City
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 www.omahonypike.com | D06 XN52 Ireland | T12 R2RV Ireland

Project No.: 1611A | Scale @ 1 : 500
 Project Lead: DM | Date Printed:
 Drawn By: MD | Current Rev.:
 Model No.: BP2-OMP-01-ZZ-DR-A-1001 | SITE PLAN - STANDARD
 Purpose: PLANNING

Project: Strategic Housing Development at St Joseph's House and Adjoining Properties
 Location: Leopardstown Rd, D18
 Client: Homeland Silverpines Ltd

Drawing Title: Site Plan - Masterplan
 Drawing No.: BP2-OMP-01-ZZ-DR-A-1001



Validity: Checked by date



Plate 16.1 - St Joseph's House (CH001), looking southeast



Plate 16.2 - St Joseph's House (CH001), looking northwest



Plate 16.3 - Tipperstown and Galloping Green South townland boundary (CH002), looking northeast



Plate 16.4 - View of Alhambra and Dalwhinne House/site of Children's Sunshine Home (CH004)