

## 14 Archaeological and Cultural Heritage

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## Introduction

This chapter of the Environmental Impact Assessment (EIAR) details impacts of the proposed St. Teresa's strategic housing development [SHD] on the archaeological and cultural environment. The chapter further assesses and evaluates the predicted impact of the proposed development on archaeological and cultural heritage during the construction and operational phases. It also identifies the characteristics, mitigation measures and residual effects arising from the proposed development

The architectural heritage of the development site is considered further in Chapter 15 of this EIAR. This chapter was prepared by Franc Myles MUBC MIAI of Archaeology and Built Heritage Ltd., on behalf of the developer Oval Target Limited.

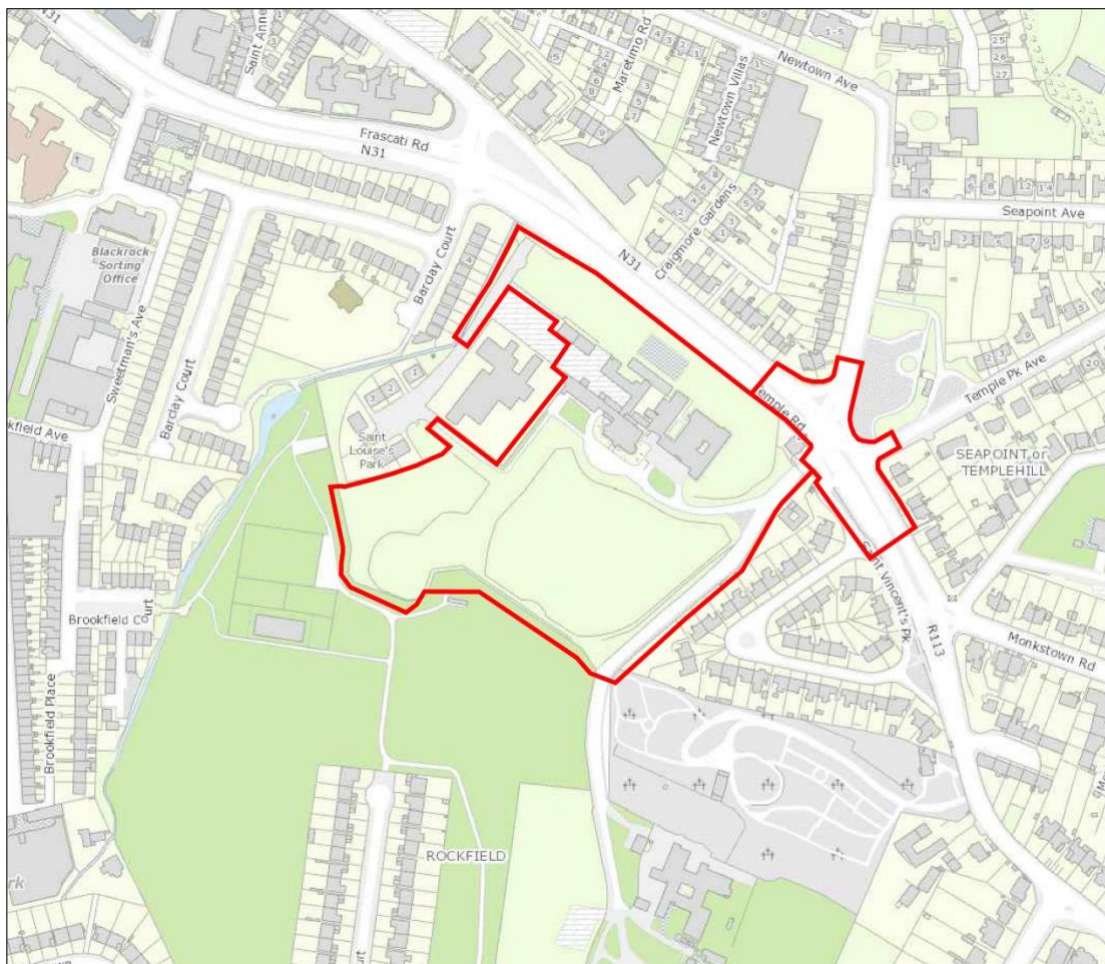


Figure 14.1 Site location (Archaeological Survey of Ireland, Historic Environment Viewer)

### Archaeological 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 an understanding of the structure and culture of past societies, unrecovered by any other means. Each monument 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 and understanding cultural evolution and change.

The proposed development site is not located within a Section 12 Zone of Notification, where there are no known archaeological monuments within the footprint.

### **Cultural Heritage**

Cultural heritage is the legacy of physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present and bestowed for the benefit of future generations. Cultural heritage includes tangible culture, intangible culture, and natural heritage.

The cultural heritage of the site is by now almost vested in the memories of those who have passed through its doors. The natural heritage of the site and biodiversity issues are discussed in Chapter 6, where an assessment of the landscape is undertaken in Chapter 12.

## **Assessment Methodology**

The methodology undertaken in the production of this chapter included a review of a desk-based assessment of the known archaeological and settlement history of the immediate historical environment and a walk-over site inspection

### **Desk-Based Assessment**

The desk-based element 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)
- Dún Laoghaire - Rathdown Development Plan 2016-2022

### **Guidelines, Legislation And Standards**

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

- National Monuments Act, 1930 (as amended in 1954, 1987, 1994, 2004 and 2012 - S.I. 249 of 2012)
- 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, draft *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, August 2017
- 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*.

### **Site Inspection**

A walk-over inspection of the site was conducted on 7 December 2018 and the site was visited on 5 November 2021 after demolitions had been undertaken which did not impact on the principal Protected Structure.

### **Assessment Criteria**

The criteria used to assess the significance of the impact of a development on an archaeological landscape, site, feature, monument or complex are defined as follows:

- **Profound** - Applies where mitigation would be unlikely to remove adverse effects. Reserved for adverse, negative effects only. These effects arise when an archaeological site is completely and irreversibly destroyed by a proposed development.
- **Significant** - 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 the archaeological feature/site.
- **Moderate** - A moderate direct impact arises where a change to the site 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.
- **Slight** - An impact which causes changes in the character of the environment which are not significant or profound and do not directly impact or affect an archaeological feature or monument.
- **Imperceptible** - An impact capable of measurement but without noticeable consequences.

Factors considered when assessing the potential impact of development in any protected archaeological environment include: its existing status/level of protection; its condition/preservation; its historic significance or attributed documentation; its group value; its rarity; its visibility in the landscape; and its vulnerability and its amenity value.

In accordance with the guidelines set out by the EPA, each site, monument or complex is assessed on the basis of its context, character, significance and sensitivity/vulnerability. Any direct impact on a recorded archaeological monument or site is regarded at the very least as being a significant negative impact.

## **Existing Receiving Environment**

### **Archaeological And Historical Background**

The site extends to c. 3.9 hectares and is located to the southeast of Blackrock village. It fronts onto Temple Hill (N31) to the north, where its eastern extent is bounded and partly incorporates the

avenue leading into the premises of the Daughters of Charity. The site is bounded to the south by a rubble granite wall with playing fields behind (Rockfield Park) and to the west by a modern wall to St. Louise's Park and the grounds of the Alzheimer Society of Ireland. The Maretimo stream flows to the west of the development area and briefly forms a site boundary close to where it passes under Temple Hill.

There are three Protected Structures on the site: St Teresa's House (RPS Ref. 398 on the *Dún Laoghaire-Rathdown County Development Plan 2016-2022*), built in the 1860s as a private residence known as *Craigmore*; St. Teresa's Lodge on the eastern corner of the site at the entrance from Temple Road (listed as RPS Ref. 1960); and the large gates to Temple Road (also listed as RPS Ref. 398). There are no recorded archaeological monuments within the site footprint and indeed the most proximate monument is located some 300m distant to the northeast.

The site is dominated by St. Teresa's House (Plate 1) and has mature wooded areas along the boundaries, with a copse located in the western corner. An area north of the copse has been cleared of vegetation in recent years to the modern boundary with St. Louise's Park. An extensive level grassed area extends to the southwest of the house, with a smaller grassed area to the north, where there is a disused tennis court, and another grassed over area to the northwest adjacent to the entrance to the Alzheimer Society of Ireland's premises.

One feature of note is a decorative folly constructed from granite masonry, located towards the southwestern corner of the site within the copse (Plate 2). This is probably associated with an artificial pond depicted on the 1909 25-inch mapping, which was crossed by a footbridge at its narrowest point. The folly is c. 2000mm square and extends in height to c. 4000mm. Round-head blind openings appear on each face underneath a moulded cornice which supports a heavily overgrown battlement feature.

The area that once accommodated the pond presents today as a dip in the ground which has not yet become overgrown. There is no surviving vestige of the footbridge annotated by the Ordnance Survey. All of these features are likely to be part of a planned landscape, presumably developed by the initial occupants of *Craigmore*.

Another important surviving structure is the masonry and brick wall of the walled garden which is now occupied by the premises of the Alzheimer Society of Ireland (Plate 3). This forms a significant boundary to the development and was presumably developed at the same time as the house.

Where the development site is located in an area with a relatively low density of known sites and a paucity of archaeological excavations, the presence of archaeological features and settlement evidence dating to different time periods cannot be ruled out. The presence of Mesolithic hunter-gatherers elsewhere on the Dublin Bay coastline and in the valley of the Liffey has been well established, as has the settlement of the general area during throughout the remainder of the pre-historic period.

The earliest artefactual evidence of occupation in the immediate vicinity is the high cross at Blackrock with its distinctive carved head (DU023-005). Traditionally high crosses were used as boundary markers during the early medieval period mainly to delineate the territory of monasteries or ecclesiastical settlements and enclosures. This example is suggested to date from the eighth to ninth centuries and may have been used as a boundary marker for the territory or *Timpeall* of the ecclesiastical settlement at Monkstown, an element which in all probability is fossilised in the townland name *Monkstown* or *Templehill (Timpeall)*, which is the neighbouring townland immediately east of the site.

### Archaeological Monuments

The proposed development site does not contain any known archaeological monuments. The landscape itself is a relatively diffuse one in terms of RMP (Record of Monuments and Places) sites, with only five RMP sites within a 1km radius of the site (Table 1, Figure 14.2).

RMP No.	Townland	Classification	Description
DU023-028	Newtown, Blackrock	Castle	Situated on flat terrain adjacent to Merrion Strand currently occupied by Seapoint Manor. The present residence is shown as 'Castle Byrn' on the 1843 OS 6-inch map (Stokes 1895, 8). A castle described in the Civil survey (1654-6) as a slated castle located at Newtown. It was held by Walter Cheevers in the Civil survey (1654-6) (Simington 1945, 267).
DU023-009	Newtown, Blackrock	Holywell (Site of)	Situated on a N facing cliff edge overlooking a grassy field adjacent to the coastline and the railway line. A holy well consisting of a brick-built vault partially covering a chamber which leads into a lintelled recess. This originally led into a further passage, the opening to this inner passage is now blocked. The well is known as 'Tobernea'. Traditionally, the waters from the well are thought to cure sore eyes. The site is no longer venerated (O'Reilly 1902, 178-186; O'Danachair 1958, 234).
DU023-048	Seapoint or Templehill	Castle (Unclassified)	Site of a castle, The Down Survey (1655-6) map shows a castle in the immediate area of Seapoint Station. Not precisely located.
DU023-010	Seapoint or Templehill	Martello Tower	Situated on a small promontory to the SE of the Railway Station at Seapoint the E facing slope offers views over the coastline. A circular Martello tower with an entrance from Brighton Vale Road down to the sea. Free-standing the tower is built of dressed granite blocks. Machicolation in place over doorway on the NW side. Stairs led to an entrance above ground floor level. A double offset or string course marks the parapet level (Turner 1983, 94).
DU023-005	Newtown, Blackrock	Cross	Situated at the S end of Blackrock Village on a plinth in a cobbled area opposite the Bank of Ireland off Main Street. A cross comprising of an upper portion of granite cross set on a later plinth. The granite cross section measures L 0.66m,



			With 0.51m, T 0.20-0.24m and tapers from top to bottom. The two arms differ in size and are unaligned. On the E face is a rude carving of a human head in high relief (Healy 1958, 108-109). On the opposite face is an incised oval with three vertical lines under a horizontal band. There is a smaller oval below this. Dated to the 12th-century (Turner 1983, 69). This cross was a boundary marker on the franchises of Dublin (Clarke 2002, 12).
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Table 14.1 RMP sites in vicinity of proposed development

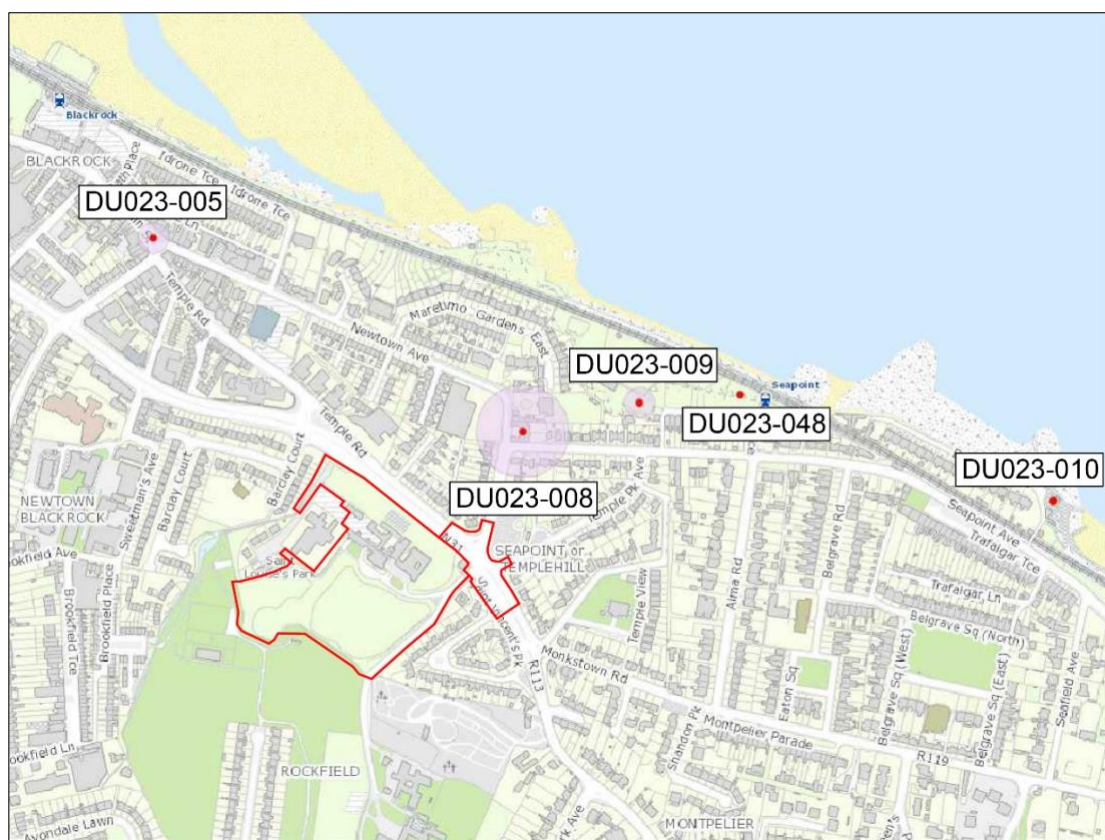


Figure 14.2 Recorded monuments in the vicinity of the development site (ASI, Historical Environment Viewer)

A search of the online *Excavations Bulletin* for previous archaeological investigations within the proposed development area produced no results ([www.excavations.ie](http://www.excavations.ie)). There have been no archaeological excavations carried out within 1km of the proposed site and only one archaeological excavation has been undertaken within 2km, which is of little relevance to the site under discussion:

License No.	Location	Site Type	Author
03E0228	Seapoint or Templehill	Martello Tower	Christiaan Corlett

Table 14.2 Archaeological investigation undertaken in vicinity of proposed development

### Historic Environment

The settlement at Blackrock is first mentioned as being in the 'maghery of Dublin Shire' in 1488.<sup>1</sup> The closest recorded archaeological monument to the site is located on grounds occupied by today's Seapoint Manor, where the existing residence is shown as 'Castle Byrn' on the 1843 6-inch mapping. The subsequent development of the area is obscure until the mid-seventeenth century and the undertaking of the Down Survey. A castle held by Walter Cheevers is described in the Civil Survey (1654-6) as a 'slated castle' located at Newtown.<sup>2</sup> In 1641 the townland of 'Newtowne of the Strand', which incorporated Blackrock and the modern townland of Rockfield, was still in the possession of Cheevers, a protestant who retained his lands after the settlement until at least 1670. The accompanying map (Figure 14.3) includes little detail however the accuracy of the boundaries depicted can be favourably compared with the townland boundaries annotated on the Ordnance Survey.

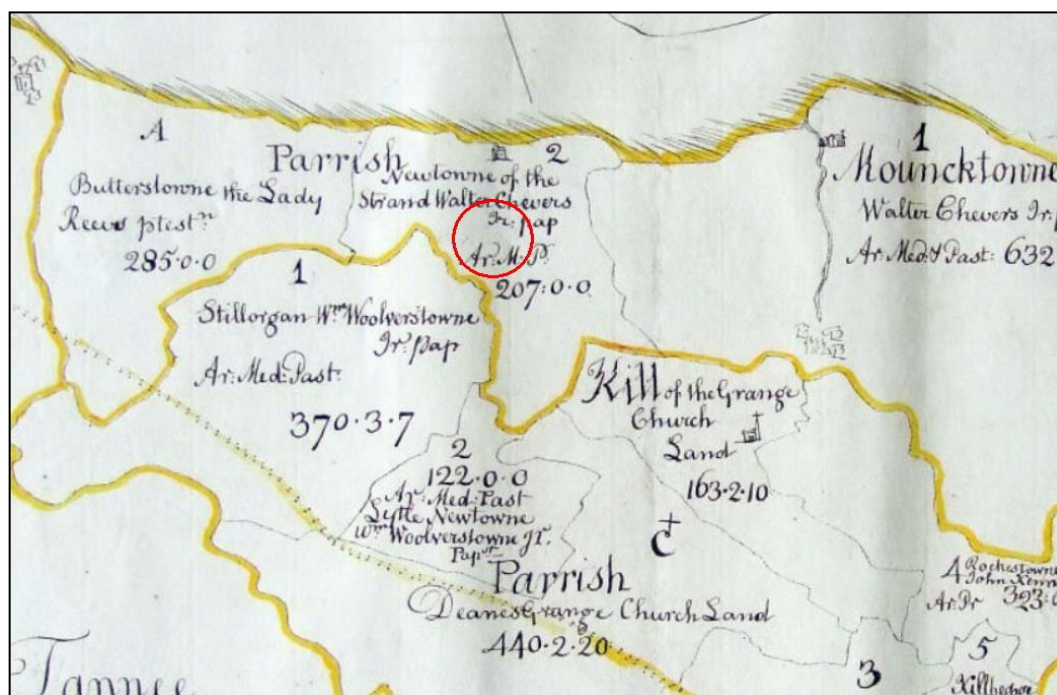


Figure 14.3- Down Survey, c. 1654-56. Approximate site location circled

Blackrock remained a small fishing settlement up until the early eighteenth century, when the area became popular with the city elite who began developing summer residences. In many cases the houses were located within planned landscapes designed to capture a sea view if at sufficient altitude. The development site can be located on Rocque's 1760 county map where it appears as unenclosed land (Figure 14.4).

The map captures the separate settlements of *Black Rock* and *New Town* and the stream which partially forms the western boundary of the development site. Several of the newer houses built for the city's elite are marked and annotated. One such residence, *Rockfield House* was the summer residence of George Townsend, 4th Viscount and 1st Marquess Townsend, during his tenure as Lord Lieutenant from 1767. The demesne associated with the house had, by the 1830s, become a townland in its own right. By the 1830s the demesne had been partially subdivided for development

<sup>1</sup> Murphy, M. and Potterton, M. (eds). 2010. *The Dublin region in the Middle Ages*. Dublin. 266-7.

<sup>2</sup> Stokes, Rev. G.T. 1895. 'The antiquities from Kingstown to Dublin'. In *Journal of the Royal Society of Antiquaries of Ireland*, 25, 8.



and the site of the proposed development was formed around *Craigmore*, built to the designs of George McCurdy in 1863.<sup>3</sup>

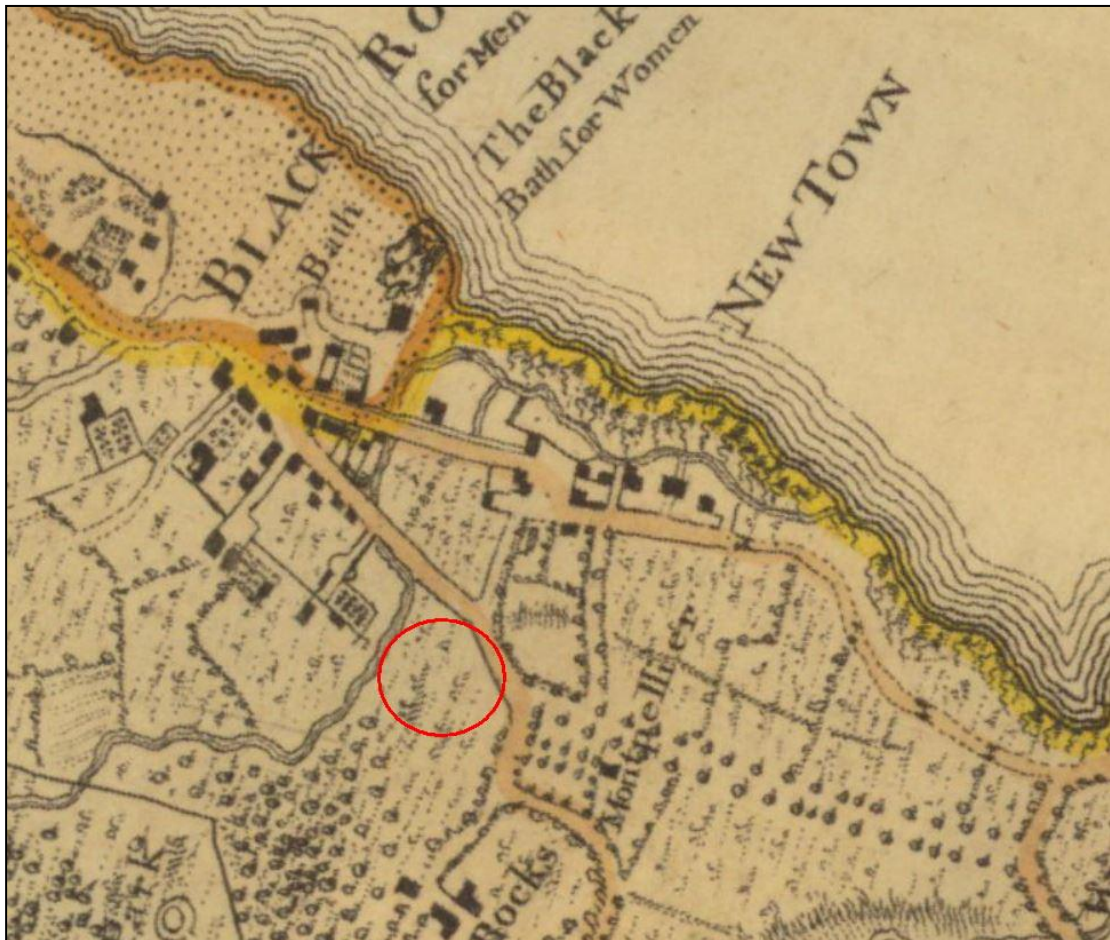


Figure 14.4- John Rocque, *An actual survey of the county of Dublin ... 1760*. Approximate site location circled

The first modern mapping of the area was undertaken by the Ordnance Survey c. 1835-6 to the scale of six inches to one mile (Figure 14.5). This depicts the planting undertaken around the perimeter of the Rockfield demesne and also shows an earlier version of the avenue leading to *Dunardagh* (now the Provincial House of the Sisters of Charity) along the eastern boundary. A spot height of 79ft is annotated towards the southeastern corner of the development site, with a triangular copse slightly further west. This planting is probably associated with a large granite rock, which appears to be bedrock outcrop rather than an erratic. Portions of the development site boundary lie along the townland boundary between Newtown Blackrock and Rockfield.

The function of the lands is not depicted as such, however it is likely that the area was being farmed and was possibly in pasture. Much more evident are the large houses constructed over the previous eighty years, indicative of the flight from the city of the wealthier classes, leaving less land for the production of milk.

Where the Ordnance Survey can generally be expected to map surface anomalies which may have an archaeological provenance, there is nothing obviously annotated on the first edition. A large pond beyond the western boundary of the site is presumably a millpond however there is no indication within the site boundary of any related structures. The wall which demarcates much of the southwestern site boundary obviously pre-dates the initial development of the site from c. 1862.

<sup>3</sup> *Dublin Builder*, 5, 15 April 1863, 69.

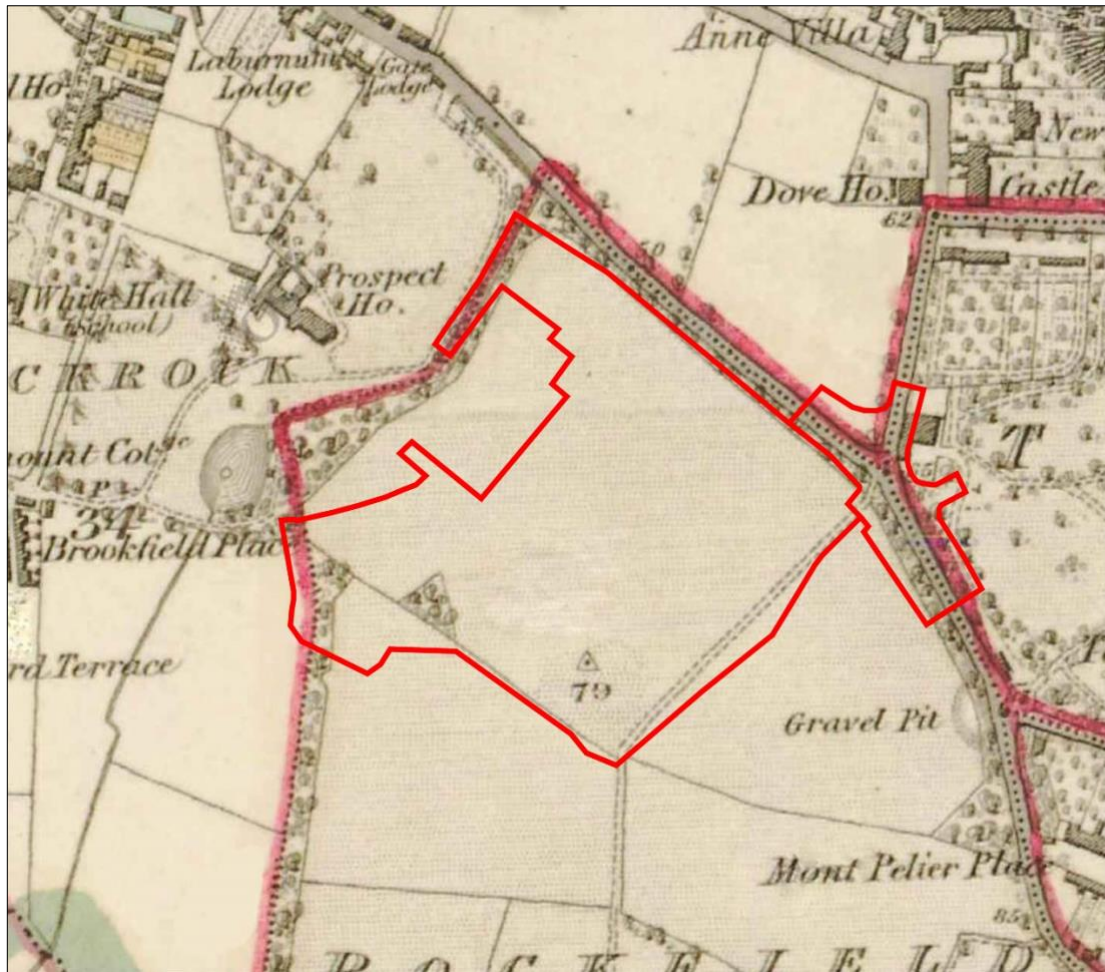


Figure 14.5 - Ordnance Survey, Dublin, sheet 23, 1838

Craigmore was built for William Hogg, a successful tea merchant and member of the Quaker community.<sup>4</sup> A sizable area of Hogg's purchase was set aside for the Friends' burial ground beyond the southern tip of the development site. Craigmore was designed, according to Pearson, in a 'restrained Georgian style with bow ends and a most attractive stone porch'.<sup>5</sup> The house makes its first appearance on the Blackrock Township 5ft. mapping undertaken in 1867, just five years after its construction (Figure 14.6). A large walled garden is depicted on the site now occupied by the Alzheimer Society of Ireland along with several structures to the northwest of Craigmore, the footprints of which were subsequently redeveloped for educational purposes. A Pump depicted immediately to the north of the house presumably records the location of a well which may survive relatively intact. Unfortunately, the mapping does not extend as far south as the existing boundary and the location of the folly identified during the field inspection lies just beyond the frame.

<sup>4</sup> Pearson, P. 1998. *Between the Mountains and the Sea*. Dublin, 237.

<sup>5</sup> *Ibid.*



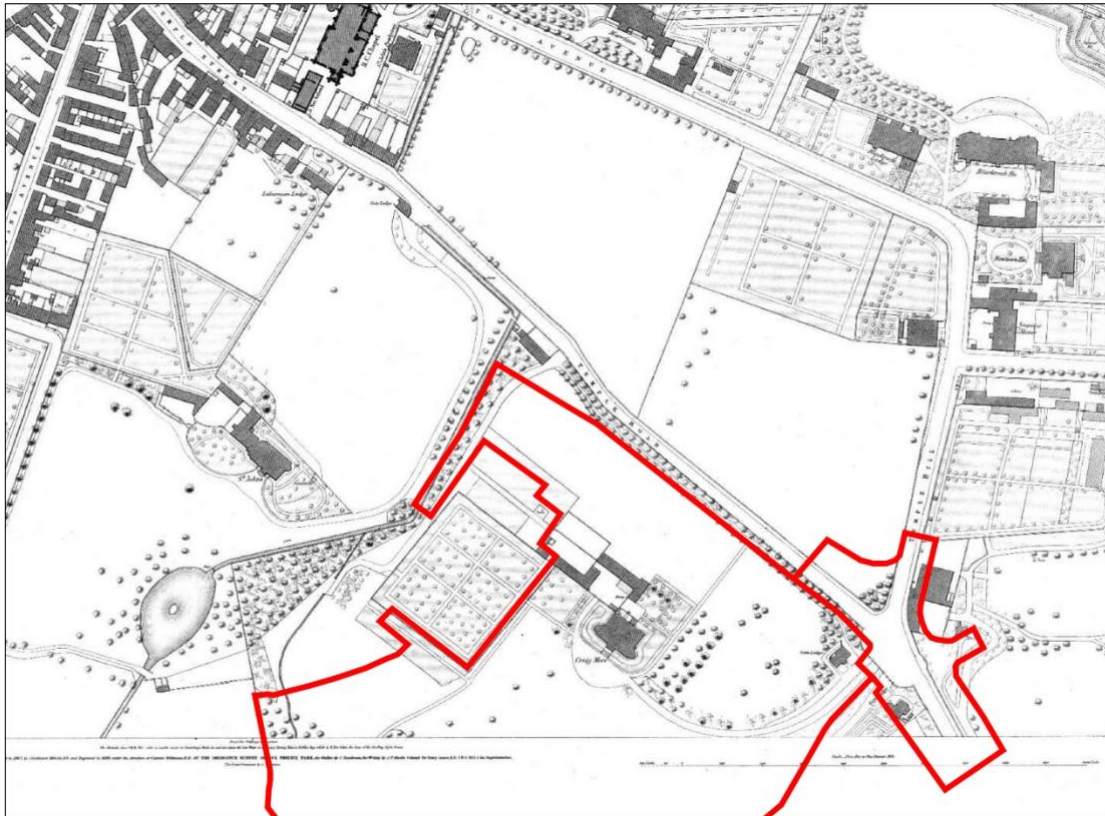


Figure 14.6 Ordnance Survey, Blackrock Township, sheet XXIII.33, 1870

The subsequent 25-inch mapping of 1909 (Figure 14.7) encompasses the entire development site and depicts the copse extending northwards from the Tower (the granite folly) positioned along the boundary wall. The tower, lake and footbridge, set in a wooded secluded corner of the estate is likely a secondary development and may have been developed with the gate lodge, c. 1873.

The Cemetery annotated within the present development boundary appears on subsequent mapping to be outside the boundary and within today's Rockfield Park. There is no evidence for the cemetery on site. This is presumably associated with the Vincentian seminary at St. Joseph's College however there appear to be no records or exhumation licenses available regarding the site.

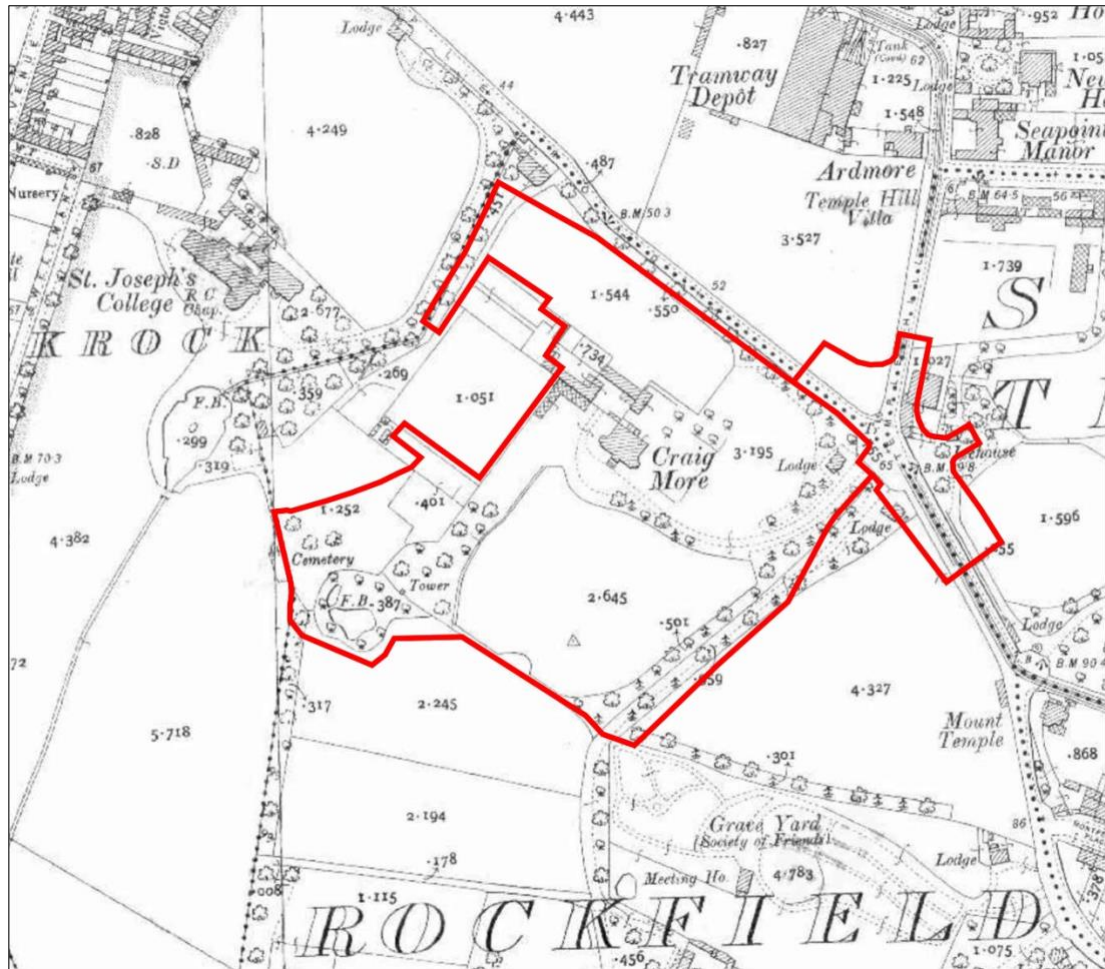


Figure 14.7 Ordnance Survey, Dublin, sheet XXIII, 1909

In September 1925, Craigmore was purchased by the Daughters of Charity of St. Vincent de Paul who subsequently renamed it St. Teresa's House. A boys' orphanage was subsequently established on the site at the request of the archbishop of Dublin.

A 1971 report described St. Teresa's as a centre that cared for girls who were 'slow to learn', aged between five and seventeen years of age. There were then 60 girls attending daily with a further 100 girls in residential care.<sup>6</sup>

<sup>6</sup> The National Association for the Mentally Handicapped of Ireland. 1971. *An Outline of the Existing Services for Treatment and Care of Mentally Handicapped and Disturbed Children and Mentally Handicapped Adults in the Republic of Ireland*. Fifth Edition. Dublin.

## Characteristics of the Proposed Development

The applicant, Oval Target Limited, intends to apply to An Bord Pleanála for planning permission for a Strategic Housing Development on a site of c. 3.9 ha at 'St. Teresa's House' (A Protected Structure) and 'St. Teresa's Lodge' (A Protected Structure) Temple Hill, Monkstown, Blackrock, Co. Dublin.

The development will consist of a new residential and mixed use scheme of 493 residential units and associated residential amenities, a childcare facility and café in the form of (a) a combination of new apartment buildings (A1-C2 and D1 – E2); (b) the subdivision, conversion and re-use of 'St. Teresa's House' (Block H); and (c) the dismantling, relocation and change of use from residential to café of 'St. Teresa's Lodge' (Block G) within the site development area. A detailed development description is now set out as follows:

The proposal provides for the demolition (total c. 207 sq m GFA) of (a) a single storey return (approx. 20 sq m) along the boundary with The Alzheimer's Society of Ireland; (b) the ground floor switch room (approx. 24.9sq.m.), (c) ground floor structures northwest of St. Teresa's House (26.8sq.m), (d) basement boiler room northwest of St. Teresa's House (17.0 sq.m), (e) ground floor structures northeast of St. Teresa's house (22.0sq.m.) (f) basement stores northeast of St. Teresa's house (67.8 sq.m.) and (g) a non - original ground floor rear extension (approx. 28.5 sq m) associated with the Gate Lodge.

The new development will provide for the construction of a new mixed use scheme of 487 no. apartment units in the form of 11 no. new residential development blocks (Blocks A1-C2 and D1 – E2) as follows:

- Block A1 (5 storeys) comprising 37 no. apartments (33 no. 1 bed units and 4 no. 2 bed units)
- Block B1 (10 storeys) comprising 55 no. apartments (37 no. 1 bed units, 10 no. 2 bed units, 8 no. 3 bed units)
- Block B2 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B3 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B4 (5 storeys) comprising 41 no. apartments (4 no. studio units, 4 no. 1 bed units, 27 no. 2 bed units and 6 no. 3 bed units)
- Block C1 (3 storeys) comprising 10 no. apartments (1 no. studio units, 3 no. 1 bed units and 6 no. 2 beds)
- Block C2 (3 storeys) comprising 6 no. apartments (2 no. 1 bed units and 4 no. 2 bed units) together with a creche facility of 392 sq m at ground floor level and outdoor play area space of 302 sq m.
- Block C3 (1 storey over basement level) comprising residential amenity space of 451 sq m.
- Block D1 (6 storeys) comprising 134 no. apartments (12 no. studio units, 22 no. 1 bed units, 90 no. 2 bed units and 10 no. 3 bed units).
- Block E1 (6 storeys) comprising 70 no. apartment units (34 no. 1 bed units, 26 no. 2 bed units and 10 no. 3 bed units).



- Block E2 (6 storeys) comprising 50 units (1 no. studio units, 29 no. 1 bed units, 18 no. 2 bed units and 2 no. 3 bed units).

Each new residential unit has associated private open space in the form of a terrace / balcony.

The development also provides for Block H, which relates to the subdivision and conversion of 'St. Teresa's House' (3 storeys) into 6 no. apartments (5 no. 2 bed units and 1 no. 3 bed unit) including the demolition of non-original additions and partitions, removal and relocation of existing doors, re-instatement of blocked up windows, replacement of windows, repair and refurbishment of joinery throughout and the upgrade of roof finishes and rainwater goods where appropriate.

It is also proposed to dismantle and relocate 'St. Teresa's Lodge' (1 storey) from its current location to a new location, 180 m south west within the development adjacent to Rockfield Park. St. Teresa's Lodge (Block G) will be deconstructed in its original location and reconstructed in a new location using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate.

It is also proposed to dismantle and relocate 'St. Teresa's Lodge' (1 storey - gross floor area 69.63sq m) from its current location to a new location, 180 m south west within the development adjacent to Rockfield Park. St. Teresa's Lodge (Block G) will be deconstructed in its original location and reconstructed in a new location using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. A non - original extension (approx. 28.5 sq m) is proposed for demolition. The current proposal seeks a new extension of this building (approx. 26.8 sq m) and a change of use from residential to café use to deliver a Part M compliant single storey building of approx. 67.4 sq m.

Total Open space (approx. 15,099.7 sq m) is proposed as follows: (a) public open space (approx. 11,572.3 sq m) in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt; and (b) residential communal open space (approx. 3,527.4 sq m) in the form of entrance gardens, plazas, terraces, gardens and roof terraces for Blocks B2 and B3. Provision is also made for new pedestrian connections to Rockfield Park on the southern site boundary and Temple Hill along the northern site boundary.

Basement areas are proposed below Blocks A1, B1 to B4 and D1 (c. 7,295 sq. m GFA). A total of 252 residential car parking spaces (161 at basement level and 91 at surface level); 1056 bicycle spaces (656 at basement level and 400 at surface level); and 20 motorcycle spaces at basement level are proposed. 8 no. car spaces for creche use are proposed at surface level.

The proposal also provides for further Bin Storage areas, Bike Storage areas, ESB substations and switch rooms with a combined floor area of 356.2 sq m at surface level.

The development also comprises works to the existing entrance to St. Teresa's; the adjoining property at 'Carmond'; and residential development at St. Vincent's Park from Temple Hill (N31/R113). Works include the realignment and upgrade of the existing signalised junction and associated footpaths to provide for improved and safer vehicular access/egress to the site and improved and safer access/egress for vehicular traffic to/from the property at 'Carmond' and the adjoining residential development at St Vincent's Park.

Emergency vehicular access and pedestrian/cyclist access is also proposed via a secondary long established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location.

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; green roofs; boundary treatment; internal roads and footpaths; and electrical services including solar panels at roof level above Blocks A1, B1 - B4, C1-C3, D1, E1, E2.

The development will be constructed in a phased manner. It is anticipated that the main characteristics of the development with potential to impact archaeological and cultural heritage are:

- Removal of topsoil, made ground, fill, soil, sub-soil and clay just above the weathered rock for the construction of basements. Approximate quantity of material to be excavated for basements at Blocks A1 to B4 is 34,000m<sup>3</sup> and 11,000m<sup>3</sup> for Block D1.
- Installation of main services and utilities to serve the site
- Provision of large underground surface water storage areas to satisfy run-off attenuation requirements.
- Provision of approximately 4075m<sup>2</sup> of extensive type green roofs and new road network.
- Installation of new surface water drainage and foul sewer layout to serve the development.

The basement will be excavated into clay c.1000-2000mm above the weathered surface of the bedrock.

## Potential Impact of the Proposed Development

### Construction phase

The site inspection, cartographic analysis and historical background would all suggest that the risk of encountering archaeological deposits or artefacts on the site is medium to low; however, the lack of any modern ground works or construction disturbance over the area to the west and southwest of St. Teresa's House would serve to protect any sub-surface stratigraphy present.

The initial development phase will see the demolition of all structures on site with the exception of the folly and St. Teresa's House itself, which will undergo conservation and conversion to apartment spaces. It is additionally proposed to carefully dismantle St. Teresa's Lodge and to rebuild it c. 180m to the southwest where it will be used as a café.

The proposed development will incorporate an extensive area of public space to the south adjacent to Rockfield Park, which will retain most of the existing mature planting along the boundaries. The boundary wall to the south is being removed in accordance with the Local Area Plan. It will be reduced to ground level, however the foundation courses will remain *in situ* and there will be no associated ground disturbance.

Much of the site remains undeveloped and there is obvious potential over such an extensive area for the survival of undisturbed sub-surface archaeological deposits. The proximity of a watercourse, the Maretimo Stream, increases the possibility of there being earlier settlement across the area, especially at the location of Block A1 to the north of the development.

It is likely that construction works associated with Block C3 will encounter the masonry well annotated as a *Pump* on the 1870 mapping. Irrespective of their antiquity, wells are treated as archaeological structures and require preservation by record prior to their removal or capping.

There may be surviving evidence for an Ordnance Survey triangulation point which could be exposed over the course of development. As there is no value given on the 25-inch mapping, it is likely that the feature comprises a masonry plinth with a brass insert, should it survive.

A prominent bedrock outcrop was identified nearby close to the southern boundary wall. This is located within the public realm and should not be impacted by construction works.

The area of planned landscaping incorporating the folly is located to the south of Block E2 and will remain a wooded area with public access along an adjacent pathway. It should be noted that the masonry foundations of a wall possibly extend to the northwest and southeast of the folly and may be exposed during landscaping.

#### **Operational phase**

There are no potential impacts over the operational phase of the development.

### **Potential Cumulative Impacts**

Following the implementation of the archaeological mitigation measures outlined, there will be no residual impact on the archaeological heritage located within the development footprint.

### **‘Do Nothing’ Scenario**

Should the development not take place, any surviving sub-surface archaeological remains will remain *in situ*.

### **Risks to Human Health**

There are no specific risks to human health associated with the proposed development.

### **Mitigation Measures**

#### **Construction Phase**

Archaeological strata or deposits may become evident over the ground-reduction phase of development and it is considered best practice to undertake pre-construction investigations. These can take the form of geophysical investigations or archaeological test excavation, both undertaken under licence from the National Monuments Service. In this particular instance the presence of underlying granite bedrock would render geophysical exploration ineffectual; test trenching would therefore be the most obvious measure to be taken to investigate the extent and nature of any surviving archaeological substrates.

Should there survive archaeological material that will be directly impacted upon by the proposed development, there is usually further negotiation with the planning authority and the National Monuments Service regarding its preservation, either *in situ* or by record. Should there be significant archaeological material present which requires hand excavation, a full report should issue as part of the licencing conditions and form part of the compliance documentation.

Where there is no archaeological material evident over the test trenching phase, it may be prudent to undertake a programme of licenced monitoring over the ground reduction programme until the level of undisturbed deposits is reached. This will serve to ensure that no archaeological strata or structures are impacted on by the proposed development.

Should significant archaeological deposits or structures be disturbed over the initial groundworks, all work will stop and the apposite authorities informed. With the agreement of the NMS all archaeological features will be fully recorded in accordance with the former DoEHLG's *Policy and*

*Guidelines on Archaeological Excavation.* All finds identified shall be fully documented and all appropriate material retrieved for off-site analysis, storage, curation and conservation in accordance with NMI guidelines. The finds and any environmental samples taken will be stored in the offices of ABH.

On completion of the archaeological monitoring, a report will be prepared for submission to the apposite authorities for further consultation. A summary account of the excavation will be published in the *Excavations* bulletin.

The site archive will be compiled in accordance with the procedures outlined by the NMS and deposited in the Dublin City Archaeological Archive as soon as practicable after the final report has been submitted.

#### **Operational Phase**

There are no mitigation measures required.

### **Predicted Impacts of the Proposed Development**

#### **Construction Phase**

The proposed development will comprise 11 apartment blocks, all of which will require ground reduction to formation level. Development works will also include the laying of service ducting and the provision of waste management facilities along with hard and soft landscaping. In the absence of archaeological test trenches or ground investigation reports, it is likely that the granite bedrock is relatively close to the surface and is likely to be exposed over the course of the development. Similar developments of this type usually involve ground reduction in the region of 1000-1500mm, however this will only occur under the footprints of the new builds.

#### **Operational Phase**

There are no projected impacts, if mitigation is undertaken.

### **Monitoring**

#### *Construction phase*

Licensed archaeological monitoring (as referred to above) continues over the initial stages of a construction programme until natural deposits are reached. In this instance it would appear that weathered bedrock lies relatively close to the surface.

The granite folly will be protected over the course of development works with heavy-duty plywood fitted with inspection holes, with an inspection log maintained by an appointed individual. The structure has been cleared of vegetation and will be consolidated and repointed as necessary and preserved in the public realm. The surviving historic boundaries being retained will be consolidated where required, using a lime-based mortar.

Although there will be no ground disturbance per se, particular care should be taken when the southern boundary wall is being reduced over the area of the cemetery marked on the Ordnance Survey. This can be achieved by placing heavy plywood boards on the ground as the upper courses of the wall are being dismantled

#### *Operational phase*

There is no requirement for further monitoring once the development has been built-out.

## Reinstatement

### Construction Phase

Due to the nature of the development and the type of archaeology that may be encountered on site, it is not considered likely that any reinstatement measures will be required.

### Operational Phase

There will be no reinstatement measures required.

## Interactions

There are potential interactions with the following specialist elements of the project during the construction phase:

- Land, Soils, Geology, Hydrogeology, Utilities (Chapter 6)
- Landscape and Visual Impact Assessment (Chapter 11)
- Architectural Built Heritage (Chapter 15)

## Difficulties Encountered

There were no specific difficulties encountered during the compilation of this chapter.

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### Secondary WORKS

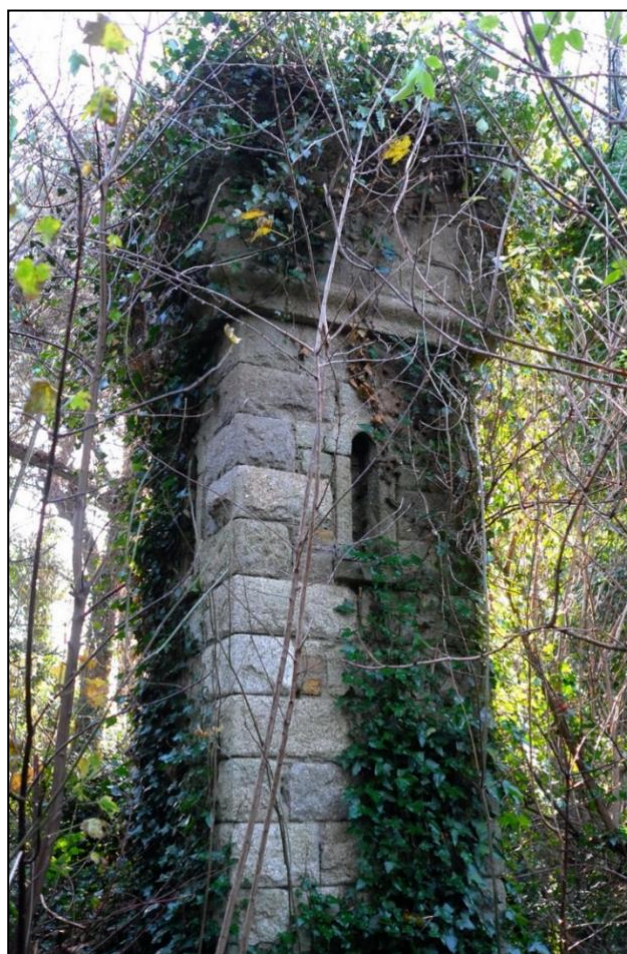
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## Plates



*Plate 1 St. Teresa's House from the southwest*



*Plate 2 Folly to southwestern corner, prior to removal of vegetation*



*Plate 3 Southeastern exterior corner of primary walled garden*