

16 CULTURAL HERITAGE (ARCHAEOLOGICAL & ARCHITECTURAL)

16.1 INTRODUCTION

The following chapter details an archaeological and cultural heritage assessment undertaken in advance of three proposed residential developments (known as Sites 3, 4, 5) at Grange, Esker South, Kishoge and Balgaddy, in Clonburris, Co. Dublin. The assessment aims to ascertain any potential likely and significant impacts that the proposed developments may have on the existing cultural heritage resource.

The assessment has been undertaken by Faith Bailey (MA, BA (Hons), MIAI, MCIfA) and John Gallacher (MA (Hons), MLitt) of IAC Archaeology. The assessment has been informed by a programme of archaeological test trenching (Appendix 16.1, Brännström 2024).

Figure 16.1: Extract from Google Earth showing the three proposed development areas



This study determines, as far as reasonably possible from existing records, the nature of the cultural heritage resource in and within the vicinity of the development area using appropriate methods of study. The study area is defined as an area measuring 250m from the proposed development area.

Desk-based assessment is a programme of study of the historic environment within a specified area or site on land, in the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance; the character of the study area, including appropriate consideration of the settings of heritage assets (CIfA 2020,4). In order to compile a complete baseline, a site inspection is carried out to complement the results of the desk-based assessment. This leads to the following:

- Determining the presence of known archaeological heritage sites that may be affected by the proposed development;
- Assessment of the likelihood of finding previously unrecorded archaeological remains during the construction programme;
- Suggested mitigation measures based upon the results of the above research.

16.1.1 Definitions

In order to assess, distil and present the findings of this study, the following definitions apply:

‘Cultural Heritage’ where used generically, can be an over-arching term applied to describe any combination of archaeological, architectural and cultural heritage features, where the term:

‘Archaeological heritage’ is applied to objects, monuments, buildings or landscapes of an (assumed) age typically older than AD 1700 (and recorded as archaeological sites within the Record of Monuments and Places); and

‘Architectural heritage’ is applied to structures, buildings, their contents and settings of an (assumed) age typically younger than AD 1700; and

‘Cultural heritage’, where used specifically, is applied to other (often less tangible) aspects of the landscape such as historical events, folklore memories and cultural associations.

16.2 Assessment Methodology

16.2.1 Paper Survey

The following sources were consulted as part of the paper study of the proposed development:

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- National Monuments in State Care Database;
- Preservation Orders List;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- National Inventory of Architectural Heritage (NIAH): Architectural & Garden Survey, County Dublin;
- South Dublin County Development Plan 2022-2028;
- Clonburris Strategic Development Zone Planning Scheme 2019;
- Place name analysis;
- Aerial photographs; and
- Excavations Bulletin (1970–2025).

Record of Monuments and Places (RMP) is a list of archaeological sites known to the National Monuments Section, which are afforded legal protection under Section 12 of the 1994 National Monuments Act and are published as a record.

Sites and Monuments Record (SMR) holds documentary evidence and field inspections of all known archaeological sites and monuments. Some information is also held about archaeological sites and monuments whose precise location is not known e.g. only a site type and townland are recorded. These are known to the National Monuments Section as ‘un-located sites’ and cannot be afforded legal protection due to lack of locational information. As a result, these are omitted from the Record of Monuments and Places. SMR sites are also listed on a website maintained by the Department of Housing, Local Government and Heritage (DoHLGH) – www.archaeology.ie.

National Monuments in State Care Database is a list of all the National Monuments in State guardianship or ownership. Each is assigned a National Monument number whether in guardianship or ownership and has a brief description of the remains of each Monument.

The Minister for the Department of Housing Local Government and Heritage (DoHLGH) may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments

(other than dwellings) may also appoint the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or guardianship of the state, it may not be interfered with without the written consent of the Minister.

Preservation Orders List contains information on Preservation Orders and/or Temporary Preservation Orders, which have been assigned to a site or sites. Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site illegal. Temporary Preservation Orders can be attached under the 1954 Act. These perform the same function as a Preservation Order but have a time limit of six months, after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.

The *topographical files of the National Museum of Ireland* are the national archive of all known finds recorded by the National Museum. This archive relates primarily to artefacts but also includes references to monuments and unique records of previous excavations. The find spots of artefacts are important sources of information on the discovery of sites of archaeological significance.

Cartographic sources are important in tracing land use development within the development area as well as providing important topographical information on areas of archaeological potential and the development of buildings. Cartographic analysis of all relevant maps has been made to identify any topographical anomalies or structures that no longer remain within the landscape.

National Inventory of Architectural Heritage (NIAH) is a state initiative established under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 tasked with making a nationwide record of significant local, regional, national and international structures, which in turn provides county councils with a guide as to what structures to list within the Record of Protected Structures. The NIAH have also carried out a nationwide desk-based survey of historic gardens, including demesnes that surround large houses.

Documentary sources were consulted to gain background information on the archaeological and cultural heritage landscape of the proposed development area.

Development Plans contain a catalogue of all the Protected Structures and archaeological sites within the county. The South Dublin County Development Plan (2022–2028) and the Clonburris Strategic Development Zone Planning Scheme (2019) were consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development area.

Place Names are an important part in understanding both the archaeology and history of an area. Place names can be used for generations and in some cases have been found to have their root deep in the historical past.

Aerial photographic coverage is an important source of information regarding the precise location of sites and their extent. It also provides initial information on the terrain and its likely potential for archaeology. A number of sources were consulted including aerial photographs held by the Ordnance Survey and Google Earth.

Excavations Bulletin is a summary publication that has been produced every year since 1970. This summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the SMR and RMP files. This information is also available online (www.excavations.ie) from 1970–2025.

16.2.2 Field Inspection

Field inspection is necessary to determine the extent and nature of archaeological and historical remains and can also lead to the identification of previously unrecorded or suspected sites and portable finds through topographical observation and local information.

The archaeological and cultural heritage field inspections entailed -

- Walking the proposed development areas and their immediate environs.

- Noting and recording the terrain type and land usage.
- Noting and recording the presence of features of archaeological or historical significance.
- Verifying the extent and condition of any recorded sites.
- Visually investigating any suspect landscape anomalies to determine the possibility of their being anthropogenic in origin.

16.2.3 Archaeological Testing

Archaeological Test Trenching can be defined as ‘a limited programme... of intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land or underwater. If such archaeological remains are present test trenching defines their character and extent and relative quality’ (CIfA 2020a, 4). A programme of archaeological testing was carried out within Sites 3 and 5 in September 2024. This was undertaken by Camilla Brännström of John Cronin & Associates under licence 24E0707 (Brännström 2024). Results of the archaeological testing are included in this chapter and Appendix 16.1. Test trenching was not carried out in Site 4 due to the presence of a large amount of trees and existing compound.

16.2.4 Consultation

Following the initial research, a number of statutory and voluntary bodies were consulted to gain further insight into the cultural background of the baseline environment, receiving environment and study area, as follows:

- Department of Housing, Local Government and Heritage – the Heritage Service, National Monuments and Historic Properties Section: Record of Monuments and Places; Sites and Monuments Record; Monuments in State Care Database; Preservation Orders and Register of Historic Monuments;
- National Museum of Ireland, Irish Antiquities Division: topographical files of Ireland;
- South Dublin County Council: Planning Section; and
- Historical and Ordnance Survey Maps.

16.2.5 Guidance and Legislation

The following legislation, standards and guidelines were consulted as part of the assessment:

- National Monuments Act, 1930 to 2014;
- The Planning and Development Acts, 2000 (as amended);
- Heritage Act, 1995 (as amended);
- Draft Advice Notes on Current Practice (in the preparation of Environmental Impact Statements), 2015, EPA;
- Guidelines on the Information to be contained in Environmental Impact Assessment Report 2022, EPA; and
- Frameworks and Principles for the Protection of the Archaeological Heritage, 1999, (formerly) Department of Arts, Heritage, Gaeltacht, and Islands.

16.2.6 Assessment Criteria

The quality and type of an impact can be classed as one of the following (as per the Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA 2022)).

- **Negative Impact:** A change which reduces the quality of the environment, for example a change that will detract from or permanently remove an archaeological or cultural heritage site from the landscape;
- **Neutral Impact:** A change which does not affect the quality of the environment;
- **Positive Impact:** A change which improves the quality of the environment, for example a change that improves or enhances the setting of archaeological or cultural heritage site.

The below terms are used in relation to the archaeological, architectural, and cultural heritage and relate to whether a site will be physically impacted upon or not:

- **Direct Impact:** Where an archaeological or cultural heritage feature or site is physically located within the footprint of the proposed development and entails the removal of part, or all, of the monument or feature; and
- **Indirect Impact:** Where a feature or site of archaeological or cultural heritage merit or its setting is located in close proximity to the footprint of a development.

16.2.7 Significance of Effects

Definitions (as defined by the EPA 2022 Guidelines)

- **Imperceptible:** An effect capable of measurement but without noticeable consequences.
- **Not significant:** An effect which causes noticeable changes in the character of the environment but without noticeable consequences
- **Slight Effects:** An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
- **Moderate Effects:** An effect that alters the character of the environment in a manner that is consistent with existing and emerging trends.
- **Significant Effects:** An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
- **Very Significant:** An effect which, by its character, magnitude, duration or intensity significantly alters the majority of a sensitive aspect of the environment.
- **Profound Effects:** An effect which obliterates sensitive characteristics

16.3 Receiving Environment

16.3.1 Site 3

Site 3 is the central of the three sites. The majority of Site 3 falls within the townland of Kishoge, though small areas on the western periphery encroach into Esker South. Site 3 is not a contiguous area but rather consists of three portions (Figure 16.2). The largest of these portions is situated immediately northwest of the L1058 road (Adamstown Avenue). It is an area of rough grassland containing scattered trees, a number of electricity pylons, access tracks and the Balgaddy 38kV substation. The substation is excluded from the development area by an internal redline.

Two sections are situated immediately to the southeast of the road, also on rough grassland. The southern portion appears to have been particularly badly disturbed. There is an access road running alongside the southern site boundary, as well as a car park in the southeast corner. The northeastern portion is less disturbed, although contains one electricity pylon. The site is situated immediately north of the Kildare Rail Link, which was historically part of the Great Southern and Western Railway.

Recorded Monuments

There are no recorded monuments located either within the proposed development area or within the 250m study area. The nearest recorded monuments are all over 1km away.

Architectural Heritage

No buildings or structures within the development area or within the 250m study area are listed in the Record of Protected Structures or the National Inventory of Architectural Heritage.

Figure 16.2: Extract from Google Earth showing site boundary of Site 3



Cartographic Analysis

Site 3 is shown as open land in mapping dates c. 1655, 1760 and 1816. In the Down Survey map of c. 1655, the development area is placed within the 'Unforfeited Land' of 'Kishoge'. John Rocque's 1760 Map of County Dublin depicts the site within several fields in proximity to settlements depicted at 'Ballgaddy' and Kishoge. A main road (present day Lynch's Lane) runs between portions of site. To the south lies the Grand Canal (labelled New Canal). John Taylor's 1816 Map of the Environs of Dublin does not provide great detail; however, it illustrates that the development area is still within the open lands between Kishoge House and the settlement at Balgaddy. The Esker River (now known as the Griffeen River) is again shown to the west, now with several mills found alongside it.

The 1843 Ordnance Survey map shows the northwestern portion within eight fields, the northeastern portion within two fields, and the southeastern portion within three fields (Figure 16.3). Part of the Kishoge-Esker South townland boundary is depicted passing through the western limits of the northwestern portion of the site. Tree lines or hedge rows are depicted along some of the field boundaries. There are no changes to the development area itself on the 1910 Ordnance Survey map, however in the immediate surroundings the Great Southern and Western Railway is depicted immediately south (c. 25m) of the site boundary, and a pump is marked immediately east (c. 5m) of the site boundary (Figure 16.4).

Summary of Previous Archaeological Investigations

A review of the Excavations Bulletin (1970-2025) has shown that several archaeological investigations have been carried out in the study area. In 2005, the path of the road that runs through Site 3 was subject to archaeological testing (Licence No.: 05E0477), but nothing of archaeological significance was identified.

Archaeological testing was carried out in part of Site 3 during 2024 by Ian Russell of ACSU, under licence 24E0780. At the time of writing, this report or bulletin summary were not available for review.

A programme of archaeological testing (Licence No. 00E0061) occurred c. 132m southeast of the development at Grange Castle International Business Park. This uncovered a long linear feature, a small undated hearth and a modern agricultural feature.

A programme of archaeological monitoring (Licence No. 19E0318) took place c. 80m east of the development outside Kishogue Train Station, but nothing of significance was identified. A programme of archaeological testing (Licence No. 21E0267 ext.) was carried out c. 180m south of the development area but did not identify archaeological remains.

Figure 16.3: Extract from 1843 Ordnance Survey map showing Site 3

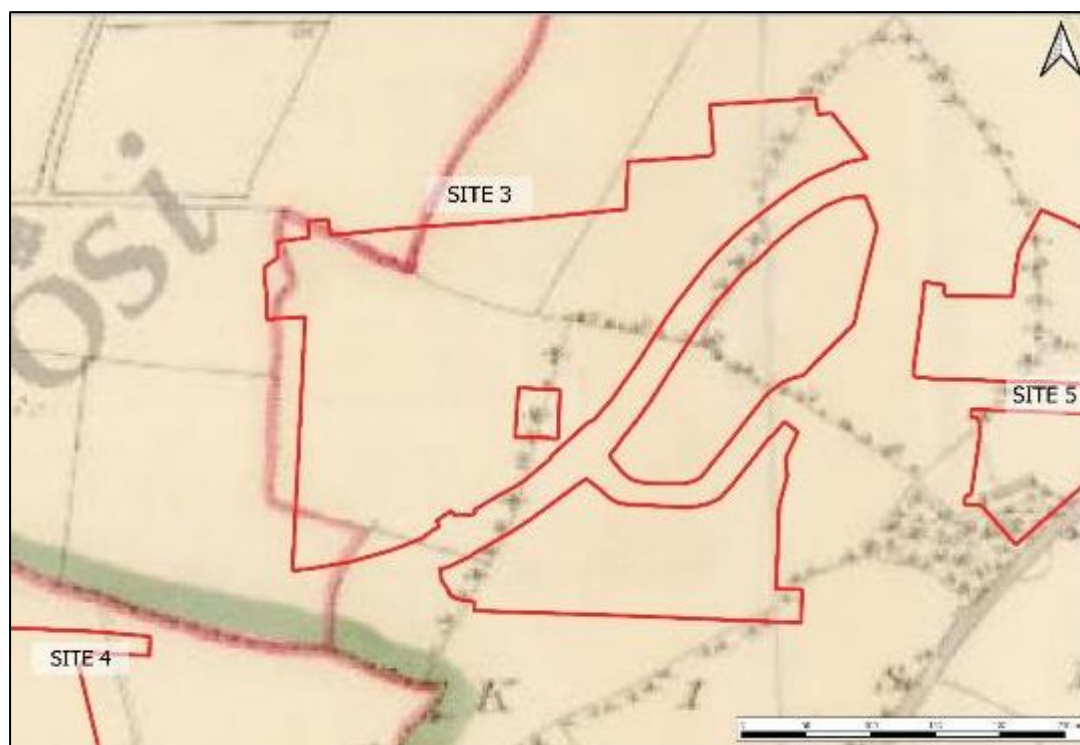
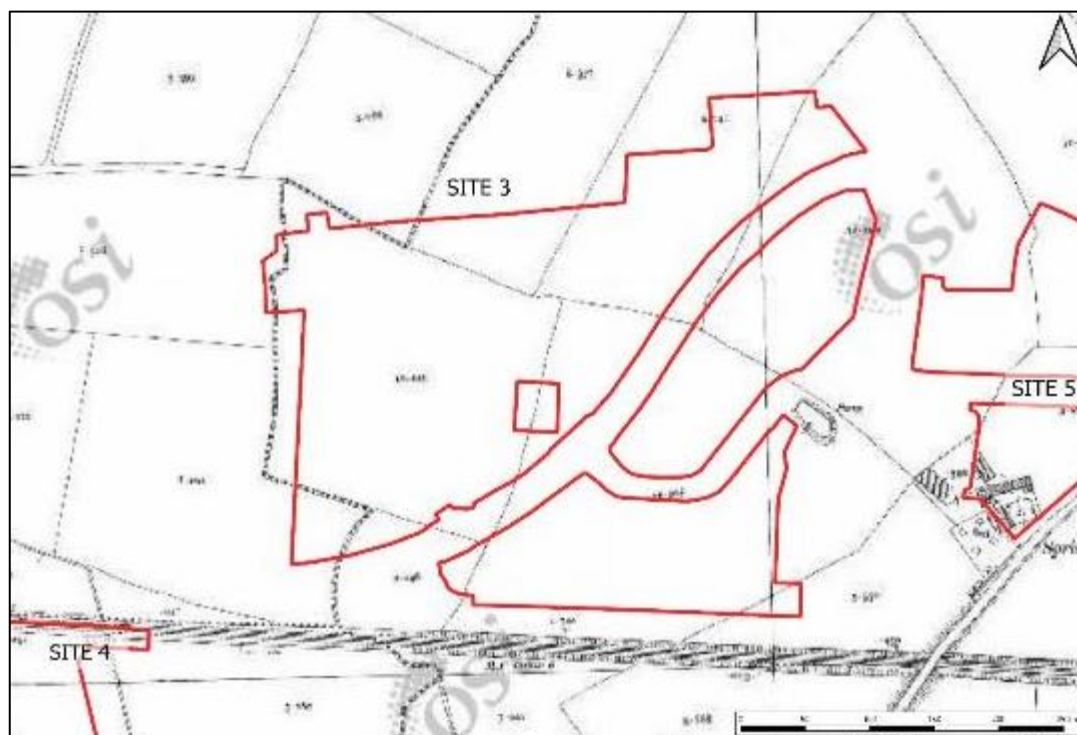


Figure 16.4: Extract from 1910 Ordnance Survey map showing Site 3

Aerial Photographic Analysis

The available aerial and satellite imagery shows that Site 3 has received minimal changes since the early 2010s when the L1058 road was constructed, and the southern portion of the site appears to have been used as a compound. Coverage from recent years (2014-2024) shows that Site 3 became increasingly overgrown with scrub and small trees and contains some evidence of small-scale dumping and localised ground disturbances.

Within Google Earth coverage dating from 2020 to 2022, indicates at least three circular vegetation marks in the northwest corner of the Site, the form of which may indicate the presence of prehistoric ring ditches (circular ditched enclosure with a diameter of 5m-14m). These features, measure c. 14m in diameter and were subject to archaeological testing (Appendix 16.1). Nothing of archaeological significance was identified at these locations, indicating that the anomalies were caused by variations in the vegetation, possibly by grazing or exercising horses.

Topographical Files of the NMI

One stray find is recorded within the townland of Esker South. This comprises the butt of a polished stone axehead (NMI 1986:7). A bronze axehead (IA/163/1996) is recorded in the topographical files of the National Museum of Ireland as potentially originating from within the Clonburris SDZ, although no detail as to the circumstances of the find is contained in the record.

Cultural Heritage

The term 'cultural heritage' can be used as an over-arching term that can be applied to both archaeology and architecture. It also refers to more ephemeral aspects of the environment, which are often recorded in folklore or tradition or possibly date to a more recent period. The archaeological features discussed above also constitute cultural heritage features.

The railway, which remains in use and is located to the immediate south of Site 3 comprises a significant cultural heritage site within the landscape.

Placename Analysis

Townland and topographic names are an invaluable source of information on topography, land ownership and land use within the landscape. They also provide information on history; archaeological monuments and folklore of an area. A place name may refer to a long-forgotten site and may indicate the possibility that the remains of certain sites may still survive below the ground surface. The Ordnance Survey surveyors wrote down townland names in the 1830's and 1840's, when the entire country was mapped for the first time. Some of the townland names in the study area are of Irish origin and through time have been anglicised. The main reference used for the place name analysis is Irish Local Names Explained by P.W Joyce (1870) and The Placenames Database of Ireland (logainm.ie). A description and possible explanation of each townland name in the environs of the proposed development area are provided in the below table.

Table 16.1: Analysis of Place names within the Study Area of Site 3

Placename	Derivation	Possible Meaning
Cappagh	<i>An Cheapach</i>	The tillage plot
Clonburriss Little	<i>Cluain Buiríosa Beag</i>	The pasture of the borough-town
Kishoge	<i>An Chiseog</i>	A wickerwork causeway
Grange	-	Grange - deriving from the English medieval name for a monastic farm
Adamstown	-	Adam's town
Clondalkin	<i>Cluain Dolcáin</i>	The pasture of Dolcán
Esker South	<i>Eiscir</i>	Ridge

Townland boundaries

The townland is an Irish land unit of considerable longevity as many of the units are likely to represent much earlier land divisions. However, the term townland was not used to denote a unit of land until the Civil Survey of 1654. It bears no relation to the modern word 'town' but like the Irish word *baile* refers to a place. It is possible that the word is derived from the Old English *tun land* and meant 'the land forming an estate or manor' (Culleton 1999, 174).

The majority of Site 3 is located within the townland of Kishoge, although a small section of remaining townland boundary that separates the site from Esker South, is located in the southwest corner of the site. This has a length of c. 95m and survives as a very overgrown section of mature hedgerow.

Field Inspection

The site inspection was carried out in November 2023. The entirety of Site 3 comprises level, rough pasture, which is crossed by a number of informal trackways and characterised by scrub and small trees that have established across the site due to a lack of maintenance. Residential development is located to the immediate north and west, with the railway to the south and the R136 to the east. A modern road runs through the site in a northeast-southwest direction, which was subject to archaeological testing in 2005, but nothing of significance was identified.

The remaining section of townland boundary in the southwest portion of the development area is entirely overgrown and the original boundary could not be discerned. The southeastern portion of the site contains areas of tarmac associated with previous parking and compounds and is separated from the railway by modern metal security fencing. Several large-scale metal pylons cross the site, and an existing substation is located in the centre of Site 3. No previously unrecorded archaeological or cultural heritage features were identified during the course of the field inspection.

Archaeological Test Trenching

Archaeological testing was undertaken within accessible portions of Site 3 in 2024 (Brännström 2024, Licence No. 24E0707; Appendix 16.1; Figure 16.5). A total of 18 trenches were proposed for excavation in Site 3, all in the northwest portion. Only 13 of these were excavated. Trenches 11-14 were not excavated as the area had been tested by Ian Russell under licence 24E0780. This report was not available for review at the time of writing. No archaeological features were identified during this programme of works.

Conclusions

The assessment carried out has shown that there are no recorded monuments or built heritage sites located within the study area. The site itself is characterised by scrub and overgrown, along with previous ground disturbances. It is crossed by a modern road and a number of large metal pylons. The assessment has shown that no previously unrecorded sites or structures of significance are located within the site, with the exception of a poorly preserved section of overgrown townland boundary (95m) in the southwest section. A review of the Excavations Bulletin (1970-2025) has shown that little of significance has been identified within the study area. Archaeological testing was carried out in the accessible portions of the development site during 2024, but nothing of archaeological significance was identified. Overall, Site 3 possesses low archaeological and cultural heritage potential.

Figure 16.5: Plan of archaeological test trenches in Site 3. Note that trenches 11-14 and 16 were not excavated (after Brännström 2024)



16.3.2 Site 4

Site 4 is located to the immediate south of the Kildare Railway (historically part of the Great Southern and Western Railway) and immediately north of the Grand Canal. The northern site boundary runs along the Grange-Esker South townland boundary. Site 4 is occupied by a large compound (SDCC Parks Depot), a modest country house, which is currently in use as offices and a large area that contains mature nursery plants and trees. An electricity pylon is present at the northern limit of the site. The southwest corner did formerly comprise greenfield, but this is now occupied by part of the recently constructed new road system through the Clonburris SDZ.

Recorded Monuments

There are no recorded monuments located within the proposed development area or within the 250m study area. The nearest monument is Grange Castle (RPS No. DU017-034; located c. 462m to the south.

Architectural Heritage

One structure, listed within the NIAH was located within the 250m study area, which comprised a single-arch road bridge (NIAH Reg No. 11204059, c. 247m west-northwest of Site 4. The bridge has since been demolished and replaced with a modern structure.

The Kilmahuddrick Stream Aqueduct, situated c. 175m southeast of the site boundary, is a structure that is not listed on the NIAH or as a Protected Structure but which “makes a significant contribution to the architectural heritage within the area and [which] should be protected and retained as part of the development of the SDZ lands” (The Archaeological and Architectural Inventory of the Clonburris Strategic Development Zone Planning Scheme 2019). It is noted as an “example of mid-18th century engineering and detailing, the aqueduct is considered to be of architectural merit by reason of its architectural, historical and technical interest.” (ibid.)

It carries the Grand Canal over the Kilmahuddrick Stream, along the border between the townlands of Grange and Kishoge. It is one of seven aqueducts first built as part of the earliest section of the Grand Canal between 1756 and 1763 and is likely to have been designed by Thomas Omer. It survives today in the form of a single arched masonry structure comprising a barrel-vaulted arch with a cut granite ashlar spandrel surround. The original aqueduct remains extant and in use.

Figure 16.6: Extract from Google Earth showing Site 4



Although not listed on the NIAH or as a Protected Structure, Grange House, within the southeastern portion of the site, is considered to be of significant architectural merit by reason of its architectural and local historic interest. The Archaeological and Architectural Inventory of the Clonburris Strategic Development Zone Planning Scheme 2019 states that “*Grange House should therefore be protected, retained and integrated as part of any development of the SDZ lands including its formal front garden and entrance setting*”. The “Clonburris Strategic Development Zone Planning Scheme 2019” lists Grange House as an “Additional Heritage Structure”.

The house is depicted and annotated on first edition OS Maps (1843) within a small demesne, a western wing, rear yard and outbuilding. The original entrance to the house was offset via a laneway to the east of the house adjacent to the Kilmahuddrick Stream. The original detached house survives

today as a two-storey dwelling with rear return and a single storey extension on its eastern side that was added between c. 1848 and c. 1890. Masonry piers, iron entrance gates and a driveway, which centre on the house, were installed between c. 1910 and c. 1938 with much of the original 19th century front garden still remaining. The six-bay house with roughcast rendered finish has classical proportions and symmetry with restrained detailing. The gable ended roof has a slate finish with twin chimney stacks symmetrically distributed to each gable with a smooth render finish. Much of the associated demesne landscape has been removed by the establishment of the SDCC compound, including the original outbuilding associated with the house.

Cartographic Analysis

Site 4 is shown as open land in mapping dates c. 1655, 1760 and 1816. Grange Castle (DU017-034) is possibly depicted to the south on the Down Survey map of c. 1655. Rocque's 1760 Map of County Dublin depicts the development area within several fields to the immediate north of the Grand Canal (labelled New Canal). Grange Castle (DU017-034) and Castle Adams (DU017-029) are now annotated to the south and west of the proposed development area. The Esker River (now known as the Griffeen River) is located to the west and continues north towards the Liffey and the small settlement of Kishoge is depicted to the east. By the time of John Taylor's 1816 Map of the Environs of Dublin, Kishoge House is depicted to the east while Fyanstown Castle is found to the northwest. The Esker River (Griffeen River) is again shown to the west, now with several mills found alongside it.

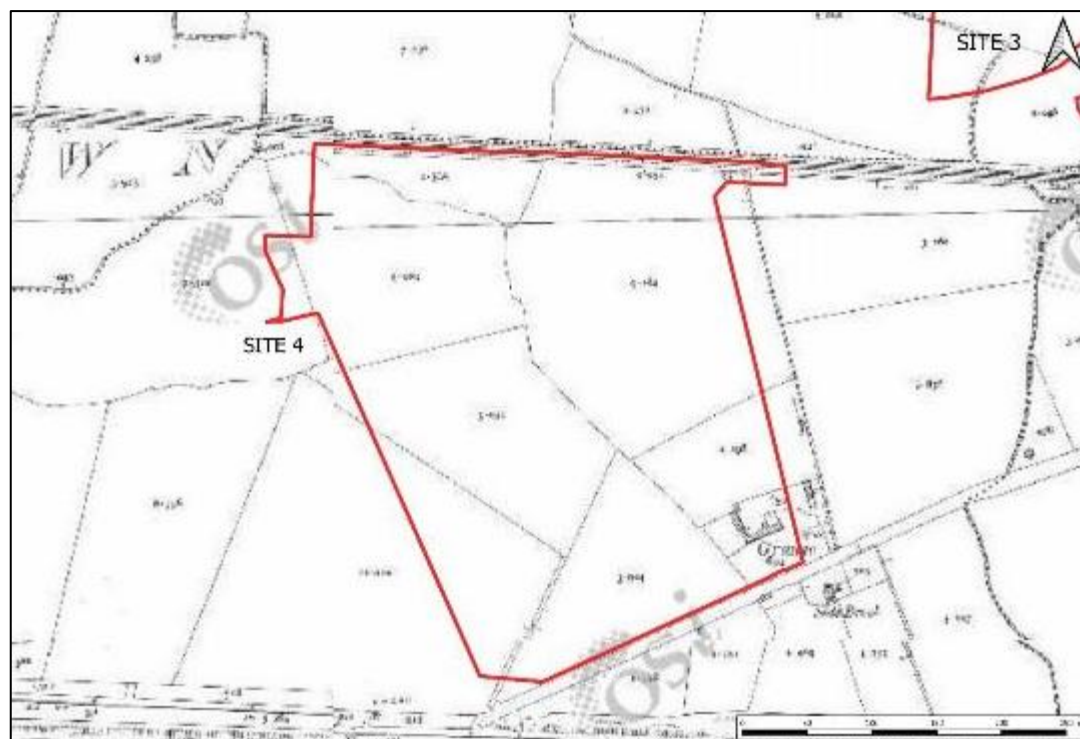
The 1843 Ordnance Survey map is the first accurate historic mapping coverage of the area. It shows the site within seven fields and in the townland of Grange (Figure 16.7). The northern portion of the site crosses the townland boundary between Grange and Esker South. The southeastern portion of the site is defined by Grange House and a small associated demesne landscape. The main road that continues northeast towards Kishoge is present at the southern limit of the site, with the position of the Grand Canal also shown to the immediate south of the site. The Kilmahuddrick Stream and its aqueduct is depicted and annotated c. 175m southeast of the site boundary.

By the time of the 1910 Ordnance Survey map (Figure 16.8), the townland boundary between Grange and Esker South has been shifted further to the north and it follows the trajectory of the newly depicted Great Southern and Western Railway line to the immediate north of Site 4. The site is depicted within nine fields. Grange House remains present and unchanged. A structure labelled as 'Side Brook' is now depicted immediately adjacent to the southeast corner of the development area.

Figure 16.7: Extract from Ordnance Survey map (1843) showing Site 4



Figure 16.8: Extract from Ordnance Survey map (1910) showing Site 4



Summary of Previous Archaeological Investigation

A review of the Excavations Bulletin has shown that several previous archaeological investigations have been carried out in the study area, including within the southwest portion of Site 4.

As part of the planning application for new road infrastructure in the Clonburris SDZ, archaeological testing was carried out along the footprint of the new road, which included a small section of the southwest corner of Site 4 (Licence No.: 20E0390/20R0168). Part of a larger post medieval brick kiln was identified in this area, extending into the field to the west. This area has subsequently been developed as part of the road infrastructure and at the time of writing no Excavations Bulletin was available that indicates the site was subject to archaeological excavation prior to construction.

Geophysical survey (Leigh 2015, Licence No. 15R0010) was undertaken c. 116m to the south of the proposed development area in advance of the Grange Castle Business Park. A faint circular response measuring c. 23m in diameter was recorded. Archaeological testing and monitoring of this area did not reveal any features of archaeological significance (Bennett 2016:147, Licence No. 15E0394).

A geophysical survey was carried out within lands at Adamstown in 2023, c. 250m to the west (Dowling 2023, Licence No. 23R0251). No features of definitive archaeological potential were identified in the southern fields. Several anomalies of uncertain origin were noted including several 'pit-type' responses and several ferrous and linear responses potentially linked to modern farming activities. Subsequent testing revealed two areas of archaeological significance, which were designated as Archaeological Areas 1 and 2 (AA1 and AA2) (Murtagh 2023, Licence No. 23E0458). These comprised a possible figure-of-eight shaped kiln (AA1) and a sub-circular feature containing charcoal and shattered stone (AA2).

A programme of archaeological testing (Licence No. 15E0392) was carried out c. 164m south of the development area but nothing of archaeological significance was recorded. In 2015, a programme of archaeological testing and monitoring (Licence No. 15E0394) was carried out c. 200m south of Site 4. This uncovered post-medieval agricultural and light industrial remains but nothing of archaeological significance. A programme of archaeological testing (Licence No. 21E0267 ext.) was also carried out c. 212m east of Site 4, but nothing of significance was recorded.

As described in relation to Site 3, archaeological testing was carried out in 2024 (Appendix 16.1) but nothing of significance was identified. It was determined that testing was not possible in Site 4 due to the presence of the extensive mature nursery planting across the site.

Aerial Photographic Analysis

The available aerial and satellite imagery shows that Site 4 has received minimal changes since 1995, when the site was in use as a nursery with a compound located in the southern portion of the site.

Coverage from 2024 and 2025 shows the construction of the Clonburris SDZ road through Site 4, which separates the former nursery area from the SDCC compound and Grange House. The former greenfield area to the immediate west of the road and Site 4 is now occupied by an attenuation pond.

Topographical Files of the NMI

One stray find is recorded within the townland of Esker South. This comprises the butt of a polished stone axehead (NMI 1986:7). A bronze axehead (IA/163/1996) is recorded in the topographical files of the National Museum of Ireland as potentially originating from within the Clonburris SDZ, although no detail as to the circumstances of the find is contained in the record.

Cultural Heritage

The term 'cultural heritage' can be used as an over-arching term that can be applied to both archaeology and architecture. It also refers to more ephemeral aspects of the environment, which are often recorded in folklore or tradition or possibly date to a more recent period. The archaeological features discussed above also constitute cultural heritage features.

An east-west aligned portion of the Grand Canal is located c. 36m south of the site. The Grand Canal is c. 131km long and links Dublin City in the east to the River Shannon in the west. Work began on the canal in 1756 and it was officially opened to traffic in 1804. While the rise of the railway in the mid-19th century significantly reduced the popularity of the canal, it was not until 1960 that the last cargo was transported along the Grand Canal. Much of the land surrounding the site was historically given to the growing of fruit and vegetables. These would be taken by barge on the Royal Canal to the Dublin markets.

The railway comprises a significant cultural heritage feature and is situated immediately adjacent to the northern boundary of Site 4.

Grange House and the aqueduct running under the canal, to the south of Site 4, are also important cultural heritage features, as described above.

Placename Analysis

See Table 16.1.

Townland boundaries

Site 4 is located within the townland of Grange. This is due to the realignment of the townland boundary between Grange and Esker South (to the immediate north of the site) in the late 19th century, to follow the railway. The earlier townland boundary remains in the northern section of Site 4 and a short section of this survives within the mature nursery planting, although portions have been removed. It survives as a very overgrown mature hedgerow.

Field Inspection

The site inspection was carried out in November 2023, prior to the construction of the road infrastructure through the development area. As shown in the baseline analysis the development area is characterised by a large mature nursery containing trees and shrubs in the northern part of the site (Plate 16.1) and the SDCC Parks compound and Grange House in the southeastern portion of the site (Plates 16.2-4). The southwest portion of the site contains some modern, but derelict development, (Plate 16.5), and mature trees as well as a small area of greenfield, which has since been developed as part of the road infrastructure. Due to the mature nursery in the northern part of the site, very little could be discerned at ground level. The area of the compounds has been surfaced in concrete and modern outbuildings erected. Grange House remains in good condition, with a small garden and recessed, gated entrance to the south. The small greenfield area within the southwest corner of Site

4 comprised marginal pasture prior to development as part of the infrastructure scheme. Due to the number of trees within Site 4, it was determined that it was not possible to carry out archaeological testing on the site. No previously unrecorded sites or archaeological or cultural heritage potential were noted within Site 4 with the exception of Grange House, which was cited as being of architectural significance in the Clonburris SDZ.

Plate 16.1: Mature nursery planting in Site 4, facing north



Plate 16.2: Grange House, facing north-northwest



Plate 16.3: Recessed entrance to Grange House, facing northeast



Plate 16.4: Existing compound within Site 4, facing northwest



Plate 16.5: Modern disturbances in the southern part of Site 4, facing north



Conclusions

The assessment carried out has shown that there are no recorded monuments or built heritage sites located within the study area. Grange House is located in the southern part of the site and whilst it is not listed in the RPS or NIAH, it is noted as being a structure of importance in the Clonburris SDZ. The site itself is characterised by a large mature nursery, containing mature trees and shrubs. Modern development is present in the southeast and southwest corner of the site, including the SDCC Parks Compound and some modern derelict development. The permitted Clonburris infrastructure scheme, including the South Link Street, is also under construction through the centre of the site. The historic mapping shows the position of Grange House and a small demesne throughout the post medieval period. Today the demesne is no longer present, due to the compound and the nursery. A review of the Excavations Bulletin (1970-2025) has shown that archaeological testing was carried out in the southwest portion of the site, and the remains of a post medieval brick kiln were identified. This area is now occupied by the new road infrastructure, and no reports were identified indicating that the brick kiln was excavated prior to construction. A site inspection has been carried out, which confirmed the results of the baseline analysis. Site 4 is covered, for the most part, by trees and shrubs with the compound and modern development in the southern part of the site along with Grange House. The site was not subject to archaeological testing due to the presence of mature planting. Overall, the site possesses a low to moderate archaeological potential.

16.3.3 Site 5

Site 5 comprises three smaller areas (Figure 16.9) located to the west and north of the Kishoge Community College, within the townlands of Kishoge and Balgaddy. The northern portion comprises an area of rough greenfield to the immediate north of Thomas Omer Way. Part of Thomas Omer Way is included within the site boundary. The Kishoge-Balgaddy townland boundary runs through the site, and a treeline follows part of this boundary. The southern and central portions comprise highly disturbed sites to the immediate east of the R136, with the Kishoge Community College located to the east.

Recorded Monuments

There are no recorded monuments located within the development or within the 250m study area. The closest recorded monument consists of a ritual site - holy tree/bush (DU017-031), located c. 605m to the northeast.

Architectural Heritage

There are no RPS or NIAH buildings within the development area or within the 250m study area.

Cartographic Analysis

Site 5 is shown as open land in maps dated c. 1655, 1760 and 1816. In the Down Survey map of c. 1655, the development area is placed within the 'Unforfeited Land' of 'Kishoge'. Neillstown Castle (DU017-032001) is depicted to the east. John Rocque's 1760 Map of County Dublin depicts the site within several fields in proximity to settlements depicted at 'Ballgaddy' and Kishoge. A main road (present day Lynch's Lane) runs through the site. John Taylor's 1816 Map of the Environs of Dublin does not provide great detail however it illustrates that the development area is still within the open lands between Kishoge House and the settlement at Balgaddy.

In the 1843 Ordnance Survey map (Figure 16.10), the southern portion of the development area is situated within three fields situated to the immediate northwest of a northeast-southwest aligned road (present day Lynch's Lane). Three structures are depicted at the southeastern corner surrounded by trees. The central portion of the development area is situated within three fields, also situated to the immediate northwest of the same road. The road is present at the edge of both the southern and central portions. The northern portion of the development area is situated within three fields and traverses the townland boundary between Kishoge and Balgaddy, which also defines the Parish and Barony boundary between Esker and Clondalkin and Newcastle and Uppercross. On the Ordnance Survey map of 1871 there are no major changes to note within the cartography of the mapping.

By the time of the 1910 Ordnance Survey map, the newly constructed Great Southern and Western Railway line is depicted c. 82m south of the development area (Figure 16.11). The three structures in that portion now have associated gardens depicted and are labelled as Springfield. To the immediate east of the central portion of the development area, lie further structures labelled as Kishogue.

Figure 16.9: Extract from Google Earth showing of Site 5



Summary of Previous Archaeological Investigations

A review of the Excavations Bulletin (1970-2025) has shown that several previous archaeological investigations have been carried out in the study area, which are summarised below.

A programme of archaeological testing (Licence No. 00E0061) occurred c. 63m west of the development, at Grange Castle International Business Park. This uncovered a long linear feature, a small undated hearth and a modern agricultural feature.

Geophysical survey was undertaken to the immediate north of the central portion of the development area in advance of the Eirgrids West Dublin 220/110 kV Substation works (Gimson 2015, Licence No. 15R0116). Dipolar anomalies detected suggested that the land has been used for the deposition/debris or imported soils. A number of possible ditches were also detected. Subsequent archaeological testing of this area revealed modern drainage channels but no evidence of any features of archaeological potential (Quinn 2016, Licence No. 15E0551).

Archaeological testing was undertaken within the Clonburris Strategic Development Zone (SDZ) in the townlands of Clonburris Little, Cappagh, Kishoge and Grange (O' Neill 2020, Licence Nos. 20E0390 and 20R0168). Testing revealed six areas of archaeological significance, which were designated as Kiln Areas 1-3 and Archaeological Areas AA1-AA3. Kiln Area 3 was found c. 250m to the south of the development area and revealed substantial brick debris and burning that is potentially derived from post-medieval brick manufacturing. This was subsequently excavated, although no bulletin has been published that describes the work.

A programme of archaeological monitoring (Licence No. 19E0318) took place c. 148m to the south of the development at Kishoge Train Station, but nothing of significance was identified.

More recently, a large programme of testing was carried out in 2024, possibly as part of a road scheme, c. 150m to the southeast of Site 5. This was undertaken by Ian Russell of ACSU, under licence 24E0780. At the time of writing, this report or bulletin summary were not available for review.

Figure 16.10: Extract from Ordnance Survey map (1843) showing Site 5

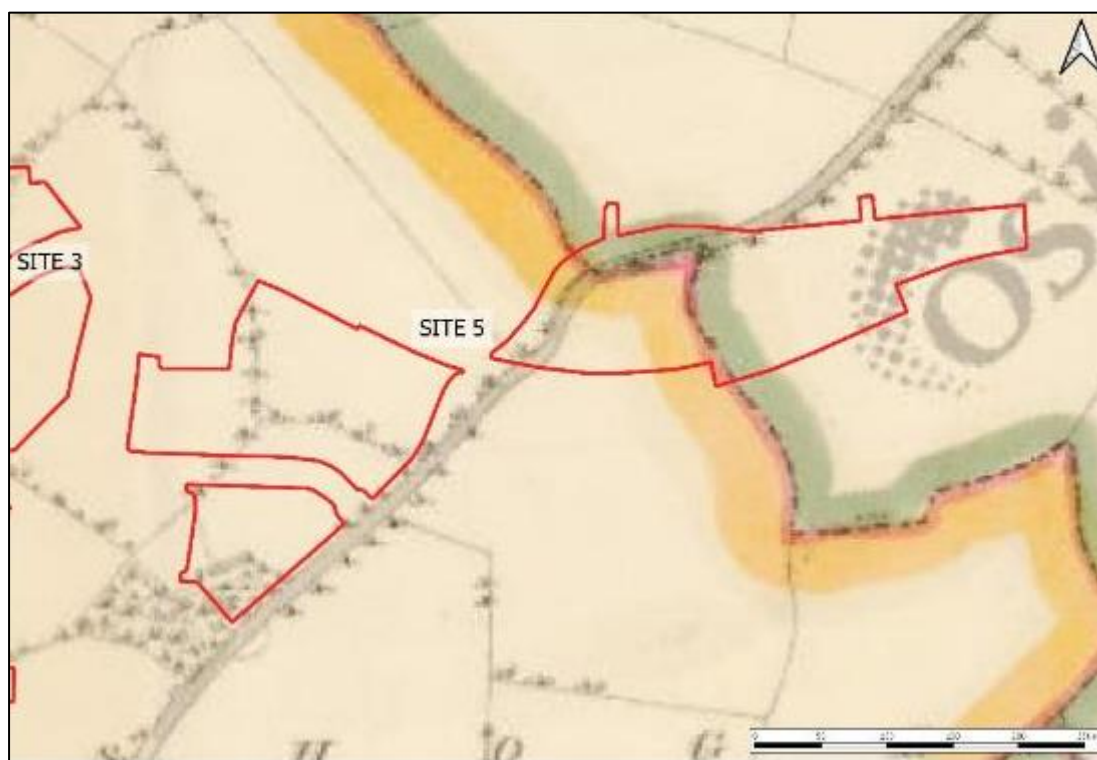
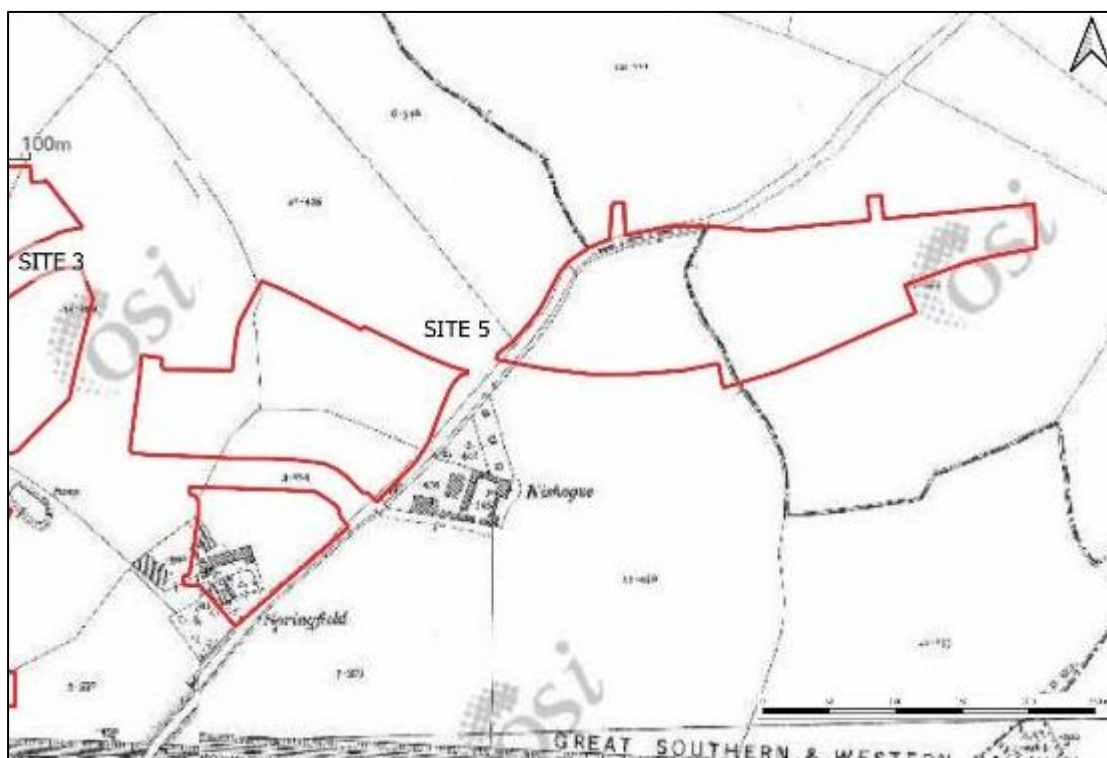


Figure 16.11: Extract from Ordnance Survey map (1910) showing Site 5

Aerial Photographic Analysis

Inspection of the aerial and satellite imagery revealed that the southern and central portions of the development have already experienced extensive previous ground disturbance in the form of excavations and construction from 1995 to 2025. The post medieval structures that were formerly located here have been removed in their entirety. Coverage of the northern portion of Site 5 shows that the eastern portion of the area was fully stripped of topsoil and in use as a compound for adjacent development in 2024. The western of this area has remained as greenfield but is now under rough scrub and pasture. Coverage from 2009 suggests that material was imported into this area and levelled out. This was confirmed during archaeological testing in 2004, which identified 1.2m of compacted imported material across this area. No previously unrecorded features or areas of archaeological potential were identified in the aerial coverage.

Topographical Files of the NMI

One stray find is recorded within the townland of Esker South. This comprises the butt of a polished stone axehead (NMI 1986:7). A bronze axehead (IA/163/1996) is recorded in the topographical files of the National Museum of Ireland as potentially originating from within the Clonburris SDZ, although no detail as to the circumstances of the find is contained in the record.

Cultural Heritage

The term 'cultural heritage' can be used as an over-arching term that can be applied to both archaeology and architecture. It also refers to more ephemeral aspects of the environment, which are often recorded in folklore or tradition or possibly date to a more recent period. The archaeological features discussed above also constitute cultural heritage features.

The railway comprises a significant cultural heritage feature and is located c. 108m to the south of Site 5.

No other cultural heritage sites have been identified.

Placename Analysis

See Table 16.1.

Townland boundaries

Site 5 is located within the townland of Kishoge and Balgaddy with the northern part of Site 5 containing the site of a townland boundary that divided them. The townland boundary has been completely removed and is no longer upstanding.

Field Inspection

The site inspection was carried out in November 2023, northeastern portion of the development area being stripped as part of a construction compound. The southern and central part of Site 5 were not easily accessible due to the level of overgrowth present on site. Areas of hard standing were noted, which relates back to the use and development of the site prior to 1995. The area has been heavily disturbed as a result of that particular development. No evidence of post medieval structures shown within the historic maps was identified.

The northern section of Site 5 was characterised by rough pasture bordered to the north by overgrowth. The site appears to have been subject to some importation of spoil that has since been levelled out. The area is bounded to the north and east by residential development and a grass park to the northwest. The site of a former road forms the western boundary, which is defined by a hedgerow. Nothing remains of the townland boundary that once separated Kishoge from Balgaddy. No previously unrecorded sites or areas of archaeological or cultural heritage potential were noted.

Archaeological Test Trenching

Archaeological testing was undertaken within Site 5 in 2024 (Brännström 2024, Licence No. 24E0707, Appendix 16.1; Figure 16.12). As indicated in the aerial photographic analysis and field inspection, significant modern ground disturbance was identified across the site and only one trench was partially excavated within Site 5. This was Trench 19 which was positioned within the northern portion of Site 5. At a depth of 0.3m modern imported fill material was identified, which was highly compacted. Three test pits were excavated through the material within the trench and this illustrated that the depth of the fill material was 1.2m. No features of archaeological significance were identified.

Figure 16.12: Location of proposed test trenches excavated in licence 24E0707 (Note that Trench 20 was not excavated)



Conclusions

The assessment carried out has shown that there are no recorded monuments or built heritage sites located within the study area. The historic mapping shows that structures formerly occupied part of Site 5, but these are no longer extant. A review of the Excavations Bulletin (1970-2025) has shown that archaeological testing was carried out within the study area but no definitive archaeological remains have been recorded in proximity to the site. The aerial photographic coverage shows that much of Site 5 has been subject to extensive ground disturbances, especially in the southern and central portions of the site. Coverage from 2009 shows material had been imported into the northern section of the development area. A site inspection has been carried out, which confirmed the results of the baseline analysis. One archaeological test trench was excavated in the northern part of Site 5 and this confirmed the importation of modern construction debris, which was found to be present to a depth of 1.2m. Overall, the archaeological potential of Site 5 as a whole is determined to be negligible to low.

16.3.4 Cumulative

The cumulative application site comprises three sites (Figure 16.1) located within a landscape that has seen a large amount of development. Very few of the sites under assessment contain previously undisturbed areas, with the exception of Site 4, a large portion of which is covered by mature nursery planting. The three sites are located within four townlands in County Dublin. These are Grange, Esker South, Kishoge and Balgaddy. The sites are situated north of the Grand Canal and both north and south of what was formerly the Great Southern and Western Railway. The landscape is characterised by residential development and modern infrastructure and disused and disturbed parcels of rough pasture.

Recorded Monuments

There are no recorded monuments located within the cumulative application site or within the 250m study area. The nearest recorded monuments comprise Grange Castle (RMP DU017-034) which is situated c. 462m to the south and ritual site (holy tree/bush) (DU017-031), located c. 605m northeast. None of these sites are designated as National Monuments or are associated with a Conservation Order.

Architectural Heritage

While there are no RPS or NIAH structures within the cumulative application site. One structure is recorded c. 247m west-northwest of Site 4, which comprised a road bridge (NIAH Reg No. 11204059) crossing the railway. The structure has since been demolished and replaced with a modern bridge.

Although not listed on the NIAH or in the RPS, Grange House (which dates to the 19th century) is present within the southeastern corner of Site 4. The Clonburris SDZ Planning Scheme 2019 states that *“Grange House should therefore be protected, retained and integrated as part of any development of the SDZ lands including its formal front garden and entrance setting”*. The plan lists Grange House as an *“Additional Heritage Structure”*.

In addition, the Kilmahuddrick Stream Aqueduct (which dates to the mid-18th-century) situated c. 175m southeast of Site 4 is also noted in the Clonburris SDZ Planning Scheme, which states that it *“makes a significant contribution to the architectural heritage within the area and should be protected and retained as part of the development of the SDZ lands”*.

Cartographic Analysis

The cumulative application site is shown primarily as open land in the 18th century mapping, although roads and several structures are also indicated. Grange Castle (DU017-034) is possibly depicted to the south of Site 4 on the Down Survey map of c. 1655, while Neillstown Castle (DU017-032001) is depicted to the east of Site 5. John Rocque's 1760 Map of Dublin depicts small settlements at 'Ballgaddy' and Kishoge, as well as a main road (present day Lynch's Lane) running through the site. To the south lies the Grand Canal (labelled New Canal). Grange Castle (DU017-034) and Castle Adams (DU017-029) are annotated to the south and west of Site 4. The Esker River (now known as the Griffeen River) is located to the west and it continues north towards the River Liffey. On John Taylor's

1816 Map of the Environs of Dublin, the cumulative application area remains within the open lands between Kishoge House and the settlement at Balgaddy. The Esker River (Griffeen River) is again shown to the west, now with several mills found alongside it. Fyanstown Castle is marked to the northwest of Site 4.

The first edition Ordnance Survey map of 1843 shows the cumulative application site situated predominantly within an open agricultural landscape. Grange House and its small demesne are marked in Site 4 and 'Springfield' is shown within Site 5. There are no major changes to the site depicted on the 1910 Ordnance Survey map, but processes of industrialisation are evident in the immediate surroundings as the Great Southern and Western Railway is depicted.

Summary of Previous Archaeological Investigations

A review of the Excavations Bulletin (1970-2025) has shown that multiple previous archaeological investigations have been carried out within the study areas of the cumulative application site.

A small section of testing was carried out in Site 3 in 2024 (Ian Russell, ACSU) but the results of this programme of work are unavailable. In addition, the southwest corner of Site 4 was tested in 2022, which revealed part of a post medieval brick kiln. This area has subsequently been developed as part of a permitted road infrastructure scheme. No other investigations have been carried out with the three sites under assessment.

Within the study area there have been three programmes of geophysical survey (15R0010; 15R0116; 23R0251) each of which led onto further archaeological testing (15E0394; 15E0551; 23E0458). Only one such instance led to the discovery of archaeological remains, with the works revealing two areas of archaeological significance, which were designated as Archaeological Areas 1 and 2 (AA1 and AA2) (Murtagh 2023, Licence No. 23E0458). These comprised a possible figure-of-eight shaped kiln (AA1) and a sub-circular feature containing charcoal and shattered stone (AA2). A programme of archaeological testing (Licence No. 00E0061) occurred c. 63m west of the development, at Grange Castle International Business Park. This uncovered a long linear feature, a small undated hearth, and a modern agricultural feature. The following investigations did not identify any archaeological remains; 05E0477; 15E0392; 15E0394; 19E0318; 21E0267.

Aerial Photographic Analysis

Inspection of the aerial and satellite imagery of the cumulative application site has failed to identify any previously unrecorded sites of archaeological potential. Coverage from the past 20 years has clearly illustrated the level of ground disturbance present within all three sites. Little or no intact greenfield areas survive with the site. Site 4 remains the least disturbed but has been covered by nursery planting since 1995.

Topographical Files of the NMI

With regards to the cumulative application site, one stray find is recorded within the townland of Esker South. This comprises the butt of a polished stone axehead (NMI 1986:7). A bronze axehead (IA/163/1996) is recorded in the topographical files of the National Museum of Ireland as potentially originating from within the Clonburris SDZ, although no detail as to the circumstances of the find is contained in the record.

Cultural Heritage

The term 'cultural heritage' can be used as an over-arching term that can be applied to both archaeology and architecture. It also refers to more ephemeral aspects of the environment, which are often recorded in folklore or tradition or possibly date to a more recent period. With regards to the cumulative application site very few cultural heritage sites have been identified in or within the associated study areas. The most significant comprise the canal to the south of Site 4 and the railway to the north of Site 4 and south of Sites 3 and 5.

Grange House and the aqueduct beneath the canal are discussed in the architectural heritage section above in relation to Site 4 but are also of cultural heritage significance.

Townland boundaries

The cumulative application site is located across four townlands, and all contain small sections of townland boundaries. Site 5 contains the site of a short section of townland separating Kishoge from Balgaddy, but the boundary is no longer extant. Site 4 contains a short section of former townland boundary, before the boundary was realigned along the railway in the late 19th century. Site 3 also contains a short section of upstanding townland boundary that separates Kishoge and Esker South.

Field Inspection

Field inspections were carried out across the cumulative application site during November 2023. The inspections confirmed the analysis of the baseline information and confirmed that large scale ground disturbance has occurred across the three sites. The only exception is the mature nursery area, in the northern portion of Site 4, which remains heavily planted with trees since at least 1995. No previously unrecorded site or structures of archaeological or cultural heritage significance were identified during the course of the field inspections.

Archaeological Test Trenching

A programme of test trenching was carried out in September 2024 to inform the archaeological assessment of Sites 3, 4 and 5 (Licence No. 24E0707; Brännström 2024; Appendix 16.1). No features of archaeological significance were identified in Site 3, a portion of which has already been tested by Ian Russell of ACSU. One trench was excavated in the northern part of Site 5 and this confirmed the deposition of modern construction debris (evident in aerial coverage from 2009) that had a depth of 1.2m. Nothing of significance was identified below the construction deposits. No testing was carried out in Site 4 due to the disturbance in the southern portion of the site and the presence of mature nursery planting in the northern part of the site.

16.4 Characteristics of the Proposed Development

16.4.1 Proposed Development- Site 3

16.4.1.1 Construction Stage

The proposed development comprises 580no. residential units in a mix of house, apartment, duplex and triplex units comprising 1-bedroom, 2-bedroom and 3-bedroom typologies; 2-storey childcare facility; All associated and ancillary site development and infrastructural works including surface level car parking, bicycle parking, hard and soft landscaping and boundary treatment works, including public, communal and private open space, public lighting, bin stores and foul and water services. Ground disturbances, including topsoil stripping and excavations to facilitate foundations and services, will impact the subsoil horizon (in small areas of the site that remain intact) and any surviving archaeological remains which are cut into this, along with the small section of townland boundary in the southwest portion of Site 3.

16.4.1.2 Operational Stage

Not applicable.

16.4.2 Proposed Development- Site 4

16.4.2.1 Construction Stage

The proposed development comprises 436no. residential units in a mix of house, apartment, duplex and triplex units comprising 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom typologies; a childcare facility on the ground floor of Block F; retail unit; community building; employment uses and All associated and ancillary site development and infrastructural works including surface level car parking, bicycle parking, hard and soft landscaping and boundary treatment works, including public, communal and private open space, public lighting, bin stores and foul and water services. Ground disturbances, including topsoil stripping and excavations to facilitate foundations and services, will impact the subsoil horizon and any surviving archaeological remains which are cut into this, along with the small section of former townland boundary in the northern portion of Site 4.

16.4.2.2 Operational Stage

The above described development, at operation stage, has the potential to impact on the setting of Grange House, which will be retained as part of the development.

16.4.3 Proposed Development- Site 5

16.4.3.1 Construction Stage

The proposed development comprises 236 no. residential units including 55 no. social housing units, 113 no. affordable purchase units and 68 no. cost rental units. It includes all associated and ancillary site development and infrastructural works including a total of 219 no. car parking spaces at undercroft and surface level, bicycle parking, hard and soft landscaping and boundary treatment works, public, communal and private open space, public lighting, waste storage areas and foul and water services. Ground disturbances, including topsoil stripping and excavations to facilitate foundations and services, will impact the subsoil horizon (in small areas of the site that remain intact) and any surviving archaeological remains which are cut into this, along with the site of the townland boundary in the northern portion of Site 5.

16.4.3.2 Operational Stage

Not applicable

16.4.4 Cumulative

16.4.4.1 Construction Stage

The project relates to overall proposed residential development (c.1,310 dwellings) and associated site development, landscaping and infrastructure works, at zoned, greenfield lands (c.31 ha) in the Kishoge Development area of the Clonburris Strategic Development Zone. Ground disturbances, including topsoil stripping and excavations to facilitate foundations and services, will impact the subsoil horizon (in small areas of the sites that remain intact) and any surviving archaeological remains which are cut into this, along with the three short sections of townland boundaries.

16.4.4.2 Operational Stage

Not applicable

16.5 Potential Impact of the Proposed Development

16.5.1 Proposed Development - Site 3

16.5.1.1 Construction Stage

No recorded or previously unrecorded sites of archaeological potential have been identified within the proposed development area. The site has been subject to a large degree of disturbance, but it is possible that small or isolated archaeological features survive beneath the current ground level with no surface expression. Ground disturbances associated with the proposed development have the potential to result in a direct, negative and permanent impact on any such remains that may survive beneath the current ground level. Effects may be moderate to very significant, dependent on the nature, extent and significance of any archaeological remains that are present.

Ground disturbances associated with the development will result in a direct, negative and permanent impact on the section of townland boundary located in the southwest corner of Site 3. The effect will be slight negative in terms of significance.

16.5.1.2 Operational Stage

The operation of the proposed development will not result in any impacts on the archaeological or cultural heritage resource.

16.5.1.3 Do-Nothing Impact

If the proposed development were not to proceed there would be no impacts on the archaeological or cultural heritage resource in Site 3, but groundworks associated with Application 4 and 5 would continue to result in potential impacts as detailed below.

16.5.2 Proposed Development- Site 4

16.5.2.1 Construction Stage

No recorded or previously unrecorded sites of archaeological potential have been identified within the proposed development area. The site has been subject to a degree of disturbance, but it is possible that small or isolated archaeological features survive beneath the current ground level with no surface expression. Ground disturbances associated with the proposed development have the potential to result in a direct, negative and permanent impact on any such remains that may survive beneath the current ground level. Effects may be moderate to very significant, dependent on the nature, extent and significance of any archaeological remains that are present.

Ground disturbances associated with the development will result in a direct, negative and permanent impact on the section of former townland boundary located in the northern part of Site 4. The effect will be slight negative in terms of significance.

The construction of the new road along the southern boundary of the development area will result in the removal of the recessed entrance associated with Grange House. The entrance was established during the early 20th century and is not contemporary with Grange House. This is a direct, negative and permanent impact, which is a slight negative effect.

The demesne landscape originally associated with Grange House has been replaced by an existing compound and only remnant mature planting survives around the boundary of the original landscape. The development will retain planting along the western boundary and green space will be established to the west and south of Grange House. An access road will be constructed in the eastern portion of the original landscape. This is a direct, negative and permanent impact, which is a not significant negative effect

16.5.2.2 Operational Stage

The operation of the proposed development will see three-storey structures constructed to the north of Grange House, which will have a ridge height of 11.67m. In addition, a road will operate to the east of the house, whilst green space will be located to the south and west of the structure. The operational stage of the development will result in an indirect, negative and permanent impact on Grange House, which is a moderate negative effect.

16.5.2.3 Do-Nothing Impact

If the proposed development were not to proceed there would be no impacts on the archaeological or cultural heritage resource in Site 4, but groundworks associated with Application 3 and 5 would continue to result in potential impacts as detailed above and below.

16.5.3 Proposed Development- Site 5

16.5.3.1 Construction Stage

No recorded or previously unrecorded sites of archaeological potential have been identified within the proposed development area. The site has been subject to a very large degree of disturbance, but it is possible that small or isolated archaeological features survive beneath the current ground level with no surface expression (northern portion of the site only). Ground disturbances associated with the proposed development have the potential to result in a direct, negative and permanent impact on any such remains that may survive beneath the current ground level. Effects may be moderate to very significant, dependent on the nature, extent and significance of any archaeological remains that are present.

Ground disturbances associated with the development will result in a direct, negative and permanent impact any below ground remains of the section of townland boundary located in the northern part of Site 5. The effect will be slight negative in terms of significance.

16.5.3.2 Operational Stage

The operation of the proposed development will not result in any impacts on the archaeological or cultural heritage resource.

16.5.3.3 Do-Nothing Impact

If the proposed development were not to proceed there would be no impacts on the archaeological or cultural heritage resource in Site 5, but groundworks associated with Application 3 and 4 would continue to result in potential impacts as detailed above.

16.5.4 Cumulative

16.5.4.1 Construction Stage

All permitted and proposed developments within the study area have been assessed in conjunction with the proposed development. As it is proposed to preserve archaeological remains that are identified by record, no cumulative impacts have been identified upon the archaeological resource. No cumulative impacts have been identified in relation to the cultural heritage resource.

16.5.4.2 Operational Stage

All permitted and proposed developments within the study area have been assessed in conjunction with the proposed development. The operation of the proposed development will not result in cumulative impacts on the archaeological or cultural heritage resource when assessed in conjunction with surrounding developments.

16.5.4.3 Do-Nothing Impact

If the proposed development were not to proceed there would be no cumulative impacts on the archaeological or cultural heritage resource.

16.6 Mitigation Measures (Ameliorative, Remedial or Reductive Measures)

16.6.1 Proposed Development – Site 3

16.6.1.1 Construction Stage

All stripping of remaining topsoil within Site 3, which is associated with the proposed development, will be subject to archaeological monitoring. This will be carried out by a suitably qualified

archaeologist and if any archaeological remains are identified, further mitigation may be required, such as preservation by record or in-situ. Any further mitigation will require agreement from the National Monuments Service of the DoHLGH.

A written and photographic record of the section of townland boundary in the southwest portion of the development area will be compiled and the removal of the boundary will be subject to archaeological monitoring, as described above.

16.6.1.2 Operational Stage

No mitigation measures are required for the operation stage of the development.

16.6.2 Proposed Development – Site 4

16.6.2.1 Construction Stage

All stripping of remaining topsoil within Site 4, which is associated with the proposed development, will be subject to archaeological monitoring. This will be carried out by a suitably qualified archaeologist and if any archaeological remains are identified, further mitigation may be required, such as preservation by record or in-situ. Any further mitigation will require agreement from the National Monuments Service of the DoHLGH.

A written and photographic record of the section of the former townland boundary in the northern portion of the development area will be compiled and the removal of the boundary will be subject to archaeological monitoring, as described above.

A written and photographic record will be made of the recessed entrance to Grange House, which dates to the early 20th century, prior to its removal as part of the development.

16.6.2.2 Operational Stage

A written and photographic record will be made of the current landscape context of Grange House, prior to the commencement of development. It is not possible to fully mitigate the indirect impacts on the house during operation, due to the proximity of the required infrastructure and surrounding residential development.

16.6.3 Proposed Development – Site 5

16.6.3.1 Construction Stage

All stripping of remaining topsoil within the northern portion of Site 5, which is associated with the proposed development, will be subject to archaeological monitoring. This will include the site of the townland boundary that previously crossed the site. Monitoring is not required in the central or southern portions of this site due to the level of ground disturbances that have occurred. Monitoring will be carried out by a suitably qualified archaeologist and if any archaeological remains are identified, further mitigation may be required, such as preservation by record or in-situ. Any further mitigation will require agreement from the National Monuments Service of the DoHLGH.

A written and photographic record of the section of the former townland boundary in the northern portion of the development area will be compiled and the removal of the boundary will be subject to archaeological monitoring, as described above.

16.6.3.2 Operational Stage

No mitigation measures are required for the operation stage of the development.

16.6.4 Cumulative**16.6.4.1 Construction Stage**

No mitigation is required.

16.6.4.2 Operational Stage

No mitigation is required.

16.7 Residual Impact of the Proposed Development**16.7.1 Proposed Development - Site 3****16.7.1.1 Construction Stage**

Following the completion of mitigation measures, there will be no significant residual impacts upon the archaeological and cultural heritage resource.

16.7.1.2 Operational Stage

Not applicable.

16.7.1.3 Worst Case Impact

Not applicable.

16.7.2 Proposed Development- Site 4**16.7.2.1 Construction Stage**

As above subsection 16.7.1.1

16.7.2.2 Operational Stage

As above subsection 16.7.1.2.

16.7.2.3 Worst Case Impact

As above subsection 16.7.1.3.

16.7.3 Proposed Development- Site 5**16.7.3.1 Construction Stage**

As above subsection 16.7.1.1.

16.7.3.2 Operational Stage

As above subsection 16.7.1.2.

16.7.3.3 Worst Case Impact

As above subsection 16.7.1.3.

16.7.4 Cumulative**16.7.4.1 Construction Stage**

Not applicable.

16.7.4.2 Operational Stage

Not applicable.

16.7.4.3 Worst Case Impact

Not applicable.

16.8 Monitoring**16.8.1 Proposed Development- Site 3****16.8.1.1 Construction Stage**

The mitigation measures detailed above would also function as a monitoring system during construction to allow the further assessment of the scale of the predicted impacts and the effectiveness of the mitigation measures.

16.8.1.2 Operational Stage

Not applicable.

16.8.2 Proposed Development- Site 4**16.8.2.1 Construction Stage**

As above subsection 16.8.1.1.

16.8.2.2 Operational Stage

Not applicable.

16.8.3 Proposed Development- Site 5**16.8.3.1 Construction Stage**

As above subsection 16.8.1.1.

16.8.3.2 Operational Stage

Not applicable.

16.8.4 Cumulative**16.8.4.1 Construction Stage**

Not applicable.

16.8.4.2 Operational Stage

Not applicable.

16.9 Reinstatement**16.9.1 Proposed Development- Site 3****16.9.1.1 Construction Stage**

Not Applicable.

16.9.1.2 Operational Stage

Not Applicable.

16.9.2 Proposed Development- Site 4**16.9.2.1 Construction Stage**

Not Applicable.

16.9.2.2 Operational Stage

Not Applicable.

16.9.3 Proposed Development- Site 5**16.9.3.1 Construction Stage**

Not Applicable.

16.9.3.2 Operational Stage

Not Applicable.

16.9.4 Cumulative**16.9.4.1 Construction Stage**

Not Applicable.

16.9.4.2 Operational Stage

Not applicable.

16.10 Difficulties Encountered

No difficulties were encountered during the collation of baseline data for this assessment.