

14.0 ARCHAEOLOGICAL, ARCHITECTURAL AND CULTURAL HERITAGE

14.1 INTRODUCTION

14.1.1 General

IAC Archaeology has prepared this chapter on behalf of Glenveagh Homes, to assess the impact, if any, on the archaeological, architectural, and cultural heritage resource of a proposed development at Balbriggan, County Dublin (Phase 5, Figure 14.1). The assessment was undertaken by Faith Bailey (MA, BA (Hons), MIAI, MCIfA) of IAC Archaeology. Faith has over 20 years' experience in archaeological and cultural heritage consultancy, responsible for the production of EIAR and assessments for all aspects of development nationwide. The proposed development area is located within the townlands of Flemington and Clonard or Folkstown Great, Balbriggan, County Dublin.

Figure 14.1: Location of Proposed Development and Surrounding Heritage Sites



This study determines, as far as reasonably possible from existing records, the nature of the archaeological resource in and within the vicinity of the development area using appropriate methods of study. The study area is defined as an area measuring 500m from the proposed development area.

Desk-based assessment is defined as a programme of study of the historic environment within a specified area or site 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 and the character of the study area, including appropriate consideration of the settings of heritage assets (ClfA 2014). 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 and built heritage sites that may be affected by the proposed development;
- Assessment of the likelihood of finding previously unrecorded archaeological remains during the construction programme;
- Determining the impact upon the setting of known cultural heritage sites in the surrounding area;
- Suggested mitigation measures based upon the results of the above research.

14.1.2 Definitions

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

‘*Cultural Heritage*’ where used generically, is 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).
- the term ‘*architectural heritage*’ is applied to structures, buildings, their contents and settings of an (assumed) age typically younger than AD 1700.
- the term ‘*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.

14.1.3 Impact Definitions

The quality and type of an effect 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 effect: 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 effect: A change which does not affect the quality of the environment; or
- positive effect: A change which improves the quality of the environment, for example a change that improves or enhances the setting of archaeological or cultural heritage sites.

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

- direct effect: Where an archaeological/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 effect: 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.
- Neutral: No effects (either negative or positive) are predicted.

Table 14.1: Significance of Effect Definitions (as defined by the EPA 2022 Guidelines, 50-52)

| Imperceptible | An effect capable of measurement but without significant consequences. |
|-----------------|---|
| Not significant | An effect which causes noticeable changes in the character of the environment but without significant 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 baseline 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 most of a sensitive aspect of the environment. |
| Profound effects | An effect which obliterates sensitive characteristics. |

14.1.4 Consultations

Following the initial research, a number of statutory and voluntary bodies were consulted to gain further insight into the cultural background of the background 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;
- Fingal County Council: Planning Section; and
- Historical and Ordnance Survey Maps.

14.2 ASSESSMENT METHODOLOGY

The assessment has been carried out in two main phases. The first phase comprised a paper survey of all desktop resources. The second phase comprised a field inspection of the proposed development area. A small programme of geophysical survey has also been carried out within the southern portion of the proposed development area, where a new road is proposed.

14.2.1 Paper Survey

The following sources were examined and a list of areas of archaeological, architectural and cultural heritage potential was compiled:

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- Monuments in State Care Database;
- Preservation Orders;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- Fingal County Development Plan 2023-2029;
- Aerial photographs;
- Place Name Analysis;
- Excavations Bulletin (1970–2025); and
- National Inventory of Architectural Heritage.

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/RMP sites are also listed on a website map (Historic Environment Viewer) 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 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.

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

Development Plans contain a catalogue of all the Protected Structures and archaeological sites within the county. The Fingal County Development Plan (2023-2029) was consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development.

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.

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.

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.

The National Inventory of Architectural Heritage 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.

14.2.2 Field Inspection

Field inspection is necessary to determine the extent and nature of archaeological, architectural, 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 field inspection entailed:

- Inspecting the proposed development area and its immediate environs.
- Noting and recording the terrain type and land usage.
- Noting and recording the presence of features of archaeological, architectural, or cultural heritage 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.

14.2.3 Geophysical Survey

Geophysical survey is used to create 'maps' of subsurface archaeological features. Features are the non-portable part of the archaeological record, whether standing structures or traces of human activities left in the soil. Geophysical instruments can detect buried features when their electrical or magnetic properties contrast measurably with their surroundings. In some cases, individual artefacts, especially metal, may be detected as well. Readings, which are taken in a systematic pattern, become a dataset that can be rendered as image maps. Survey results can be used to guide excavation and to give archaeologists insight into the pattern of non-excavated parts of the site. Unlike other archaeological methods, the geophysical survey is not invasive or destructive.

A geophysical survey was undertaken within the southern portion of the proposed development in September 2025 (Dowling 2025, Licence No. 25R0359). A summary of the geophysical report is presented in this chapter.

14.3 EXISTING RECEIVING ENVIRONMENT (BASELINE SCENARIO)

14.3.1 Archaeological, Architectural and Historical Background

The proposed development area is located in the townlands of Flemingtown and Clonard or Folkstown Great, Parish of Balrothery and Barony of Balrothery East, County Dublin. It is situated c. 1.4km west of the centre of Balbriggan. There are 17 recorded archaeological sites within the study area, of which six are located within the proposed development area. These recorded monuments consist of two enclosures (DU001-033 and DU001-027), an excavation and a pit (DU001-022001-2), a field system (DU001-023) and a miscellaneous excavation (DU001-026).

The pit (DU001-022002) and field system (DU001-023) were discovered during geophysical survey (Nicholls and Shiel 2005, Licence No. 05R0137), followed by archaeological testing (Elliot 2007, Licence No. 07E0057). These features were reconfirmed by testing in 2021 (Bennett 2021:074, Licence No. 21E0298), which also revealed a double ditched enclosure (DU001-033), which dates to either the Bronze Age or the early medieval period.

Prehistoric Period

Mesolithic Period (c. 8000-4000 BC)

Recent discoveries may suggest the possibility of a human presence in the southwest of Ireland as early as the Upper Palaeolithic (Dowd and Carden 2016); however, the Mesolithic period is the earliest time for which there is clear evidence for prehistoric human colonisation of the island of Ireland. During this period people hunted, foraged and gathered food and appear to have led a primarily mobile lifestyle. The presence of Mesolithic communities is most commonly evidenced by scatters of worked flint material, a by-product of the production of flint implements.

The eastern seaboard of Ireland has long been associated with prehistoric settlement. This area was intensively and repeatedly settled during this period. Clonard or Folkstown Great contains sites from the Mesolithic through to the Bronze Age and the medieval period. A Mesolithic pathway was identified during excavation in advance of a school development (Bennett 2016:150, Licence No. 15E0586), c. 330m to the southeast of the proposed development area.

Neolithic Period (c. 4000–2500 BC)

During this period communities became less mobile and their economy became based on the rearing of stock and cereal cultivation. The transition to the Neolithic was marked by major social change. Communities expanded and moved further inland to more permanent settlements. This afforded the development of agriculture which demanded an altering of the physical landscape. Forests were rapidly cleared and field boundaries were constructed. Pottery was also being produced, possibly for the first time. The advent of the Neolithic period also provided the megalithic tomb. There are four types of tomb in Ireland, namely the Court Cairn, Portal, Passage and Wedge; of which the latter style straddles the Neolithic to Bronze Age transition.

A Neolithic cremation pit was uncovered during testing and excavations (Bennett 2018:822, Licence No. 18E0238), c. 231m to the south of the proposed development area. Linear enclosing ditches and evidence of Neolithic activity in the form of a curvilinear channel and the burnt remnants of a possible hearth were also revealed. Evidence for Neolithic habitation (DU001-014) was identified c. 36m east of the proposed development area at Flemington. Here a substantial assemblage of early Neolithic pottery was recovered (Bolger 2009, 25). Within the wider area, a passage tomb cemetery (DU002-001001-005) is located at Bremore, c. 2.8km northeast of the proposed development area.

Bronze Age (c. 2500–800 BC)

This period is marked by the use of metal for the first time. As with the transition from Mesolithic to Neolithic, the transition into the early Bronze Age was accompanied by changes in society. Megalithic tombs were replaced in favour of individual, subterranean cist or pit burials that were either in isolation or in small cemeteries. These burials contained inhumed or cremated remains and were often, but not always, accompanied by a pottery vessel.

An enclosure (DU002-020), was archaeologically tested in 2017, c. 297m to the east of the proposed development area (Bennett 2017:238, Licence No. 17E0247). This recovered late Bronze Age pottery from an inner enclosure ditch and identified peripheral features comprising a rectangular trough and six pits. The feature may represent a larger-scale Bronze Age funerary monument, several of which have been identified in Fingal to date.

In 2015, archaeological testing identified 26 features comprising prehistoric and medieval activity, c. 323m southeast of the proposed development area (Bennett 2015:372, Licence No. 15E0507). These features included a Bronze Age penannular enclosure likely representative of a burial monument as well as a portion of a ring barrow (Bennett 2016:150, Licence No. 15E0586). The southern portion of the ring barrow

had been previously excavated in relation to Boulevard Road (Bennett 2015:165, Licence No. 15E0558), c. 219m southeast of the proposed development area.

Over 7,000 burnt mounds or fulacht fia sites have been recorded in the country and c. 1,500 examples excavated, making them the most common prehistoric monument in Ireland (Waddell 2022, 164). Although burnt mounds of shattered stone occur as a result of various activities that have been practiced from the Mesolithic to the present day, the Bronze Age has long been believed to have seen the peak of this activity. Dating evidence from a growing number of burnt mounds, suggests activities resulting in burnt mounds were being carried over a span of 3,500 years in Ireland (Hawkes 2018). They are typically located in areas where there is a readily available water source, often in proximity to a river or stream or in places with a high-water table. In the field burnt mounds may be identified as charcoal-rich mounds or spreads of heat shattered stones, however, in many cases, the sites have been disturbed by later agricultural activity and are no longer visible on the field surface. Nevertheless, even disturbed spreads of burnt mound material often preserve the underlying associated features, such as troughs, pits and gullies, intact.

A burnt spread (DU002-021) was identified by testing, c. 368m to the southeast of the proposed development area (Bennett 2007:422, Licence No. 07E0057) although it is incorrectly plotted on the Historic Environment Viewer map. Archaeological testing (Bennett 2015:372, Licence No. 15E0507) in advance of a school in 2015 (see above) identified a middle Bronze Age burnt spread and a late Bronze Age fulacht fia.

Iron Age (c. 800 BC–AD 500)

There is increasing evidence for Iron Age settlement and activity in recent years as a result of development-led excavations as well as projects such as Late Iron Age and Roman Ireland (Cahill Wilson 2014). Yet this period is distinguishable from the rather rich remains of the preceding Bronze Age and subsequent early medieval period, by a relative paucity within the current archaeological record. The Iron Age in Ireland is problematic for archaeologists as few artefacts dating exclusively to this period have been found and without extensive excavation it cannot be determined whether several monument types, such as ring-barrows or standing stones, date to the late Bronze Age or Iron Age. It is likely that there was significant continuity in the Iron Age, with earlier monuments re-used in many cases. An Iron Age charcoal production pit was discovered during testing (see above) in advance of a school development (Bennett 2015:372, Licence No. 15E0507).

Early Medieval Period (c. AD 500–1100)

The early medieval period is depicted in the surviving sources as an almost entirely rural based society. Territorial divisions were based on the túath, or petty kingdom, with Byrne (1973) estimating that there may have been at least 150 kings in Ireland at any given time. This period, with a new religious culture and evolving technologies, saw significant woodland clearance and the expansion of grassland. A new type of plough and the horizontal mill were two innovations that improved agriculture and allowed for the population to increase. Consequently, from c. AD 500 onwards, the landscape became well settled, as evidenced by the profuse distribution of ringforts, normally associated with various grades of well-to-do farming and aristocratic classes in early medieval Ireland (Stout and Stout 1997, 20).

Between the 7th and 10th centuries AD, the area of the potential development was located within the eastern part of the *Bréga* territory of the *Sil nÁedo Sláine* branch of the southern *Uí Néill*, which included most of Meath, south Louth, and north Dublin (Byrne 1973, 397). Whilst this tribe had ultimate control, the area was occupied and controlled on a local level by indigenous tribal groups who most likely paid tribute to the *Uí Néill* during this period (Carroll 2008, 13). The tribal groups associated with the Fingal area around the 7th century may have included the *Árd Ciannachta* and the *Gailenga* (ibid. 13). While the general area of Balbriggan and its surroundings could have fallen within the territory of the *Gailenga* at some point, and would have certainly formed part of the early *Ciannachta* coastal hegemony, likely, it is more closely associated with the *Saithne* (Bolger 2009, 28). They are particularly associated with the Barony of Balrothery and claimed descent from *Tadc Meic Céin*. Their rise to prominence was aided by the collapse

of the *Ciannachta* hegemony and the increasing fragmentation of the *Síl nÁedo Sláine*. It has been suggested that their land formed a buffer between the territory controlled by the Norse of Dublin and the main sub-kingdoms of *Bréga* (Bhrethnach 1999, 5-6). They profited politically from an ambiguous relationship with the Norse and by the 11th and 12th centuries, the ruling branch, the *Ua Cathasaig*, were styling themselves as Kings of Brega (Bolger 2009, 28).

The ringfort or rath is considered to be the most common indicator of settlement during the early medieval period (Stout 1997). One of the most recent studies of early medieval settlement enclosures has suggested that there is potential for at least 60,000 such sites to have existed on the island (O'Sullivan et al 2014, 49). Ringforts were often constructed to protect rural farmsteads and are usually defined as a broadly circular enclosure delineated by a bank and ditch. Ringforts can be divided into three broad categories – univallate sites, with one bank or ditch; multivallate sites with as many as four levels of enclosing features and platform or raised ringforts, where the interior of the ringfort has been built up. These enclosed sites were intimately connected to the division of land and the status of the occupant. A possible ringfort (DU001-027) is located within the proposed development area, measuring c. 30m in diameter. Within the wider area, a large-scale bivallate ringfort (DU005-115), with an associated souterrain, field system and outer enclosure is recorded at Stephenstown, c. 855m to the southeast the proposed development area. A portion of this site was excavated in 2008 (Bennett 2007:549, Licence No. 07E0836ext) and was carbon 14 dated to cal. AD 779-960.

Evidence for early medieval settlement has also been recorded in the vicinity of the potential development. In 2005, a programme of test trenching and a geophysical survey (Bennett 2005:487 Licence No. 05E0663; Leigh 2005, Licence No. 05R0114), c. 32m to the east of the proposed development area, identified a number of archaeological features and deposits. These features included a sub-square enclosure (DU001-024) and a multi-ditched enclosure (DU001-015). Additional testing was carried out in 2006 to provide more information on the exposed features (Bolger 2006). Excavation of the enclosures dated them to the early medieval period based on finds of several ring-headed pins (Bennett 2006:658, Licence No. 05E0663). It is possible that the field system (DU001-023) recorded to the north of the excavated sites also dates to the early medieval period.

Medieval Period (AD 1100–1600)

In the 11th and 12th centuries, just before the Anglo-Norman invasion, Fingal lay between the competing political and territorial zones of the Kingdom of Midhe and the Hiberno-Norse Kingdom of Dublin. The piecemeal conquest by the Anglo-Normans of Ireland, which commenced in 1169, had a fundamental impact on the Irish landscape. By 1185 the Anglo-Normans held the cities of Dublin, Waterford and Cork along with their immediate hinterlands. The initial military successes of the Anglo-Normans are attributed to their fighting skill especially on horseback, their organisation and their ability to build strongholds quickly in strategic positions. They also had a preference for established sites with existing infrastructure. The introduction of the large earthwork (Motte) and timber and stone castles of the Anglo-Normans was novel to the Irish landscape and these features are predominantly found in the south and east of the country in the areas of Anglo-Norman colonisation.

The largest medieval settlement within the landscape surrounding the proposed development area is Balrothery, which is located c. 2.2km to the southeast. A probable small manor was also present at Bremore, adjacent to Bremore Castle (DU002-002001), c. 1.3km to the northeast, with a further medieval settlement present at Folkstown Little and Folkstown Great, c. 620m to the southeast of the proposed development area (Kavanagh 2010, Licence No. 08E0054). One Anglo-Norman name links Bremore and Balrothery during the medieval period, which is De Rosel. Robert de Rosel was granted land at Balrothery at an early stage of the Anglo-Norman invasion. He was a direct descendent of Hugh de Rozel who came from a hamlet of the same name in Normandy (Carroll 2008, 17).

De Rosel and his men helped Strongbow's army take the Viking city of Dublin and De Rosel was rewarded with lands in Balrothery. He had seven sons and one daughter. His fourth son Patrick, who had been enfeoffed in one knight's fee with land in Derbyshire is recorded as living in Balrothery during c. 1200. By

this time land at Balrothery also belonged to de Costedin, as it is recorded that he donated land to the church between 1192 and 1212. However, as de Rosel is recorded as a parson in Balrothery Church, the transfer of land was not to take place until after his death (ibid. 17).

At Bremore, the earliest references to a possible castle or manor are found in the Gormanston Register, which names Wylliam Rosselle as Lord of Dunbegh in County Derby and Bremore in Ireland (O'Carroll 2009, 79). The Gormanston Register is a collection of manuscripts dating from 1175 to 1397, which were collected by the Viscounts Gormanston and are now held by the National Library. The Dunbegh title presumably refers to the knight's fee in County Derby that was held by Patrick de Rosel at the turn of the 13th century. William is also mentioned in association with Bremore in the Calendar of Documents Relating to Ireland in 1299-1300 (ibid. 79). It is therefore reasonable to argue that de Rosel was granted a large amount of land in and around Balrothery, which may well have included Folkstown Little and Great.

Post-Medieval Period (AD 1600–1800)

After defeating James II at the Battle of the Boyne in 1690, William of Orange established his camp in Balbriggan c. 1.4km to the east of the proposed development area. The population of Balbriggan was relatively small in 1659, consisting of only 30 people, with 26 being Irish and four being English, compared to neighbouring villages like Balrothery with a population of 204 and Balscadden with 190. With the introduction of new industrial developments in the weaving industries and the construction of a new coach road that ran through the town, Balbriggan began to experience rapid growth. The expansion of the town is well-documented and owes much to the foresight and ambition of the Hamilton family, who owned a large portion of the area. In 1780, Baron Hamilton established Smyco, a weaving company that provided significant employment opportunities for the region.

The ending of the Williamite Wars saw the beginning of a comparative politically calm era, which allowed the country's landowners the security to experiment with the latest styles of architecture without the need to refer to defensive matters. Initially, constraints on available resources resulted in mansions of a relatively modest scale and relatively plain appearance. As the Irish aristocracy's sense of security grew over the following decades, their greater access to wealth helped foster a shift towards more ostentatious buildings. Buildings of architectural heritage value in the vicinity of the proposed development area include Tankard Ville surrounded by a demesne landscape, c. 1.3km east of the proposed development area. This building is recorded as having been sold to John Rottorn of Dublin in 1702 and is currently in use as Balbriggan Community Creche and Playschool.

14.3.2 Summary of Previous Archaeological Fieldwork

A review of the Excavations Bulletin (1970–2025) and the available excavation reports has revealed that a number of previous archaeological investigations have been carried out within the proposed development area. These are described below.

A geophysical survey was carried out on the lands to the south of Flemington Lane to the RI22 in 2005, which included the proposed development area (Nicholls and Shiel 2005, Licence No. 05R0137). A number of anomalies were identified within the landscape including several enclosures (DU001-027, DU001-020-25) and a field system (DU001-023) within the proposed development area. The proposed development area contained Fields 2-9. Survey in Fields 4 and 5 (Areas 4A - 5B) determined the likely northern, eastern and western limits of a large settlement complex (DU001-023, Figure 14.2) of early medieval origin. A series of conjoined enclosures were identified in Field 6, Area 6D, suggestive of prehistoric settlement. An enclosure measuring c. 30m in diameter, was recorded in Field 8, Area 8B. Further areas of possible archaeological potential were indicated close to the western edge of Area 4A, and in Areas 8C.

In 2007, a detailed programme of archaeological testing was carried out across the landscape including portions of the proposed development area (Elliot 2007a, Licence No. 07E0057, Figure 14.3). This identified 38 varied archaeological sites across the wider landscape including enclosures, pits and linear

features. Within the northern portion of the site, a pit cluster that consisted of at least six pits with burnt bone inclusions was identified (DU001-022002). A large circular pit (DU001-029) was recorded c. 66m south of the northern portion of the proposed development area, which contained a charcoal-rich fill. A flint blade was recovered from the fill suggesting a prehistoric date.

Pre-planning archaeological testing (Bennett 2021:074, Licence No. 21E0298) was carried out within the northern development area in 2021, designed to target field system DU001-023 and enclosure DU001-033 (Figure 14.2). Testing confirmed the presence of substantial archaeological features in trenches T14-T20 inclusive, which corresponded with the concentration of anomalies representing field system DU001-023. No dateable finds were recovered from any of the investigated features, but the field system most likely dates to the early medieval period. Associated with, but outside of the main concentration, there were less substantial archaeological features present in trenches T10 and T11 and possible archaeology in the form of linear ditch/gully-type features present in trenches T4, T5 and T8. There were no features of archaeological interest identified in trenches T2 and T3 in the location of the possible enclosure indicated in the geophysical survey. The presence of a possible ditched enclosure (DU001-033) indicated in aerial photography was confirmed in T1 within the proposed development area and dates to either the Bronze Age or the early medieval period.

Figure 14.2: Results of geophysical survey (Nicholls and Shiel 2005, Licence No. 05R0137) and test trenches (Licence Nos. 07E0057 and 21E0298)

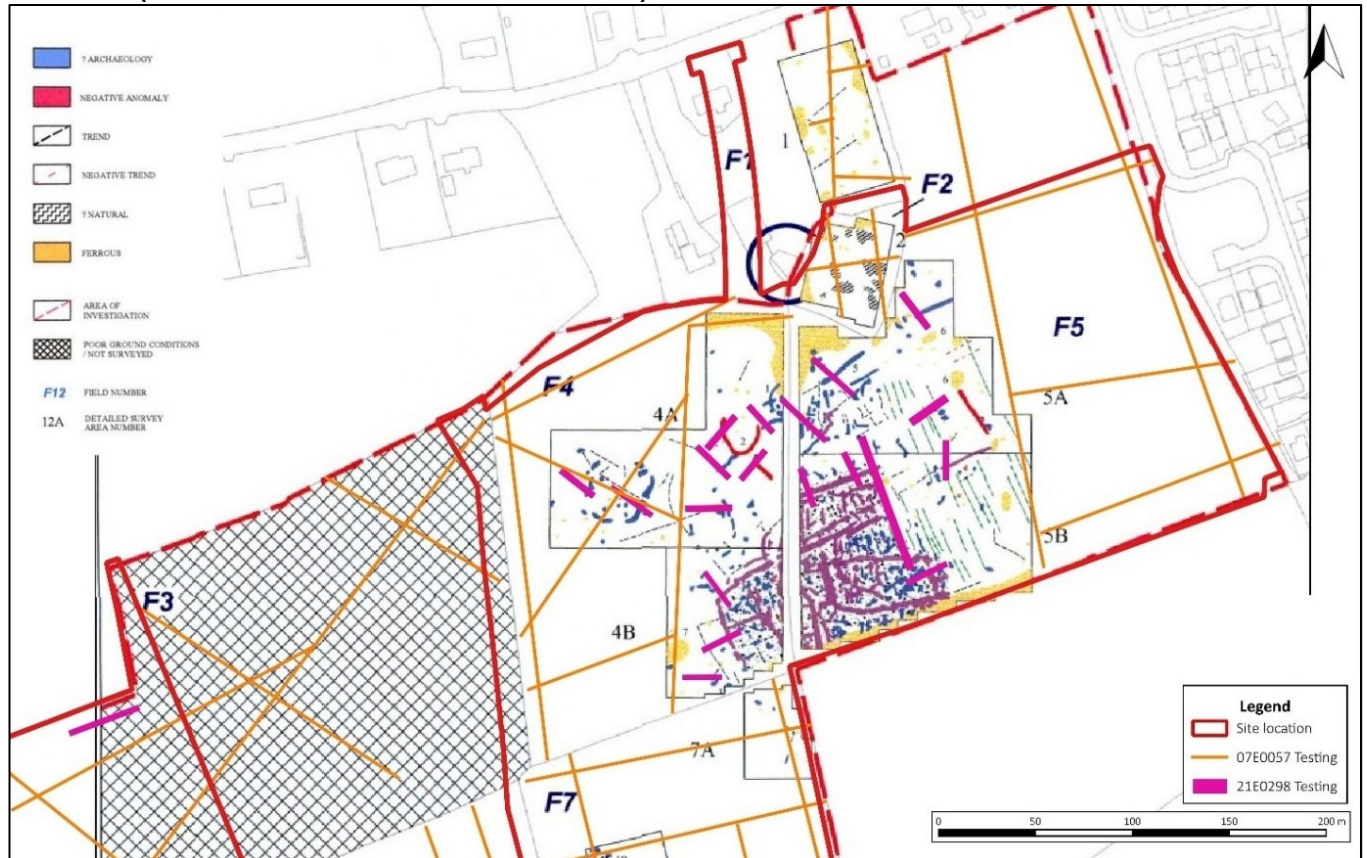
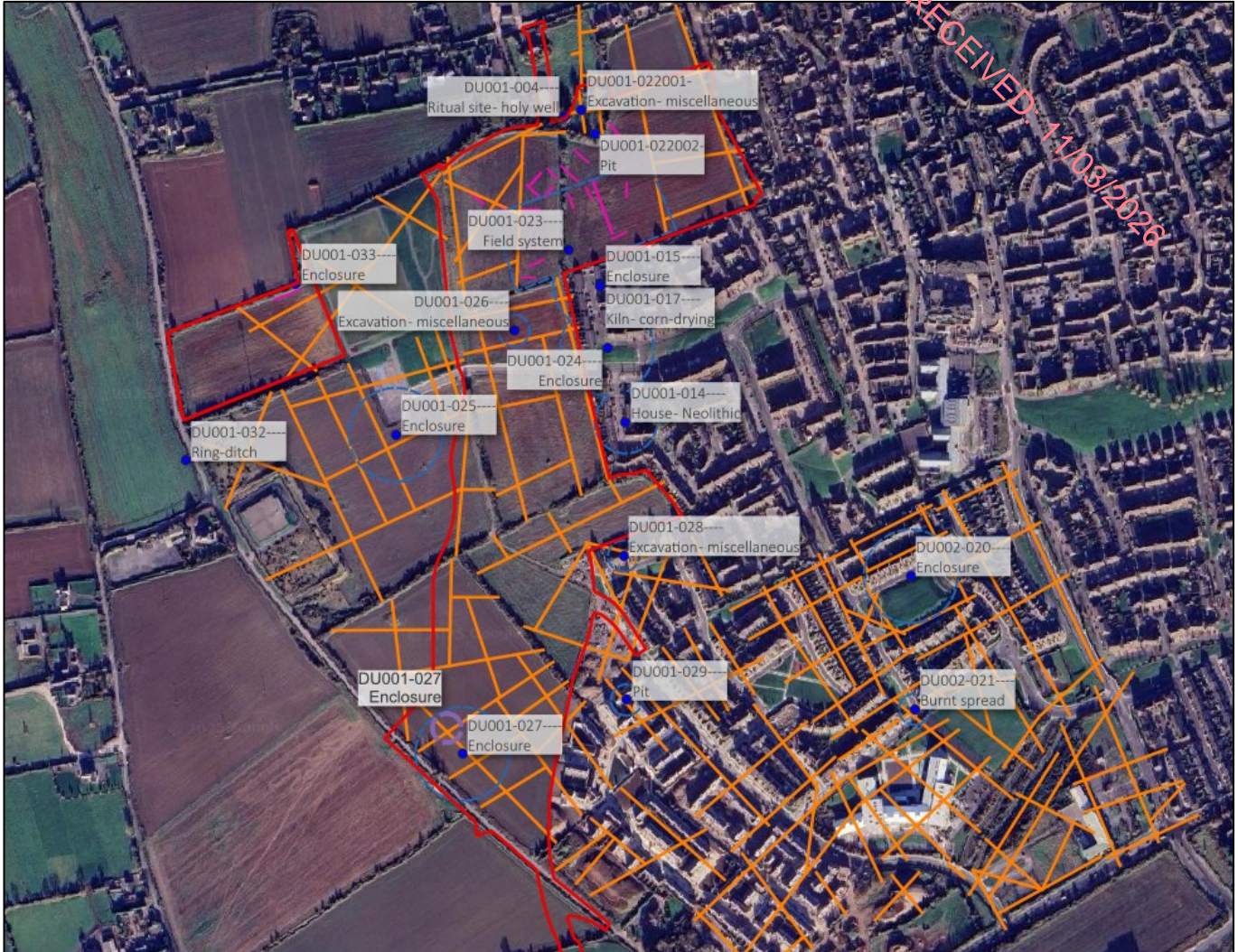


Figure 14.3: Layout of test trenches (orange and magenta) (Licence Nos. 07E0057 and 21E0298)



A number of archaeological investigations have been carried out in the study area of the potential development plans and these are described below.

Three of the sites identified during testing under licence 07E0057 were archaeologically excavated in 2018 (as evidenced by Google Earth coverage dating to 2018). The published excavation summary (Bennett 2018:822, Licence No. 18E0238) does not include a cross-reference to the testing IDs assigned to the sites when initially identified. The investigations identified a number of scattered pits, post holes and some linear ditches. Some probable Neolithic flints were recovered, indicating the activity is likely to be prehistoric in date. These areas were located to the immediate south and southeast of the proposed development area.

An assessment was undertaken in advance of the construction of a housing development to the immediate north of the proposed development area. The assessment took the form of a geophysical survey (Licence No. 07R0188) followed by excavations (Bennett 2007:423, Licence No. 07E0933). Only one area of archaeological potential was noted, consisting of three ditches, two of them curving, containing pale grey clay fills.

Pre-planning testing (Bennett 2008:455, Licence No. 08E0528) was carried out at a site at Flemington Lane to the north of the recorded holy well (DU001-004). Archaeology was discovered in Trenches 4, 7 and 9, where features of medieval date were revealed. In Trench 4 three linear features were exposed producing medieval pottery including a fragment of Leinster cooking ware. In Trench 7, another three linear

features were uncovered and one in Trench 9 produced medieval pottery. In fields north of Flemington Lane a geophysical survey was conducted but failed to reveal anything of archaeological significance (Licence No. 15R0022).

Excavation was carried out on a site at Clonard or Folkstown Great as part of the Bord Gáis Éireann Pipeline to the West project (Bennett 2002:0494, Licence No. 02E0298). Excavation revealed the remnants of a circular structure (a round house with a porch-like entrance), a small feature with a marked concentration of stake-holes nearby and two outlying hearths. A number of features were also revealed to the south-east and west of the house. These included five natural depressions, or shallow irregular cuts, in the subsoil, in which deposits of charcoal-flecked habitation soil had accumulated. Two concentrations of some 30 stake-holes were also identified to the west of the house. Finds from the house included a small, polished porcellanite axehead, five flint waste flakes and angular fragments, and three sherds of prehistoric pottery, putatively dated to the middle Bronze Age.

Excavation was carried out at Flemington c. 36m south of the development area (Elliot 2007b, Licence No. 07E0361). The earliest activity on the site was represented by a large curving ditch, which may have enclosed the hilltop and appears to have dated to the middle Bronze Age. Finds from this phase included four barbed and tanged chert arrowheads. Domestic structural evidence was found on the northerly high ground of the site and, while this was stratigraphically later than the earliest Bronze Age phase and truncated by medieval features. The evidence was composed of substantial post-holes with packing stones in situ, shallow possible plank slots and internal stake hole divisions. There appeared to be two rectangular structures, both 10m by 4.5m in dimension and orientated north-west to south-east. One of these had a hearth at its northern end and a number of internal pits. Small metalworking pits were uncovered to the south, where small-scale ironworking appears to have been carried out. There were also two kilns excavated on the site and one of these was cut into the fill of a ditch. A souterrain was also uncovered in the northern extent of the site.

A programme of archaeological test trenching (Whitaker 2024, Licence No. 24E0590) targeting geophysical anomalies (Leigh 2024, Licence 24R0031) was carried out at a site c. 120m northeast of the proposed development area. Test trenching confirmed that the potential archaeological anomalies recorded during the geophysical survey were archaeological in nature (AA1-4). The features identified are representative of Bronze Age burnt mound/ fulacht fia activity and a single northwest-southeast oriented linear ditch. The location of the archaeological remains, adjacent to a watercourse, is typical for the landscape context of this site type.

A geophysical survey was carried out in advance of the North-West Balbriggan Northern Distribution Road (Nicholls 2007, Licence No 07R0242). It returned responses of a possible burnt mound or fulacht fia.

The remains of the ditch and pit (DU005-117) of Bronze Age date were identified during an assessment along the route of a proposed Parkway infrastructure c. 243m east of the development area site (Bennett 2008:380, Licence No. 08E0290). Archaeological testing had previously been undertaken along the centreline of the proposed roadway under licence number 08E0106 revealing one feature archaeological significance.

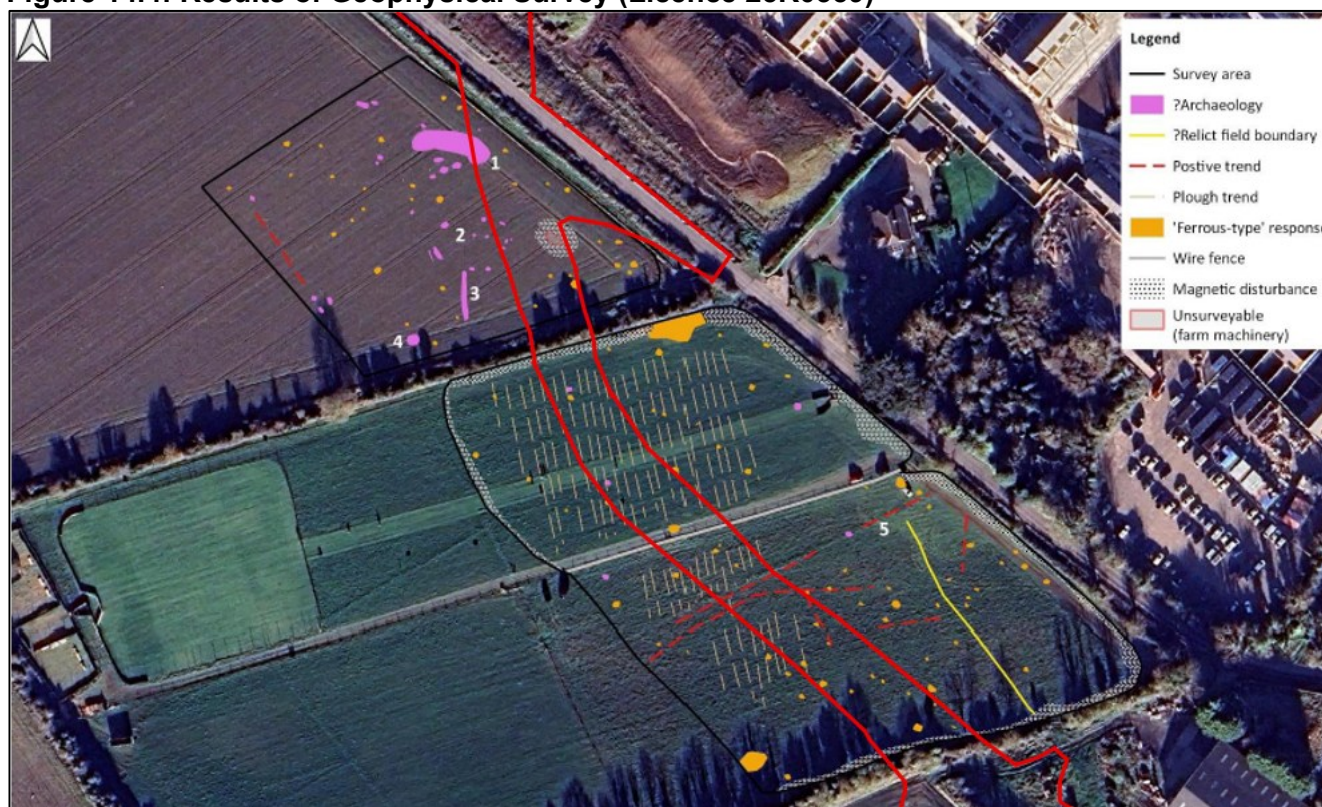
14.3.3 Geophysical Survey

In September 2025 geophysical survey was carried out within the southern portion of the proposed development area, where a new road is proposed (Dowling 2025, Licence 25R0359, Figure 14.4, Table 14.3). Five anomalies of archaeological potential were identified during the course of the survey, one of which is located partially within the proposed development area (Anomaly 1).

Table 14.3: Geophysical Survey Results

| Anomaly No. | Form/nature of Anomaly: | Potential Source: | Interpretation: |
|-------------|--|--------------------------------------|--|
| 1 | Ovaloid area of strong magnetic response | Possible archaeology/ modern/natural | Possible burnt area (c.25m NW/SE by 7m NE/SW). Archaeological interpretation is tentative. Modern (e.g., agricultural) origin also possible. Alternatively, anomaly may reflect near-surface volcanic geology. |
| 2 | Cluster of 'pit-type' and short 'ditch-type' responses | Possible archaeology/ modern/natural | Possible pits/spreads and ditch segments. May represent part of a structure of some kind and relate to [3]. Speculative interpretation. Modern (i.e., agricultural) and/or natural origin also conceivable. |
| 3 | Short 'ditch-type' response | Possible archaeology/ modern/natural | Potential ditch/trench. Mapped for about 15m in max. length NE/SW. May relate to possible 'pit cluster' [2] to NE. Precise nature and significance unknown. |
| 4 | Large 'pit-type' response | Possible archaeology/ modern/natural | Possible pit/deposit (c.3.5m in diameter). Magnetic strength (up to 41 nT) suggests presence of burnt or fired material in its fill. |
| 5 | Weak positive trend | Agricultural | Relict field boundary. Recorded on historic mapping. |

Figure 14.4: Results of Geophysical Survey (Licence 25R0359)



14.3.4 Cartographic Analysis

14.3.4.1 Sir William Petty, Down Survey, Barony of Balruddery, Parish of Balruddery, c. 1655.

The proposed development area is located within the townlands of 'Big Foulkstonne' and 'Fleiningtonne' on the barony map or 'Great Fowcktowne' and 'Flemming's-Towne' on the parish map. No details are depicted within the site; however, a road that is orientated northwest–southeast is depicted traversing 'Great Fowcktowne' and continues north-south through 'Flemming's-Towne'. This is likely to represent Clonard Road. The terroir records that the proprietor of the 180-acre townland of 'Great Fowcktowne' was 'Peter Hufsey of Westowne' and that the 265 acres of 'Flemingtowne' were owned by Matthew Barnwell of Bremore.

14.3.4.2 John Rocque's Map of the City and County of Dublin, 1760 (Figure 14.5)

The proposed development area is depicted within several fields in the vicinity of Clonard Road. The Clonard Brook is marked to the east and several structures depicted fronting onto the road.

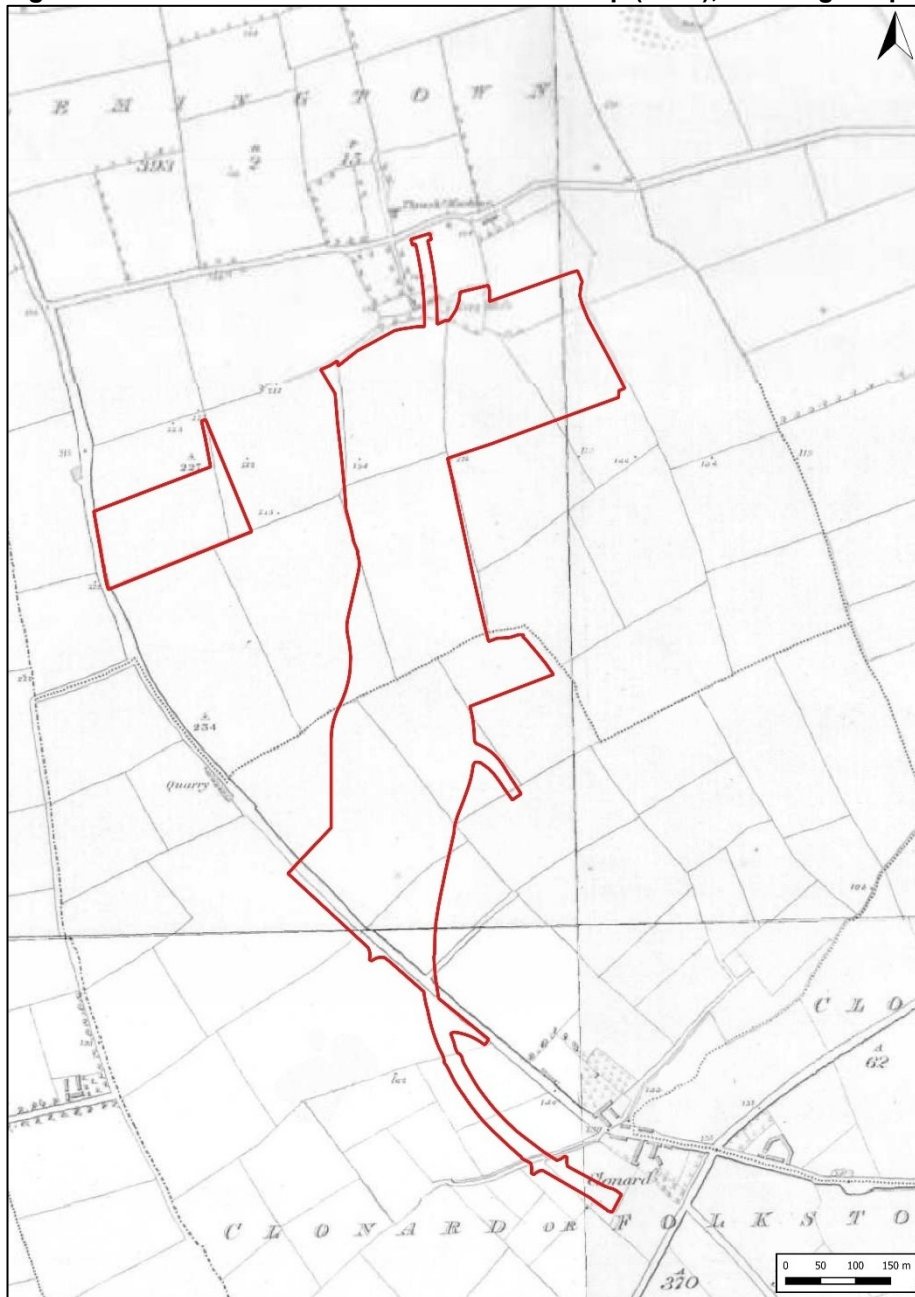
Figure 14.5: Extract from Rocque's map of 1760 showing the proposed development area



14.3.4.3 First Edition Ordnance Survey Map, 1843, scale 1:10,560 (Figure 14.6)

This is the first accurate historic mapping coverage of the area containing the proposed development area. The overall site is depicted within 15 fields to the east of Clonard Road. At the northern end of the site a structure is marked to the immediate north of the depicted Lady well (DU001-004), which is also within the development area. The remaining parts of the development area are within open fields within the townlands of Flemingtown and Clonard or Folkstown Great.

Figure 14.6: Extract from the first edition OS map (1843), showing the proposed development area



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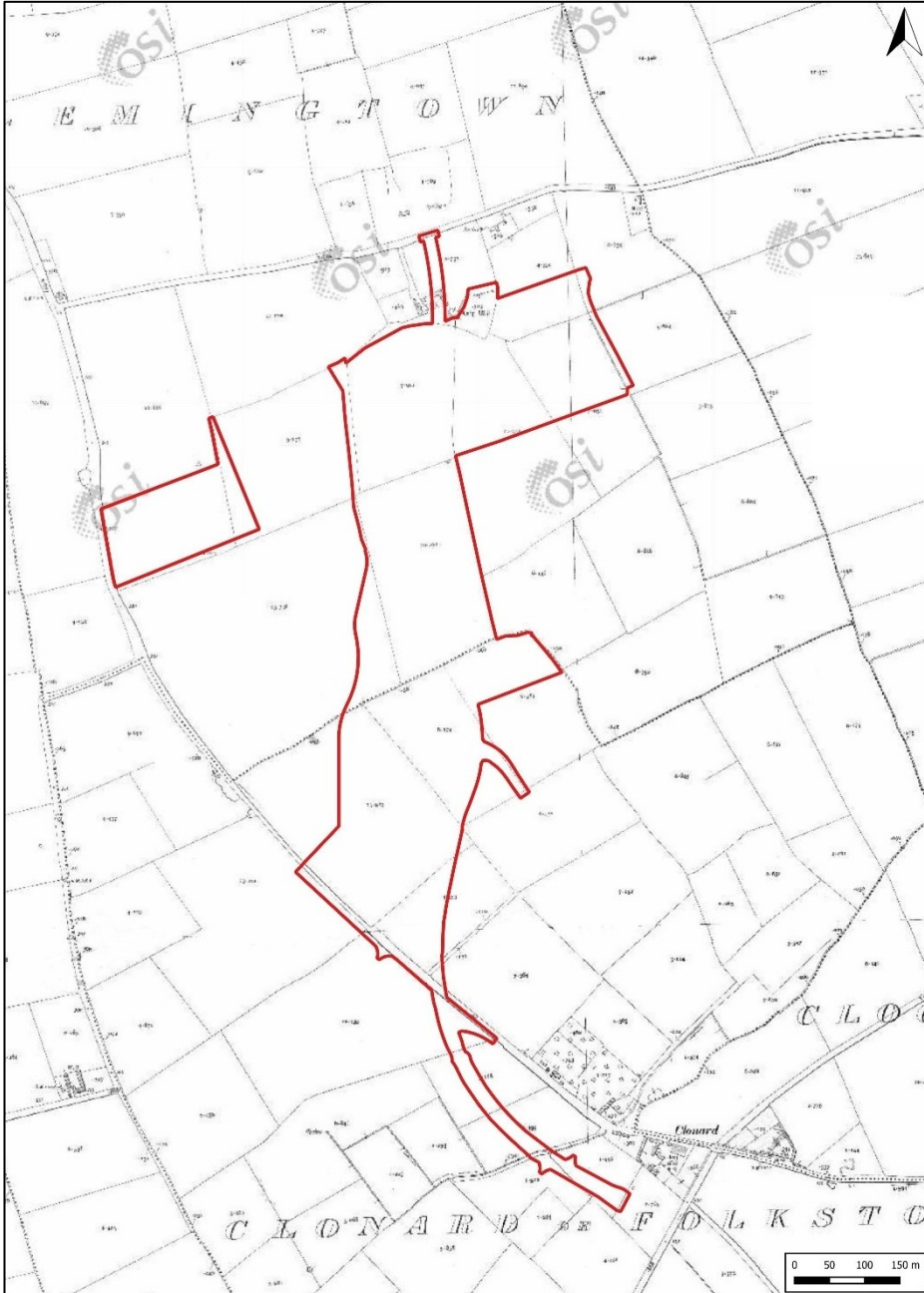
14.3.4.4 Second Edition Ordnance Survey, 1871, scale 1:10,560

There are no major changes of note within the cartography of this map that relate to the proposed development area.

14.3.4.5 Ordnance Survey Map, 1909, scale 1:2,500 (Figure 14.7)

By the time of this map, the single structure within the northern site remains extant albeit has slightly expanded in size and a well is now depicted. There are no further significant changes within the proposed development area.

Figure 14.7: Extract from the 1909 OS map showing the proposed development area



14.3.5 County Development Plan

14.3.5.1 Record of Monuments and Places

The Fingal Development Plan (2023–2029) recognises the statutory protection afforded to all Record of Monuments and Places (RMP) sites under the National Monuments Legislation (1930–2014). The development plan lists a number of aims and objectives in relation to archaeological heritage (Appendix 14.2).

There are 17 recorded archaeological sites within the study area, of which six are located within the proposed development area (Table 14.2; Figure 14.1; Appendix 14.1). These recorded monuments consist of two enclosures (DU001-033 and DU001-027), an excavation and pit (DU001-022001-2), a field system (DU001-023) and a miscellaneous excavation (DU001-026). None of these sites are protected as National

Monuments or subject to Preservation Orders. Seven of the archaeological sites in the study area exist as record only, as they have been subject to archaeological excavation.

Table 14.3: Recorded Archaeological Sites in the Study Area

| RMP No. | Townland: | Classification | Distance from proposed development: |
|---------------|----------------------------|---|--|
| DU001-022001 | Flemingtown | Excavation - miscellaneous | 0m |
| DU001-022002 | Flemingtown | Pit | 0m |
| DU001-023 | Flemingtown | Field system | 0m |
| DU001-026 | Flemingtown | Excavation - miscellaneous | 0m |
| DU001-033 | Flemingtown | Enclosure | 0m |
| DU001-027 | Clonard or Folkstown Great | Enclosure | 0m |
| DU001-004 | Flemingtown | Ritual site - holy well | To the immediate north |
| DU001-028 | Clonard or Folkstown Great | Excavation – miscellaneous (Record Only) | c. 14m south |
| DU001-015-017 | Flemingtown | Enclosure/ Industrial site/ Kiln - corn-drying (Record Only) | c. 32m east |
| DU001-024 | Flemingtown | Enclosure (Record Only) | c. 32m east |
| DU001-014 | Flemingtown | House – Neolithic (Record Only) | c. 36m east |
| DU001-032 | Flemingtown | Ring-ditch | c. 39m southwest |
| DU001-029 | Clonard or Folkstown Great | Pit (Record Only) | c. 66m south |
| DU001-025 | Flemingtown | Enclosure | c. 80m west (incorrectly plotted on SMR map) |
| DU002-021 | Clonard or Folkstown Great | Burnt spread (Record Only) | c. 231m north (incorrectly plotted on SMR map) |
| DU005-117 | Clogheder | Excavation - miscellaneous | c. 243m east |

14.3.5.2 Record of Protected Structures

The Fingal Development Plan 2023-2029 recognises the value of the built heritage and is committed to the protection and enhancement of this heritage by providing measures for the protection of architectural heritage. These include the establishment of a Record of Protected Structures (RPS) and the designation of Architectural Conservation Areas (ACAs).

There are no protected structures included on the RPS within 250m of the proposed development area.

14.3.5.3 Architectural Conservation Areas

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of a protected structure. An Architectural Conservation Area may or may not include protected structures. In an ACA, protection is placed on the external appearance of such areas or structures. The proposed development area is not located within an ACA and none are recorded in the 250m study area.

14.3.6 National Inventory of Architectural Heritage

14.3.6.1 Building Survey

A review of the architectural survey was undertaken as part of this assessment and included buildings within 250m. There are no NIAH structures within 250m of the proposed development area.

14.3.6.2 Garden Survey

The first edition Ordnance Survey map of County Dublin (1843) shows the extent of demesne landscapes as shaded portions of land within the study area. These were established as a naturalised landscaped setting for the large houses of the landed gentry. No demesne landscape has been recorded within the proposed development area based on the first edition Ordnance Survey map. The closest demesne landscape (Garden Survey 2186) is located c. 1.2km east and is associated with Tankard Ville (RPS 0016).

14.3.7 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 the 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 1830s and 1840s 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 references used for the place name analysis are Irish Local Names Explained by P.W Joyce (1870) and Logainm.ie.

A description and possible explanation of each townland name in the environs of the proposed development area is provided in Table 14.4.

Table 14.4: Toponymy of local townlands

| Placenames | Origin | Derivation | Possible Meaning |
|--------------|----------------|--------------------------------|-----------------------|
| Clogheder | <i>Irish</i> | <i>Cloch Ruairí</i> | Eder's stone |
| Tankardstown | <i>English</i> | - | Tinkers town |
| Bremore | <i>Irish</i> | <i>Brí Mhór</i> | The big brae, or hill |
| Flemingtown | <i>English</i> | <i>Baile an Phléimeannaigh</i> | Flemmings town |

| | | | |
|------------------|----------------|---------------------|----------------------|
| Folkstown Little | <i>English</i> | - | Folks town |
| Clonard | <i>Irish</i> | <i>Cluain Ard</i> | High meadow |
| Balscaddan | <i>Irish</i> | <i>Baile Scadán</i> | Town of the herrings |

14.3.8 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 means 'the land forming an estate or manor' (Culleton 1999, 174).

Gaelic land ownership required a clear definition of the territories held by each sept and a need for strong, permanent fences around their territories. It is possible that boundaries following ridge tops, streams or bog are more likely to be older in date than those composed of straight lines (ibid. 179).

The vast majority of townlands are referred to in the 17th century when land documentation records began. Many of the townlands are mapped within the Down Survey of the 1650s, so called as all measurements were carefully 'laid downe' on paper at a scale of forty perches to one inch. Therefore, most are in the context of pre-17th century landscape organisation (McErlean 1983, 315).

In the 19th century, some demesnes, deer parks or large farms were given townland status during the Ordnance Survey and some imprecise townland boundaries in areas such as bogs or lakes were given more precise definitions (ibid.). Larger tracks of land were divided into a number of townlands and named Upper, Middle or Lower, as well as Beg and More (small and large) and north, east, south and west (Culleton 1999, 179). By the time the first Ordnance Survey had been completed a total of 62,000 townlands were recorded in Ireland.

The townland boundary between Clonard or Folkstown Great to the south and Flemingtown to the north traverses the proposed development area. The townland boundary is extant within the proposed development area as a field boundary and constitutes a cultural heritage feature.

14.3.9 Cultural Heritage Sites

The term 'cultural heritage' can be used as an over-arching term that can be applied to both archaeology and architecture. However, it also refers to more ephemeral aspects of the environment, which are often recorded in folk law or tradition or possibly date to a more recent period.

No specific cultural heritage sites, with the exception of those sites described above, were identified during the course of this assessment.

14.3.10 Topographical Files of The National Museum of Ireland

Information on artefact finds from the study area in County Dublin has been recorded by the National Museum of Ireland since the late 18th century. Location information relating to these finds is important in establishing prehistoric and historic activity in the study area. No stray finds are recorded from within the proposed development area or the immediate environs.

14.3.11 Aerial Photographic Analysis

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995–2013), Google Earth (2005–2024) and Bing Maps revealed that the proposed development area remained largely as greenfield from 1995. Imagery from 1995 (OSI) showed two structures adjacent to the holy well (DU001-004) within the north of the proposed development area, which remain extant. The

Taylor Hill development (Phase 1) is depicted on imagery from 2006 to 2008 (Google Earth) to the immediate east with trackways evident through the development area in 2013 (Google Earth). The southern half of a circular enclosure within the western portion of the proposed development area (DU001-033) is evident in imagery from 2018, along with enclosure DU001-027. Other linear and curvilinear cropmarks to the east and west associated with the enclosure are also visible. The Google Earth imagery (2019-2024) show the construction of the adjacent sports pitch and the associated access road which traverses the proposed development area.

14.3.12 Field Inspection

The field inspection sought to assess the site, its previous and current land use, the topography and any additional information relevant to the report. During the course of the field investigation the proposed development area and its immediate surrounding environs were inspected (Figure 14.1).

The proposed development lands are formed by a number of fields, which were formerly under arable production. The development area is located to the west and north of the Phases 2-4 of the Taylor's Hill development, with a recently constructed sports ground located at the centre of the site (outside of the development lands). This is accessed via a stretch of newly constructed road, which bisects the development lands in an east-west direction.

The development lands include one field to the west of the sports ground, which occupies an elevated position and is bound by a local road to the west. A recorded enclosure (DU001-033) is partially located in the northeast corner of the field and this is the highest point of the field with open, extensive views in all directions (Plate 14.1). The remainder of the field slopes gently in all directions, with the land falling away to the north and east (Plate 14.2).

The southern portion of the development area is formed by a large arable field that slopes gently to the southeast (Plate 14.3). A recorded enclosure (DU001-027) is located within the proposed development area, but this does not possess any upstanding remains. Phase 3 and 4 of the Taylor Hill development is currently under construction to the southeast of this area.

The two fields to the north of the Phase 3 construction and the southern portion of the development area are formed by former arable fields that slope gradually to the east (Plates 14.4 and 14.5). These lands are bound to the north by the access road to the sports ground and bounded to the east by residential development.

To the north of the access road to the sports ground the development area is formed by a two large former arable fields. The field to the immediate east of the recently constructed sport grounds slopes gently to the east before levelling out (Plate 14.6). The south-eastern portion of this field contains part of the probable early medieval settlement, shown in the 2005 geophysical survey (Figure 14.2) and subject to testing in 2021 (Plate 14.7). The site possesses no upstanding remains but occupies level terrain, which is sheltered by the higher ground to the west. The site of this settlement extends into the field to the east (Plate 14.8) and occupies a relatively level area before the ground falls away again gently to the north and east (Plate 14.9).

In the northern part of the proposed development area the site of a holy well (DU001-004) is located to the immediate north of the development area, although the remains of the well were not visible during the inspection, being very overgrown (Plate 14.10). This site is located adjacent to a small paddock, which contains DU001-022001-2 (excavation and pit). Given the fact these records are adjacent to one another, it is likely they represent one archaeological site located within the small paddock area.

No previously unrecorded sites of archaeological potential were noted during the course of the field inspection and with regards to the recorded archaeological sites, none of these possess upstanding remains. It is possible that the recorded holy well possesses surface remains, but the whole site is completely overgrown.

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Plate 14.1: Site of enclosure (DU001-033), facing north



Plate 14.2: West field of development area, facing southwest



Plate 14.3: Southern portion of development area, facing east



Plate 14.4: Eastern portion of the development area, facing east



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Plate 14.5: Development area to south of sports ground access, facing north



Plate 14.6: Development area to the east of the sports ground, facing southwest



Plate 14.7: Location of the western section of DU001-023, facing east



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Plate 14.8: Location of eastern section of DU001-023, facing south



Plate 14.9: Location of eastern section of DU001-023, facing south



Plate 14.10: Location of holy well (DU001-004), facing north

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14.4 SUMMARY

This assessment has been carried out in order to analyse the archaeological potential of future residential development lands at Flemingtown, Clonard or Folkstown Great and Clogheder, Balbriggan, County Dublin. There are 17 recorded archaeological sites within the study area, of which six are located within the proposed development area. These recorded monuments consist of two enclosures (DU001-033 and DU001-027), an excavation and a pit (DU001-022001-2), a field system (DU001-023) and a miscellaneous excavation (DU001-026).

Of these sites, the field system (DU001-023) is the most significant, as it is likely to represent early medieval settlement and occupies a relatively large area in the northern part of the development area. This is likely to be activity associated with early medieval archaeology that was excavated prior to residential development to the east of this site.

The holy well (DU001-004) is located to the immediate north of the proposed development area and the site is now very overgrown. This is adjacent to DU001-022001-2 (excavation and pit), where more subtle archaeological remains of probable prehistoric date, were identified during test trenching in 2007.

Enclosure DU001-033 is partially located in the western portion of the development area and extends into the field to the north. The site does not possess upstanding remains but occupies a high point in the landscape with open and extensive views in all directions.

Enclosure DU001-027 is located in the southern portion of the proposed development area and represents either an early medieval ringfort or a Bronze Age enclosure.

The recorded miscellaneous excavation (DU001-026) comprises a cluster of pits and possible structure, which was identified during testing in 2007. The remains have not been dated.

There are no recorded architectural sites of merit within the proposed development area or within the 250m study area.

A review of the Excavations Bulletin (1970–2025) has revealed that a geophysical survey was carried out within portions of the proposed development area, followed by an extensive programme of archaeological testing in 2007. This work identified 38 varied archaeological sites including enclosures, pits, linear features, and burnt spreads across the wider landscape, including the excavation and pit (DU001-022001-2) and the remains listed as DU001-026. At this time the early medieval field system (DU001-023) was not tested, but test excavations were conducted at this located in 2021 within the proposed development area.

Testing confirmed the presence of outlying features associated with this site and also confirmed the presence of the recorded enclosure site (DU001-033), in the western portion of the development area.

A geophysical survey was carried out in the southern part of the proposed development area in 2025, where a new road is proposed. Five potential archaeological anomalies were recorded, one of which is partially located within the proposed development area. This may represent the remains of a burnt mound.

A field inspection has been carried out as part of this assessment, which confirmed the results of the overall archaeological assessment. None of the recorded archaeological sites were found to possess upstanding remains. It is possible that the holy well (DU001-004) may be extant but the location is heavily overgrown.

14.5 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The proposed development will consist of the construction of 815 no. dwellings, provision of the C-Ring Road between Flemington Lane and the Clonard Road roundabout, open space, community floorspace (c. 730 sq. m) in a 2 storey building, retail floorspace (c. 425 sq. m) at ground floor of Block F, and 2 no. creches (overall combined c. 1,060 sq. m) on an overall site area of 24.94 hectares comprising 610 no. houses, 194 apartments & 11 no. later living dwellings. The development will also include Class 1 open space in the western portion of the development (2.39 hectares) as well as a series of public open spaces throughout the site comprising 2.87 ha., car parking, cycle parking and all ancillary site development, construction, and landscaping works.

Figure 14.8: Plan of northern section of the proposed development showing the location of DU001-004, DU001-022001-2, DU001-023 and DU001-026



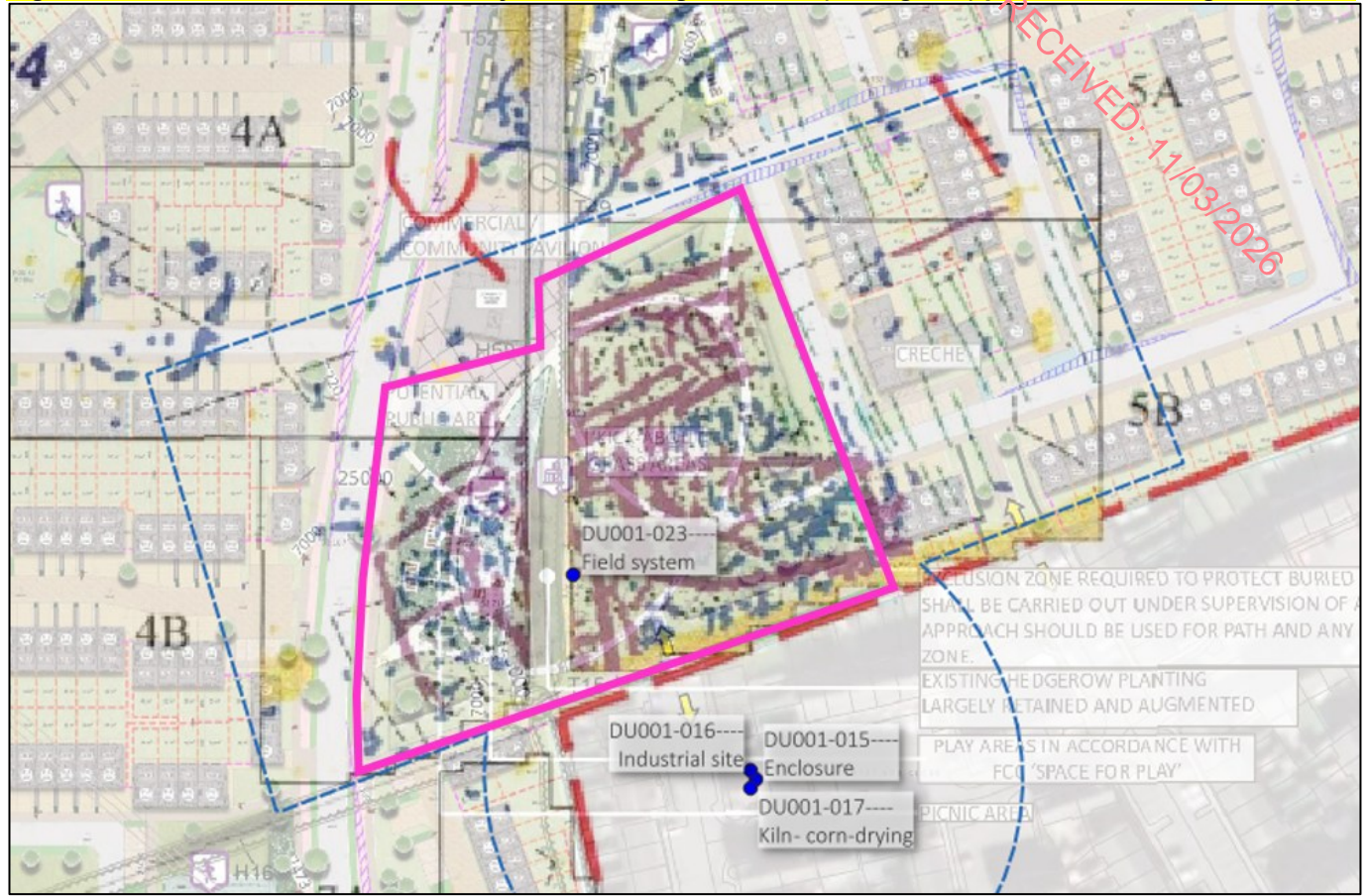
Figure 14.9: Plan of southern section of the proposed development showing the location of DU001-027



Figure 14.10: Plan of western section of the proposed development showing the location of DU001-033



Figure 14.11: Plan of DU001-023 Field System showing core area (in magenta) preserved within green space



14.6 POTENTIAL EFFECT OF THE PROPOSED DEVELOPMENT

14.6.1 Construction Phase

14.6.1.1 Archaeology

Field system (DU001-023) is likely to represent early medieval settlement and occupies a relatively large area in the northern part of the development area. This is likely to be activity associated with early medieval archaeology that was excavated prior to residential development to the south of this site. As shown on Figure 14.8, a large portion of this site will be preserved in-situ within greenspace associated with the development. Further detail is shown on Figure 14.11 where the core of the archaeological site is shown in pink. Some features to the east of the site will be subject to direct, negative (permanent) impacts, which are considered of moderate significance of effect.

Some direct impacts may occur in relation to the landscaping of this area, arising from the construction of the greenspace (tree planting, footpath construction). Prior to the application of mitigation, these have the potential to be direct, negative (permanent) impacts, which are considered of significant significance of effect.

The holy well (DU001-004) is located to the immediate north of the proposed development area and the site is now very overgrown (Figure 14.8). The site will be retained in-situ but it remains possible that it may be subject to inadvertent direct, negative (permanent) impacts arising from passing construction activity. Effects have the potential to be of significant significance of effect.

Also shown on Figure 14.8 is the position of DU001-022001-2 comprising probable prehistoric activity identified during previous archaeological testing. Ground disturbances in this area will result in a direct,

negative (permanent) impact on these remains. Effects have the potential to be of moderate significance of effect.

The recorded miscellaneous excavation (DU001-026, Figure 14.8) comprises a cluster of pits and possible structure, which was identified during testing in 2007. The remains have not been dated. Ground disturbances in this area will result in a direct, negative (permanent) impact on these remains. Effects have the potential to be of moderate significance of effect.

Recorded enclosure DU001-027 is shown on Figure 14.9. Ground disturbances in this area will result in a direct, negative (permanent) impact on these remains. Effects have the potential to be of very significant significance of effect.

Enclosure (DU001-033) is partially located in the western portion of the development area (Figure 14.10) and extends into the field to the north. The site does not possess upstanding remains and will be preserved in-situ as part of a greenspace development. Some direct impacts may occur in relation to the landscaping of this area, arising from the construction of the greenspace (tree planting, footpath construction). Prior to the application of mitigation, these have the potential to be direct, negative (permanent) impacts, which are considered of significant significance of effect.

It remains possible that unrecorded archaeological features may be present within the proposed development area outside the footprint of the test trenches excavated in 2007 and 2021. Groundworks associated with the proposed development have the potential to result in direct, negative (permanent) impacts. Prior to the application of mitigation the significance of effect may vary from moderate to significant (dependent on the nature of any remains that are identified).

Geophysical survey in the southern portion of the proposed development area has identified one archaeological anomaly partially within the proposed development. Groundworks associated with the proposed development have the potential to result in direct, negative (permanent) impacts on this feature. Prior to the application of mitigation the significance of effect may vary from moderate to significant (dependent on the nature of the remains).

14.6.1.2 Architectural

No potential negative impacts upon the architectural resource are predicted as a result of the construction of the proposed development.

14.6.1.3 Cultural Heritage

The Flemingtown-Clonard or Folkstown Great townland boundary traverses the proposed development area. It survives as a field boundary. It is proposed to largely preserve this boundary within the proposed development; however, small sections of the boundary will be removed to facilitate roadways. This represents a direct negative (permanent) impact on the cultural heritage resource of slight significance of effect.

14.6.2 Operational Phase

During the operation of the development, it is possible that the two preserved monuments (DU001-033 Enclosure and DU001-023 Field System) will be subject to inadvertent direct negative (permanent) impacts, arising from inappropriate groundworks in the greenspaces. Effects, prior to the application of mitigation, may vary from moderate to very significance.

No operational impacts are predicted upon the architectural or cultural heritage resource.

14.7 'DO-NOTHING' IMPACT

If the proposed development were not to proceed there would be no negative impact on the archaeological, architectural, or cultural heritage resource of the subject lands or cumulatively with other developments.

14.8 AVOIDANCE, REMEDIAL, AND MITIGATION MEASURES

14.8.1 Construction Phase

14.8.1.1 Archaeology

It is acknowledged that preservation in-situ of archaeological remains is the preferred method in which to conserve the archaeological resource. As detailed above, the design of the proposed development will allow for the preservation of the central concentration of features associated with field system (DU001-023). Eastern associated features, which extend slightly from the core area, will be subject to preservation by record prior to the commencement of construction. This will be carried out under licence to the National Monuments Service of the DoHGLH.

With regards to the greenspace containing the field system, the core area will be fenced off from construction activity and all footpaths across the area will be laid as non-dig (Figure 14.11). No excavation, trenching, soil stripping, grading, service installation, or intrusive foundation works shall occur within this zone. Activity around this area shall be subject to constant archaeological supervision.

The objective of this strategy is to:

- Preserve archaeological remains undisturbed in their original stratigraphic context;
- Maintain the integrity of sub-surface deposits;
- Avoid mechanical disturbance of archaeological layers;
- Ensure long-term protection following completion of the development.

To facilitate the delivery of landscaped open space and recreational infrastructure while protecting archaeological remains, a minimum of 500mm of imported clean soil shall be placed over existing ground levels within the preservation zone.

This soil build-up shall:

- Be installed without excavation of the existing ground surface;
- Be placed using low ground pressure plant;
- Avoid compaction of underlying archaeological strata;
- Act as a protective buffer layer above preserved remains;
- Provide flexibility for playground installation and soft landscaping.

Playground equipment and associated landscaping within the protected zone shall:

- Be installed above the 500mm capping layer only;
- Avoid strip foundations or deep pad foundations;
- Utilise surface-mounted or shallow anchoring systems where feasible;
- Avoid service trenches within the protected area.

All planting within the preservation zone shall consist of shallow-rooting species only. Deep-rooting trees or species requiring substantial excavation shall not be permitted within this area.

The site of the holy well (DU001-004), which is not located within the development area, will be cordoned off during construction, due to its location immediate to the proposed development area. This will ensure that the site is not impacted by passing construction traffic.

Whilst preservation in-situ is the preferred manner in which to conserve the archaeological resource, it will not be possible to preserve DU001-022001-2 (probable prehistoric activity), DU001-026 (miscellaneous excavation) in-situ. These features will be subject to preservation by record prior to the commencement of construction. This will be carried out under licence to the National Monuments Service of the DoHLGH.

Similarly, it will not be possible to preserve recorded enclosure site DU001-027. This is due to the required density associated with the development and the fact a large greenspace has already been established for the recorded field system. As such, the enclosure site will be subject to preservation by record. This will be carried out under licence to the National Monuments Service of the DoHLGH.

Enclosure (DU001-033) will be preserved in-situ and the extent of the site will be fenced off with a 10m buffer from the archaeological remains during construction to avoid inadvertent impacts from construction (Figure 14.10). No trees or deep rooting plants will be planted in the area containing the monument and the passing footpath will be laid by no dig methods. No excavation, trenching, soil stripping, grading, service installation, or intrusive foundation works shall occur within this zone. Activity around this area shall be subject to constant archaeological supervision.

The objective of this strategy is to:

- Preserve archaeological remains undisturbed in their original stratigraphic context;
- Maintain the integrity of sub-surface deposits;
- Avoid mechanical disturbance of archaeological layers;
- Ensure long-term protection following completion of the development.

All topsoil stripping associated with the proposed development be monitored by a suitably qualified archaeologist. This will be carried out under licence from the National Monuments Service of the DoHLGH. If any further features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the DoHLGH.

Prior to the commencement of construction, a programme of test trenching will be carried out within the southern portion of the proposed development area. This will be carried out under licence from the National Monuments Service of the DoHLGH. If any further features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the DoHLGH.

14.8.1.2 Architectural

As there are no predicted impacts on the architectural resource, no mitigation is deemed necessary.

14.8.1.3 Cultural Heritage

All excavations for interventions through the Flemingtown-Clonard or Folkstown Great townland boundary will be subject to archaeological monitoring, with a full record of the removed sections made. This will be carried out under licence from the National Monuments Service of the DoHLGH.

14.8.2 Operational Phase

Prior to the commencement of construction, a full Conservation Management Plan will be compiled in order to ensure the appropriate management and ongoing conservation during the operation phase of DU001-033 Enclosure and DU001-023 Field System. This will include a strategy for heritage interpretation for the sites along with details regarding proscribed activity within the areas. The contents of the plan will be developed in consultation with Fingal County Council and the National Monuments Service of the DoHLGH.

14.8.3 'Worst-Case' Scenario

Under a worst-case scenario, the proposed development would disturb previously unrecorded and unidentified archaeological deposits and artefacts without proper excavation and recording being undertaken.

14.9 PREDICTED IMPACTS (EFFECTS) OF THE PROPOSAL

14.9.1 Construction Phase

Following the implementation of mitigation measures, no significant negative impacts are predicted upon the archaeological and cultural heritage resource.

No impacts are predicted upon the architectural heritage resource as a result of the construction of the proposed development.

14.9.2 Operational Phase

Following the completion of mitigation measures, there will be a significant positive effect on DU001-033 Enclosure and DU001-023 Field System, as the sites will be preserved in-situ with appropriate heritage interpretation strategy.

14.10 MONITORING

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

14.11 REINSTATEMENT

Reinstatement is not applicable.

14.12 POTENTIAL CUMULATIVE IMPACTS/EFFECTS

All proposed developments within the study area have been considered with regards to potential cumulative impacts on the archaeological, architectural and cultural heritage resource. As all archaeological remains within the proposed development area will be preserved in-situ or by record, no cumulative impacts have been identified.

The above developments are currently proposed within the surrounding study area, but whose potential impact upon the archaeological, architectural and cultural heritage resource are not yet fully realised within the existing environmental baseline. The cumulative impact assessment does not consider other developments that are already constructed and operating, as such existing developments are already accounted for in the baseline conditions established in the study area of the development. This information is presented as part of the baseline within section 14.3.2 of Chapter 14 (Summary of Previous Archaeological Investigations) and cross referenced throughout the Archaeological and Historical Background (Section 14.3.1).

14.13 DIFFICULTIES ENCOUNTERED IN COMPILING INFORMATION

No difficulties were encountered during the compilation of this chapter.

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