

1. ARCHAEOLOGY AND CULTURAL HERITAGE

1.1 Introduction

Archer Heritage Planning Ltd. has prepared this Archaeology and Cultural Heritage study undertaken at a brownfield site in Dún Laoghaire situated between the Old Dunleary road and Dunleary Hill (ITM 723526, 728816; Figure 1). It seeks to identify and record the location, nature and dimensions of any archaeological or cultural heritage features, fabric or artefacts that may be impacted by the proposed works through an examination of existing documentary and web sources and a non-intrusive walkover survey. The assessment gauges the level of development impact, and includes recommendations for the mitigation of any sites or features of cultural heritage interest present within the development area. The assessment was undertaken by Maeve McCormick, Archaeologist, Archer Heritage Planning Ltd.

1.1.1 Site Description

The study area is an approximately 0.559 hectares /1.38 acres site located in Dún Laoghaire, County Dublin with frontage to Old Dunleary Road / Coast Road (N31) and Longford Place /Dunleary Hill (R119). The site is sub-rectangular in shape, aligned roughly N/S and currently incorporates an office building, a large shed and yard with access from Old Dunleary Road (Figure 2).

1.2 Assessment Methodology

The following sources were consulted in the preparation of this report:

- Record of Monuments and Places (RMP)/ Sites and Monuments Record¹
- Topographic files of the National Museum of Ireland
- Aerial photography
- Historical maps
- Documentary research
- Relevant on-line databases (e.g. Excavation Bulletin; NRA Archaeological Database).

1.2.1 Legislative Background

Archaeological and cultural heritage protection in Ireland is provided by a number of international and national mechanisms. These include but are not limited to:

- National Monuments Acts 1930-2006;
- Architectural Heritage & Historic Properties Act. 1999.;
- Planning & Development Act. 2000, as amended;
- European Convention on the Protection of the Archaeological Heritage. 1992.

The Framework and Principles for the Protection of the Archaeological Heritage (1999) outlines the State's general principles in relation to the management and protection of archaeological heritage. This document

¹ Archive Unit National Monuments Service, Department of Housing, Local Government and Heritage Floor 2, Block 6, Irish Life Centre

outlines that avoidance of developmental impacts on archaeological heritage and preservation in situ of archaeological sites and monuments are always the preferred option. When a site, or part of a site, has to be removed due to development, then preservation by record must be undertaken, i.e. through excavation and recording.

1.2.2 Dún Laoghaire- Rathdown Development Plan 2016- 2022

The Dún Laoghaire- Rathdown Development Plan 2016-2022 (6.1 Archaeological and Architectural Heritage) sets out general policies and standards for development within the area. The current plan contains lists of cultural heritage sites, including national monuments, recorded monuments and protected structures within the area. It is the Policy of Dún Laoghaire Rathdown Council to:

1.2.2 Policy AH2: Protection of Archaeological Material in Situ.

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

The Council will strictly control development proposals that could have a negative impact on the significance of archaeological sites and monuments, their settlements and/or interpretation. Land uses shall not give rise to significant losses of the integrity, quality or context of archaeological material – except as may be conditioned or directed by the appropriate heritage agencies. This shall be achieved by the application of appropriate design standards and criteria.

1.3 Receiving Environment

1.3.1 Brief archaeological & historical background

The subject site is situated in the townland of Dunleary (Parish: Monkstown; Barony: Rathdown). Archaeological evidence for settlement in Dún Laoghaire is relatively sparse largely due to the extensive development of the town and harbour area in the nineteenth century. The dún, or fort, of Leary that lends its name to the town (Ball 1902, 4) was located c. 350m to the northeast though any remains were destroyed during the building of the railway in the 19th century. A number of Martello towers dot the coastline between Dalkey and Dublin port with the nearest significant archaeological site being Monkstown Housefarm which is the site of the medieval church of Carrickbrennan incorporated into a 17th century charnel-house (Turner 1983, 28-29). Formerly the location of an earlier site associated with the 6th century St. Mochonna, who was attached to the early monastery of Holmpatrick, Skerries (Ball 1902, 41). It was held as the chapel of Carrickbrennan by St. Mary's Abbey in the 12th-13th centuries. After the dissolution of St. Mary's, the church and tithes were given to Sir John Travers. In 1668 Sir Edward Corker re-built the church for the parish, and further works took place in the 19th century (Turner 1983, 28-29). The church is located within the walled graveyard which contains 18th and 19th century memorials. The modern townland name of Dunleary was not in use at the time of the Down Survey undertaken in the mid-seventeenth century. The map shows the townland of Mouncktowne that would later become Dunleary. Mention is made of a Castle and corn-mill with

no unprofitable land registered in the entire parish, indicating all was being cultivated. Prior to the significant expansion from the 1820's on, the settlement of Dunleary was located near the West Pier (Ball 1902, 28).

1.3.2 Record of Monuments & Places

The Record of Monuments and Places (RMP) is a statutory inventory of archaeological sites protected under the National Monuments Acts 1930-2004 (Section 12, 1994 Act), compiled and maintained by the Archaeological Survey of Ireland (ASI). The inventory concentrates on pre-1700 AD sites and is based on a previous inventory known as the Sites and Monuments Record (SMR) which does not have legal protection or status (see www.archaeology.ie). **There are no RMP sites in or adjacent to the subject site.** A selection of RMP entries relevant to the wider area of the subject site are presented in Table 1 below and Figure 1. These include eight RMP sites within 1km of the subject site.

Table 1: Archaeological sites within the wider area of the proposed development

SMR No	Class	Townland	ITM
DU023-013001-	Church	MONKSTOWN HOUSEFARM	723314, 728213
DU023-013002-	Graveyard	MONKSTOWN HOUSEFARM	723302, 728223
DU023-013003-	Charnel house	MONKSTOWN HOUSEFARM	723301, 728214
DU023-014001-	Castle - tower house	MONKSTOWN CASTLEFARM	723304, 728105
DU023-014002-	Gatehouse	MONKSTOWN CASTLEFARM	723304, 728115
DU023-014003-	Bawn	MONKSTOWN CASTLEFARM	723304, 728113
DU023-052001-	Promontory fort - coastal	DUNLEARY	723849
DU023-052003-	Martello tower	DUNLEARY	723852

There are no nearby Zones of archaeological interest (as defined in the Dún Laoghaire-Rathdown County Development Plan 2016-22).

1.3.3 Cartographic Sources

Analysis of historic mapping can show human impact on landscape over a prolonged period. Large collections of historical maps (pre- and early ordnance survey maps as well as estate or private maps) are held at the Glucksman map library, Trinity College and other sources (UCD library, Ordnance Survey Ireland, local libraries and published material). The development of the site and its vicinity recorded through the sixteenth to twentieth century cartography are described in table 2 below (Figure 3 & 4). The development of the local area was recorded in the cartographic research of the site and surrounding area. No new archaeological features were recorded within the subject site.

Table 2: Cartographic sources relating to the site

Map	Date	Description
Rocque	1760	This map depicts the subject area as farmland under crop near to the coastline. While the exact area is hard to pinpoint a stream or small river appears to run near the site. There are some small rectangular buildings depicted around the area of interest. A limekiln is depicted some distance to the west. Monkstown to the south is clearly depicted. The main routeway in this map, passes along the south of the site and is now called Cumberland Street/ Dunleary hill.
Davies	1837	The subject site is not very clear but there appears to be some structures upon the site. The railway track is depicted as running along the coast as far as Dun Laoghaire town centre where it terminates.
1 st Edition OS Map	1844	<p>The subject area is clearly visible on this map as a green space with one singular 'L' shaped structure in the centre. The routeway lining the west of the site, now known as Cumberland Street, is marked on this site, with dashed lines, as a new or transient routeway.</p> <p>To the west is Salt Hill House, which appears to be a large house with garden walkways. To the east the site opens out onto the bay which has been cut off by the railway track . There is a bathing place marked in the rocks to the north. The surrounding area is very built up with numerous terraces lining the roadways and large parks or gardens nearby. To the south of the site a park with pathways is now depicted, this is still present as De Vesci Gardens. The track of the railway line remains unchanged.</p>
Ordnance Survey 25-inch map revision	1871-5	<p>The site is clearly visible in this map with the modern property outline. It is very built up with a line of 8 individual structures aligning the eastern property line, 3 structures aligned n/s through the centre of the property and one large structure/house located in the south-western corner of the property. 'W.M.' is marked to the north of the site indicating that water mains were located on site.</p> <p>To the east of the site, adjoining the property lies a Gas Works and all their associated structures. The road aligning the south of the site now shares the route with a Tram. The surrounding area is heavily developed with more terraces and estates.</p>
Cassini 6 inch	1906-10	The subject area remains unchanged. The gas works and associated buildings to the east is replaced with 'Ibex works' and their associated buildings.

1.3.4 Aerial photography

Aerial photography (or other forms of remote sensing) may reveal certain archaeological features or sites (earthworks, crop marks, soil marks) that for many reasons may not be appreciated at ground level. Online

orthostatic photographs of the site were examined (Ordnance Survey Ireland 1995, 2000 & 2005; Google Maps 2018). **No areas of archaeological potential were noted.**

The 1995 aerials depict the subject area as a brownland site with a large shed to the north-eastern corner and a house with associated garden to the south-west corner. The southern boundary of the site is heavily overgrown. In the 2000 aerials, the area of interest remains unchanged but the industrial land to the east now has multiple apartment buildings lining the roadway.

The 2005 (OSI) and 2018 (Google Earth) aerial shots show the site in its current form. (See Figure 5).

1.3.5 Architectural Heritage

Local Authorities have a statutory responsibility to safeguard architectural heritage in accordance with Part IV of the Planning and Development Act 2000. Under S.51 (1), a Council must compile a Record of Protected Structures (RPS), which lists all structures which are of special *architectural, historical, archaeological, artistic, cultural, scientific, social or technical* interest. The protection, unless otherwise stated, includes the exterior and interior of the structure, lands lying within its curtilage (boundary), other structures and their interiors within the curtilage, plus all fixtures and fittings which form part of the interior or exterior of any of these structures. Buildings can be added to, or deleted from the RPS at any time, though generally this occurs when the development plan is being reviewed. <https://www.dlrcoco.ie/sites/default/files/atoms/files/appendix4.pdf>

There are no protected structures within the subject site. Dunleary House is a proposed protected structure noted as "Former House (excluding later 20th century extensions)".

1.3.6 Previous Archaeological Excavations

Four archaeological excavations have taken place in the immediate area;

Table 3: Archaeological excavations in the immediate area

Ref No.	Address	Licence No.	Author
2005:482	Crofton Road, Dun Laoghaire	05E0097	S.Turrell
No features of archaeological significance were encountered during works.			
2006:653	Dún Laoghaire Lights, Dún Laoghaire	Eoin Sullivan,	06E0009
No features of archaeological significance were encountered during works.			
2006:654	George's Place, Dún Laoghaire,	Claire Walsh	05E1115
No features of archaeological significance were encountered during works			
2007:511	Georges Street Lower, Dún Laoghaire,	Ellen O'Carroll	07E0733
No features of archaeological significance were encountered during works			

1.3.7 Toponyms

Research into a site or areas place name (or toponym) can provide information relating to an area's heritage or previous land use. Many townland names were anglicised by the time the Ordnance Survey (OS) began in the 1830s and when townland names were standardised in the Townland Index (1851). The townland name of Dún Laoghaire is most likely derived from the word Dún which means Fort. Laoghaire could be a name and refer to the owner of this fort.

1.3.8 Topographical Files

The National Museum of Ireland Topographical Files is the national archive of all known antiquities recorded by the National Museum listed by county and townland/ street. These files relate primarily to artefacts but also include references to monuments and contain a unique archive of records of previous archaeological excavations. The Museum files present an accurate catalogue of objects reported to that institution from 1928.

Three townlands Dun Leary, Monkstown and Monkstown Housefarm were researched. Seven finds were recorded from Monkstown Townland, no finds were recovered from the other townlands.

Table 4: Topographical files

Townland	Museum No.	Find	Circumstances of Discovery
Monkstown	2016:137	Utensil	Found during gardening/ surface find
Monkstown	2005:56	Cannon ball	Found during gardening/ surface find
Monkstown	1947:36	Bell	Found during gardening/ surface find
Monkstown	1943:134	Iron Knife	Found during gardening/ surface find
Monkstown	1940:49	Stone Axehead	Found during gardening/ surface find
Monkstown	1000:3593	Sculpture	Found during gardening/ surface find
Monkstown	E92:584	Bracelet	Found during gardening/ surface find

1.3.9 Site Investigations

Two programmes of Site Investigations were undertaken across the site. IGSL Ltd. undertook the first in March 1999. GII Ltd. undertook the second in April 2019. The SI logs were examined in order to compare the development proposal and the underlying strata. There was over 3m of made ground recorded across the site overlying natural gravels.

Table 5: Site Investigations Records

SI Ref	Details
IGSL BH1	0-3.9m Introduced Clay/made ground; 3.9m-6.7m Natural gravels
IGSL BH2	0-1.9m Introduced clay & gravel; 1.9-3.6m Gravelly clay; 3.6-7.1m Gravels; 7.1-11.4m Clay; 11.4m-12m Gravels to base of BH.

SI Ref	Details
IGSL BH3	0-3.7m introduced gravelly & ashy fills/made ground; 3.7-7.2m Gravels to base of BH
IGSL TP1	0-2.5m introduced gravelly & ashy fills/made ground.
IGSL TP2	0-4m introduced gravelly fills/made ground; 4-4.5m Natural gravel.
IGSL TP3	0-3.2m introduced gravels/made ground.
IGSL TP4	0-2m introduced gravels/made ground.
GII TP1	0-2.5m introduced gravelly clay/made ground.
GII TP2	0-2.4m introduced clayey gravel/made ground.
GII TP3	0-0.7m introduced gravelly clay/made ground; 0.7-1.7m gravelly clay/possibly made ground; 1.7-2m natural gravel
GII TP4	0-2.7m introduced gravel/made ground
GII TP5	0-2.4m introduced gravel/made ground
GII TP6	0-2.2m gravelly clay - ?made ground
GII TP7	0-2.6m introduced gravelly clay/made ground
GII TP8	0-2.8m introduced gravels and clay/made ground. Bedrock at base of TP.

1.3.10 Site Visit

The study area is composed of a large brownfield rectangular area, which is currently laid out as a yard with mixed concrete and hard-core surfaces, the land slopes markedly from Dunleary Hill with an 8m high scarp on the site's northern boundary. The yard area is accessed via Old Dunleary Rd which is bounded by high mass-concrete walls. There is an open barn type corrugated roof open shed to the NE corner of the site. The internal surface of the site is largely concrete with intermittent hard-core and small areas of green to the west and south where the yard has been levelled into Dunleary Hill leaving a very substantial drop from the road surface to the yard area (approximately 8m). The boundary wall to the east of the site is a substantial rubble granite wall to a height of approx. 2m. In the SW corner of the site is a three-storey building known as DunLeary House (a proposed protected structure) with a sloping aluminium and glass extension to rear, a small car parking area and terrace area to the south which slopes down to the reduced yard level. **There were no obvious areas of archaeological potential noted during the site visit.**

1.4 Characteristics of the Proposed Development

The proposed development at the former Ted Castles site and DunLeary House (a proposed Protected Structure), Old Dun Leary Road, Cumberland Street and Dun Leary Hill, Dun Laoghaire will consist of:

- The provision of 146 no. apartment units (Build to Rent) and all associated ancillary facilities (including residential amenities) in a building with an overall height ranging from 6 storeys (with setbacks from 4th & 5th storey) addressing Dun Leary Hill, to 5 and 8 storeys (with set back from 7th storey) addressing Old Dun Leary Road and 6-7 storeys (with setbacks at 8th storey) addressing Cumberland Street. The proposal provides for private and communal open spaces in the form of balconies and terraces throughout.
- A retail unit (c.290m²) at ground floor level addressing Old Dun Leary Road and Cumberland Street

- The refurbishment, partial removal and adaptation of a 4 storey building on site known as "DunLeary House" (a proposed Protected Structure) to provide co-working office suites (c.247m²) at Levels 01,02 and 03. The works will include partial removal of original walls and floors, removal of non original extensions to DunLeary House, repointing and repair of brickwork and granite fabric, reinstatement of timber sash windows, removal of existing roof, removal; alteration and reinstatement of internal floor layouts, reinstatement of entrance point on DunLeary Hill, removal of non original level 00 and linking the existing building to the new development from level 00 to level 03 with the construction of 3 new floors of development (with set back at roof level) above the existing building. It is proposed to repair, reinstate and improve the existing boundary treatment to DunLeary House.
- Provision of 52 no. car parking spaces in total - 44 no. car parking spaces provided at level 00. At Cumberland Street 11 no. existing on-street car parking spaces will be removed and 8 no. on street car parking spaces provided. Provision of 277 bicycle parking spaces (94 no. cycle parking spaces accommodated in bicycle stands and 183 no. long term bicycle parking spaces within a secure storage area) and 4 no. motorbike parking spaces, all at Level 00. A new vehicular entrance/cycle path (off the Old Dun Leary Road), ancillary plant areas, ESB substation and storage areas.
- Extensive hard and soft landscaping throughout, green roof, public lighting, signage, boundary treatments and public realm improvements.
- The demolition of the existing open fronted shed on site and all associated ancillary site services and site development works.

1.5 Identification of likely Significant Impacts

This Archaeology and Cultural Heritage study has employed a variety of sources in conjunction with non-intrusive walkover survey to make a coherent assessment of the cultural heritage risk associated with the project. The following conclusions are presented in order to ascertain any likely significant potential direct and indirect impacts which the proposed development may have:

- The application area is moderate in scale, occupying an area of circa 0.559 hectares on the edge of Dún Laoghaire harbour.
- The site has been extensively levelled with large quantities of fill material, capped with a concrete slab.
- There are no recorded monuments situated within the site boundary.
- There are relatively few recorded monuments located in the wider study area, there are no Zones of Archaeological Interest as defined under the Dún Laoghaire-Rathdown County Development Plan 2016 22.
- No potential archaeological features were recorded in aerial photos of the subject site.
- No potential archaeological features were recorded in historic mapping of the subject site.
- Site survey confirmed that much of the site is covered in a concrete slab.

These factors indicate that there is a **low potential** for the survival of buried archaeological remains at this site.

1.5.1 Construction Phase

The greatest threat to unrecorded, buried archaeological sites/ features occur during the construction stage and include all ground disturbance works undertaken at this stage (excavations and other groundworks including the provision of access roads and service trenches), movement of machines and storage of material in sensitive areas. In the absence of the mitigation measures described below, significant likely impacts on any buried archaeology and heritage sites would be **direct, negative and permanent**.

1.5.2 Operation Phase

No potential impacts are identified at this moment during the operational phase as it is anticipated that issues of archaeological and cultural heritage interest will have been resolved prior to or during the construction phase.

1.5.3 Cumulative Impacts

No potential cumulative impacts are identified as it is anticipated that matters of archaeological and cultural heritage interest at this site will have been resolved during the construction phase of this proposal.

1.6 Do Nothing Scenario

If the proposed development were not undertaken, any sites/objects of archaeological or Cultural Heritage significance on the subject lands would be preserved in-situ beneath the existing ground surface.

1.7 Mitigation Measures

The fill material and concrete slab within the site renders it unsuitable for further assessment in the form of geophysical survey or test trenching. It is therefore recommended that groundworks associated with the development be monitored by a suitably qualified archaeologist.

1.8 Interactions Arising

No archaeological or cultural heritage material has been identified to date. Currently, any potential impacts from interactions with other aspects of the environment are imperceptible.

1.9 Monitoring or further works

Groundworks associated with the development should be monitored by a suitably qualified archaeologist. The need for any further works will be dependent on the results of archaeological monitoring.

1.10 References

1.10.1 Bibliography

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1.10.2 Web references

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Aerial Photography <http://map.geohive.ie/mapviewer.html> [accessed 4th Apr 2019]

Online Archaeological Survey of Ireland www.archaeology.ie [accessed 4th Apr 2019]

Historical Maps <https://libguides.ucd.ie/findingmaps/mapshistDublin> [accessed 29th Mar 2019]

<https://libraries.dlrcoco.ie/library-services/local-history/early-historic-and-medieval-period>

https://www.dlrcoco.ie/sites/default/files/atoms/files/cdp2016_section6.pdf

1.10.3 Other Sources

GII Ltd. 2019 Trial pit logs prepared on behalf of DBFL Ltd. at Dún Laoghaire, Co. Dublin.