

**ARCHAEOLOGICAL AND ARCHITECTURAL
ASSESSMENT**

**AT
OLD CONNAUGHT,
COUNTY DUBLIN**

ON BEHALF OF: CASTLETHORN OLD CONNA ULC

ITM: 725072, 719507

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ABSTRACT

This assessment has been prepared on behalf of Castlethorn Old Conna ULC, to study the impact, if any, on the archaeological and architectural resource of the proposed residential development at Old Connaught, Co. Dublin (ITM 725072, 719507). It was carried out by Faith Bailey and Lucy Bagshaw of IAC Archaeology.

There are no recorded monuments located within the proposed development area. The closest comprise a medieval church and graveyard (DU026-066002-1), located c. 185m to the southwest. There are no protected structures or buildings listed in the NIAH within the proposed development area. The closest protected structure consists of a walled garden at Festina Lente (originally associated with Old Connaught House), which is located c. 10m to the west (RPS No. 1876; NIAH No. 60260075).

A review of the Excavations Bulletin (1970–2026) has revealed that one previous investigation has been carried out within the eastern portion of the proposed development area, comprising a geophysical survey in 2008, followed by test trenching in 2010 (Nicholls 2008, Licence No. 08R0308; Bayley 2010, Licence No. 10E0345). A burnt spread measuring 11m x 11m was recorded within the proposed development area, which may represent a possible fulacht fia. No further finds or features of archaeological significance were uncovered.

The assessment revealed the presence of a potential circular enclosure indicated on the Google Earth coverage, dating to June 2018, located to the immediate west of the proposed development area. The mark is not definitive and would require further investigation in order to confirm an archaeological origin.

The eastern portion of the proposed development area has been subject to geophysical survey and archaeological testing, which revealed the remains of a burnt mound. The site is located within the proposed development area and it is possible that ground disturbances associated with development may result in a direct, negative impact on the site. It is acknowledged that preservation in-situ is the most appropriate manner in which to conserve the archaeological resource, and is in line with national and regional policy. Due to the density requirements of the proposed development, it is not possible to preserve the burnt mound in the central portion of the site. Therefore, it is recommended that the site be subject to preservation by record (archaeological excavation) prior to the commencement of construction. This should be carried out under licence to the National Monuments Service of the DoHGLH.

A potential enclosure was noted to the immediate west of the proposed development area, with a possible linear ditch extending into the proposed development area. Whilst the potential enclosure will remain unaffected by the development, it is possible that the adjacent construction activity may result in inadvertent direct impacts on the site (if it is archaeological). Furthermore, construction activities within the development area have the potential to result in direct impacts on previously unrecorded archaeological remains that may survive beneath the current ground level, with no surface expression.

It is recommended that a programme of geophysical survey and targeted archaeological test trenching be carried out within the greenfield portions of the site that have not yet been subject to investigation. The geophysical survey should include the potential enclosure site adjacent to the development area, in order to define whether the site is archaeological and ensure it is not affected by construction activities associated with the development. Both geophysical survey and test trenching require licences from the National Monuments Service of the DoHLGH. Subject to the results of the assessments further mitigation measures may be required, such as preservation in-situ or by record and/or archaeological monitoring. Any further mitigation will require approval from the DoHLGH.

No impacts on the architectural heritage resource are anticipated as a result of the development going ahead.

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1 INTRODUCTION

1.1 GENERAL

The following report details an archaeological and architectural assessment undertaken in advance of a proposed residential development at Old Connaught, Co. Dublin (Figure 1; ITM 725072, 719507). This assessment has been carried out to ascertain the potential impact of the proposed development on the archaeological and historical resource that may exist within the area. It was undertaken by Faith Bailey and Lucy Bagshaw of IAC Archaeology (IAC), on behalf of Castlethorn Old Conna ULC.

The archaeological and architectural assessment involved a detailed study of the archaeological and historical background of the proposed development area and the surrounding landscape. This included information from the Record of Monuments and Places of County Dublin, Record of Protected Structures, the topographical files within the National Museum and all available cartographic and documentary sources for the area. A field inspection has also been carried out with the aim to identify any previously unrecorded features of archaeological or historical interest.

1.2 THE DEVELOPMENT

The proposed development (Figure 2) comprises 271no. dwellings in a mix of houses and duplex / apartment units, including 103no. 2 to 3-storey houses (22no. 4-bedroom, 68no. 3-bedroom and 13no. 2-bedroom), 162no. apartments (113no. 2-bedroom and 49no. 1-bedroom) across 4no. blocks ranging from 1-5 storeys in building height and 6no. 3-bedroom duplex units; 1no. creche (c. 574 sqm) at ground floor of Apartment Block 3; and all associated and ancillary site development and infrastructural works including on site attenuation, hard and soft landscaping and boundary treatment works, including: public open space; communal open space; components of the regional attenuation pond; public lighting; surface car parking spaces; bicycle parking spaces/stores for houses and duplex / apartment units; 5no. ESB substations; bin stores; vehicular access via existing Old Connaught Avenue and a proposed new primary north-south street into the eastern portion of the Central Character Area.

The proposed development also includes the construction of a new pumping station, associated single storey building, twin rising mains extending circa 400m along Old Connaught Avenue under the M11 connecting to the existing gravity foul network on Old Connaught Avenue 125m east of the M11 bridge and associated storage, together with all ancillary site development and reinstatement works required to facilitate these elements.

2 METHODOLOGY

A study area, defined as 250m from the boundary of the proposed development area, was assessed to inform this report. Research was undertaken in two phases. The first phase comprised a paper survey of all available archaeological, historical and cartographic sources. The second phase involved a field inspection of the site.

2.1 PAPER SURVEY

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- National Monuments in State Care Database;
- Preservation Orders List;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- Dún Laoghaire-Rathdown County Council Development Plan 2022–2028;
- Aerial photographs;
- Excavations Bulletin (1970–2026); 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 sites are also listed on a website maintained by the Department of Housing, Local Government and Heritage (DoHLGH) – www.archaeology.ie.

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

The Minister for the 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 and cultural heritage landscape of the proposed development area.

Development Plans contain a catalogue of all the Protected Structures and archaeological sites within the county. The Dún Laoghaire-Rathdown County Council Development Plan (2022–2028) was consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development area.

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

Excavations Bulletin is a summary publication that has been produced every year since 1970. This summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the SMR and RMP files. This information is also available online (www.excavations.ie) from 1970–2026.

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, which compiled a nationwide record of significant local, regional, national and international structures. This, in turn, provided 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.

2.2 FIELD INSPECTION

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

The archaeological and architectural field inspection entailed -

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

3 RESULTS OF ARCHAEOLOGICAL & ARCHITECTURAL ASSESSMENT

3.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The proposed development area is located in Oldconnaught townland, within the parish of Old Connaught and barony of Rathdown. The site comprises sections of four fields located to the north of Old Connaught Avenue and to the immediate west of the N11. The surrounding landscape is characterised by agricultural fields to the north, a walled garden (NIAH 60260075, 60260073, RPS. 1875/6) associated with Old Connaught House to the northwest, residential dwellings to the south of Old Connaught Avenue, and the urban centre of Bray further to the southwest.

There are no recorded archaeological sites within the proposed development area, with two located in the wider study area. These comprise church and graveyard (DU026-066002-1), which lie c. 185m to the southwest.

There are no protected structures, nor structures listed in the NIAH within the proposed development area, although the site is located within the former demesne landscape that was established in association with Old Connaught House. The closest protected structure to the development area is the walled garden, associated with Old Connaught House, which are located c. 10m to the west of the proposed development area.

Archaeological investigations have been carried out in the eastern portion of the proposed development area, which revealed a burnt spread comprising the remains of a possible fulacht fia (Nicholls 2008, Licence No. 08R0308; Bayley 2010, Licence No. 10E0345).

3.1.1 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. Small numbers of Larnian flakes have been found at Dalkey Island, Dun Laoghaire, and Rathfarnham and may indicate small-scale transient settlement along the riverbanks and seashores. Coastal areas from Killiney to Bray and north of Greystones, which were likely to have been an important resource for flint pebbles, as well as food, have been subjected to a large amount of erosion, which may have had a high impact on potential Mesolithic archaeology (Corlett 1999, 10).

In 1995, an archaeological investigation (Bennett 1995:289, Licence No. 95E0004) was carried out c. 1.15km south of the proposed development area during the widening of the River Dargle. The remains of a wooden pier or jetty (WI004-006) was identified that produce a late Mesolithic date and may have been a location for landing boats.

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 had 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.

While recent years have seen a large increase in the number of identified Neolithic settlement and habitation sites, there is no archaeological evidence to substantiate Neolithic settlement within the immediate environs 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. Megaliths 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. A ring ditch, which may date to this period, is recorded in the townland of Ballyman, c. 1.1km to the southwest 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 possible fulacht fia was indicated by a geophysical survey in 2008, within the eastern portion of the proposed development area (Nicholls 2008, Licence No. 08R0308). Investigations in 2010 proved this to be an alluvial deposit created by standing water (Bayley 2010, Licence No. 10E0345), but the remains of a possible fulacht fia were recorded during testing to the south of the geophysical anomaly. This is likely to represent the remains of a Bronze Age fulacht fia or burnt mound.

A burial site is recorded at O' Toole Moat (DU026-067), c. 604m north-northeast of the proposed development area and is featured within historic mapping from 1760 onwards.

Quarrying in the 19th century unearthed seven skeletons and bronze fibulae, which is a type of pin/fastener that was popular during the Neolithic and Bronze Age periods (Keely 1989). Further investigation in 1989, as part of the construction of the N11, found no evidence of the moat nor any further evidence relating to the prehistoric period.

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. There are no known monuments in the surrounding landscape that definitively date to the Iron Age, although it is likely that populations continued to utilise the landscape due to the proximity of the coast line.

3.1.2 Early Medieval Period (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, a dispersed distribution of enclosed settlements, normally associated with various grades of well-to-do farming and aristocratic classes in early medieval Ireland (Stout and Stout 1997, 20).

During this period, the proposed development area was located in an area known as *Fercoulen*. This was the territory of the *Ui Theig* from the 6th century until the 11th century. From the 8th century onwards, the *Ui Briuin Cualann* appeared in the area and came to dominate it by the 11th century (MacCotter 2008, 164-5). The Rathdown area is likely to have been relatively densely populated during this period, as it contains a considerable number of ecclesiastical establishments as well as occupying a fertile region in close proximity to the coast.

Despite the above, there are no ringforts or enclosures of this date recorded within the study area of the proposed development. The nearest recorded ringfort is located c. 1.53km to the northeast of the site (DU026-167).

3.1.3 Medieval Period (AD 1100–1600)

The piecemeal conquest by the Anglo-Normans of Ireland, which commenced in AD 1169, had a fundamental impact on the Irish landscape. Their presence was strongest in the east of the country, and it is mainly in this region that land was carved up and granted to the newly arrived lords who participated. The main success of the Anglo-Norman occupation was the welding of scattered territories into a cohesive unit through the introduction of the English form of shire government. The rural landscape became a network of manorial centres; these units would generally contain a castle (motte and bailey), a manorial house and a number of dwellings, with extensive surrounding acreage.

At the time of the invasion, the ruling clan of Rathdown were the *Mac GillaMoCholmóc* family in the northeast of Wicklow, and the *Mac Torcaill* family in the southeast of Dublin. After the Norman conquest much of Rathdown was granted to Walter de Ridelesford by Strongbow in 1176, including lands on either side of the River Dargle. It appears that Henry II took back some of these lands though as he wanted to keep much of Dublin and its surroundings to himself. A large part of Rathdown then became part of the royal estate of Obrun. This estate included parts of Ballycorus, Kilternan, Powerscourt, and Corke, near Bray. The King also established a royal forest in the Wicklow Mountains (Murphy and Potterton 2010, 85). The greatest landowner within the region under the Norman regime was the Archbishop of Dublin, who retained those lands owned since before the invasion, including Dalkey, Rathmichael and Shankill. Land in the area that was not under royal or religious ownership was also granted away to smaller religious establishments. William Lisbon granted lands in Rathmichael and Old Connaught, including the church at Ballyman to the Knights Templar.

The medieval church and graveyard of Old Connaught (DU026-066002-1) is located c. 185m to the southwest of the proposed development area. It is possible that this church site features in documents compiled for Archbishop Alen of Dublin who died in 1534. These include earlier sources which refer to a rector of 'Konagh' in the year 1349 (White 1941, 203). The remains that are present on site today date to a later period, but it is not unusual for churches to be rebuilt on earlier ecclesiastical sites.

Whilst not a recorded monument, there is evidence in documentary resources that a later medieval tower house was once located in Oldconnaught, originally constructed by the Walsh family, which was damaged by fire in 1776. Roque's map of 1760, shows a building to the north of the village of Old Connaught, c. 315m west of the proposed development area, although the building is not annotated in Rocque's map. The property was then leased to Rev William Gore, Bishop of Limerick who commenced the construction of Old Connaught House in 1783, but died after it was completed and the property and estate was then purchased by William Conyngham Plunket, whose family stayed on the estate for the next 150 years.

3.1.4 Post-Medieval Period (AD 1600–1800)

Old Connaught House and demesne had been established by 1816, when the house and an indication of the demesne landscape is shown within Taylor's map. Old Connaught House itself is situated c. 365m to the west of the proposed development area (NIAH, 60260073. RPS 1875) and occupies a slight rise in the landscape. Today additional educational buildings have been built to the immediate northeast of the house. The walled garden associated with the house is located c. 10m west to the proposed development area and is maintained in exceptional condition (RPS. 1876). Much of the original demesne landscape, which is shown in detail on the first edition OS map and was then later expanded by the time of the early 20th century, has now become denuded in nature. The construction of the N11 truncated the eastern portions of the landscape and a large amount of modern development has occurred in the area to the north of Old Connaught Avenue, around the walled garden. This includes the development of a riding school.

The historic mapping shows that Walcot Lodge and garden were formerly located to the immediate south of the walled gardens, with the main house fronting onto Old Connaught

Avenue. Today the main house is no longer extant but a range of outbuildings have been converted into a small terrace of houses. In the wider area, the surrounding landscape was characterised by large houses and demesnes, including Palmero and Wilfort House to the east; The Aske and Highnam Lodge to the northeast; Old Conna Hill to the northwest and Jubilee House and Thornhill to the southwest.

3.2 SUMMARY OF PREVIOUS ARCHAEOLOGICAL FIELDWORK

A review of the Excavations Bulletin (1970–2026) has revealed that two investigations have been carried out within the proposed development area. These works and investigations within the study area are summarised below.

A geophysical survey was undertaken in the eastern portion of the proposed development area by Target Archaeological Geophysics in 2008 (Nicholls 2008, Licence No. 08R0308). This was followed by a programme of test trenching (Bayley 2010, Licence No. 10E0345). A burnt spread measuring 11m x 11m was discovered in one area, within the proposed development area, which may represent the ploughed out remains of a Bronze Age fulacht fia (Plate 1). No other finds or features of archaeological significance were uncovered during the programme of works.

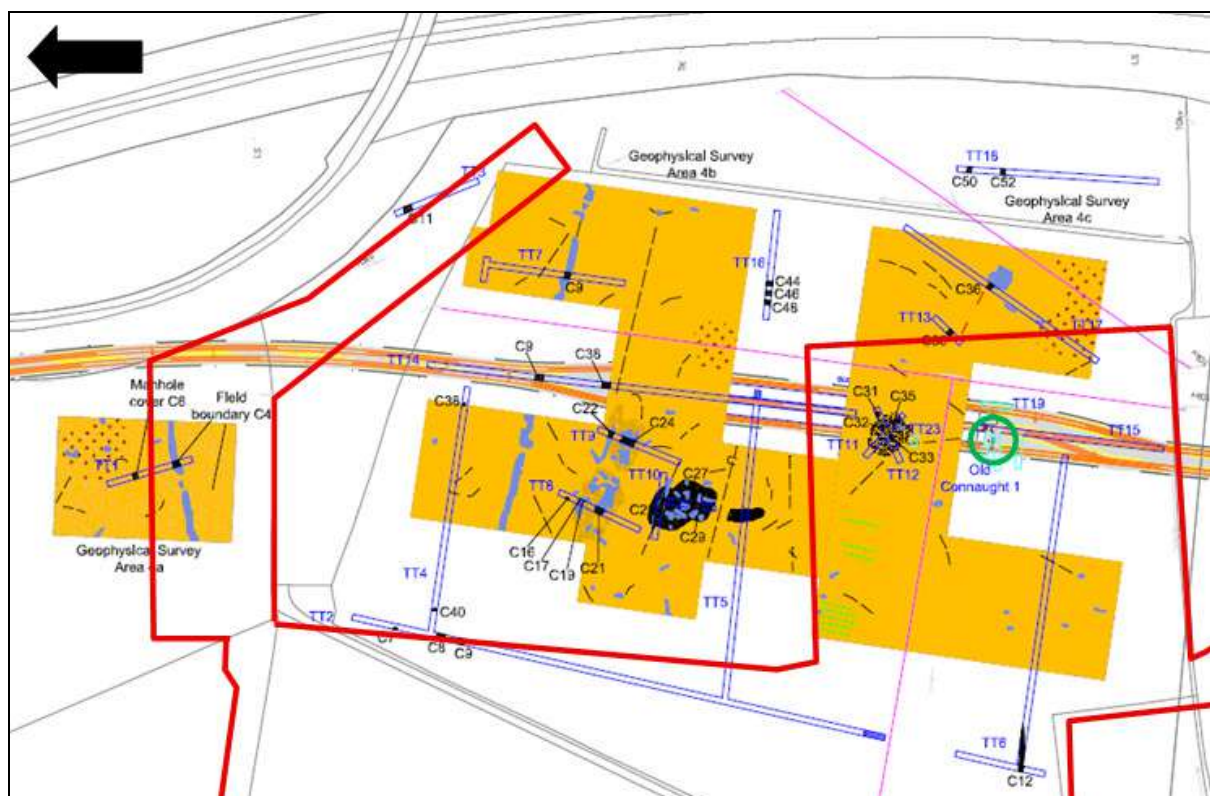


Plate 1: Plan of proposed development area showing location of 2010 test trenches and burnt spread (circled in green)

As part of works associated with the construction of the N11, archaeological investigations c. 164m southeast of the proposed development area uncovered remains that were possibly associated with the Palermo Estate (Keeley 1989). Although excavations did not reveal any artefacts or features of archaeological significance, a 'granite bench' was discovered, likely to be associated with the former demesne.

3.3 CARTOGRAPHIC ANALYSIS

William Petty, Down Survey: Barony of 1/2 Rathdowne in the County of Dublin, c. 1655

The Down Survey Barony Map does not show the proposed development area in any detail, but rather it shows the site within the wider landscape between the borders of County Dublin and County Wicklow. Old Connaught Parish is located on this map, named 'Coonnough', and the parish of Cork and Bray Little are also present (Figure 3).

John Rocque's Map of the City and County of Dublin, 1760

By the time of this map, it appears that the area comprising the proposed development area is within parcels of agricultural land to the north of Old Connaught Avenue, which is present on this map (Figure 3). Old Connaught House and demesne has yet to be established within this map, with the village of Old Connaught is marked to the southwest of the proposed development area. O' Toole Moat (DU026-067) is also marked to the northeast and a house and large gardens are indicated to the northwest.

Taylor & Skinner Road Maps of Ireland (Dublin to Wexford), 1782

This map does not provide great detail of the proposed development area; however, it does show at house at Old Connaught, although it is not clear if it is village that is labelled, or the main house, the construction of which did not commence until 1783.

John Taylor's Map of the Environs of Dublin 1816

This map shows Old Connaught Avenue and Old Connaught House, although the house is not labelled. A drive is shown to access the structure from the south and north and O'Toole's Moat is marked to the northeast of the development area. No features are shown within the proposed development area.

First Edition Ordnance Survey Map, 1837, scale 1:10,560

This is the first accurate historic mapping coverage of the area containing the proposed development area. The proposed development area is located at the centre of the demesne associated with Old Connaught House (Figure 4), with the main house located to the west and the walled gardens to the immediate west. Walcot Lodge and gardens are shown to the immediate south of the walled gardens, whilst outbuildings associated with Old Connaught House are shown further to the west. A curving access drive is shown to the north of the proposed development area, with a gate lodge off Old Connaught Avenue shown further to the east. A further gate lodge is shown to the north of Old Connaught House. The proposed development area occupies a number of fields within the demesne, but no previously unrecorded sites or structures are apparent in this area within the mapping.

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

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

Ordnance Survey Map, 1907, scale 1:2,500

By the time of this map the demesne associated with Old Connaught House has been expanded and a new entrance and drive has been established from the Dublin Road, to the northeast. A number of field boundaries have been removed from the proposed

development area and the surrounding landscape. The walled gardens have also been extended to the east.

Third Edition Ordnance Survey Map, 1937, scale 1:10,560

This map shows a landscape that is very similar to the previous map, although electric services are shown crossing the development area (Figure 5).

3.4 COUNTY DEVELOPMENT PLAN

3.4.1 Record of Monuments and Places

The Dún Laoghaire-Rathdown County Council Development Plan (2022–2028) 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 2).

There are no recorded monuments located within the proposed development area. There are two archaeological sites within 250m of the site (Table 1; Figure 1; Appendix 1). There are no National Monuments or sites with Preservation Orders within the study area.

TABLE 1: Recorded archaeological sites in the study area

RMP NO.	LOCATION	CLASSIFICATION	DISTANCE FROM DEVELOPMENT
DU026-066001	Old Connaught	Church	c. 185m southwest
DU026-066002	Old Connaught	Graveyard	c. 185m southwest

3.4.2 Record of Protected Structures

The Dún Laoghaire-Rathdown County Council Development Plan (2022–2028) recognises the value of the built heritage to the county 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) (Appendix 4).

There are two structures included on the RPS within 250m of the proposed development area (Table 2; Figure 2; Appendix 2). The nearest of these is the walled garden (RPS No. 1876; NIAH No. 60260075) is located c. 10m west of the site. The latter refers to the graveyard located c. 185m to the southwest, which is also a recorded monument (RPS No. 1880; RMP DU026-066002).

TABLE 2: Protected Structures in the study area

RPS NO.	NAME	DISTANCE FROM DEVELOPMENT	DESIGNATION
1876	Walled garden at Festina Lente	c. 10m west	RPS, NIAH
1880	Graveyard (in ruins)	c. 185m southwest	RPS, RMP

3.4.3 Architectural Conservation Areas

There are no ACAs located within the proposed development area or surrounding study area.

3.5 NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE

3.5.1 Building Survey

The National Inventory of Architectural Heritage survey of County Dublin was published in 2020, having been carried out in 2018-2019, and amended in 2024. A review of the architectural survey was undertaken as part of this assessment and includes buildings within 250m of the proposed development area. There are three structures listed on the NIAH building survey within the study area (Table 3, Appendix 2, Figure 1).

TABLE 3: NIAH Structures in the study area

NIAH NO.	CLASSIFICATION	DISTANCE FROM DEVELOPMENT	DESIGNATION
60260075	Walled garden.	c. 10m west	NIAH, RPS
60260074	Farmyard outbuilding apart of the Old Connaught House estate	c. 230m west	NIAH
60260077	Worker's house associated with the former Old Connaught House Estate	c. 243m west	NIAH

3.5.2 Garden Survey

The first edition Ordnance Survey map of County Dublin (1837) 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. The proposed development area is located within the former demesne associated with Old Connaught House, which is included in the survey as Ref. 2569. Today principal structure and walled garden remains present, along with some of the outbuildings; however, the demesne has been significantly impact upon by the construction of the N11 and some residential development. Much of the greenfield portions of the landscape have been subsumed by an agricultural landscape.

The demesne associated with Palermo is located to the immediate south of the proposed development area and Old Connaught Avenue (NIAH Ref. 2570). Today the main house has been removed and the site heavily affected by residential development. The western portion of the landscape has been removed by the construction of the N11.

The demesne associated with Wilfort House was located to the immediate northeast of the proposed development area (NIAH Ref.: 2571). Today the landscape has been heavily truncated by the construction of a junction associated with the N11, although the principal structure survives.

3.6 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 files have been recorded within the proposed development site nor within the wider study area. The nearest record comprises a cross inscribed slab located c. 930m southeast of the proposed development area.

3.7 AERIAL PHOTOGRAPHIC ANALYSIS

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995–2013), Google Earth (2006–2025) and Bing Maps has been carried out as part of this assessment. The Google Earth coverage from June 2018 gives an indication of a faint circular crop mark that may represent an enclosure measuring c. 32m north-south by c. 42m east-west. A linear ditch feature may extend from the anomaly into the proposed development area. Plate 2 shows the position of the anomaly to the immediate west of the site. The feature is not visible on any other sources.

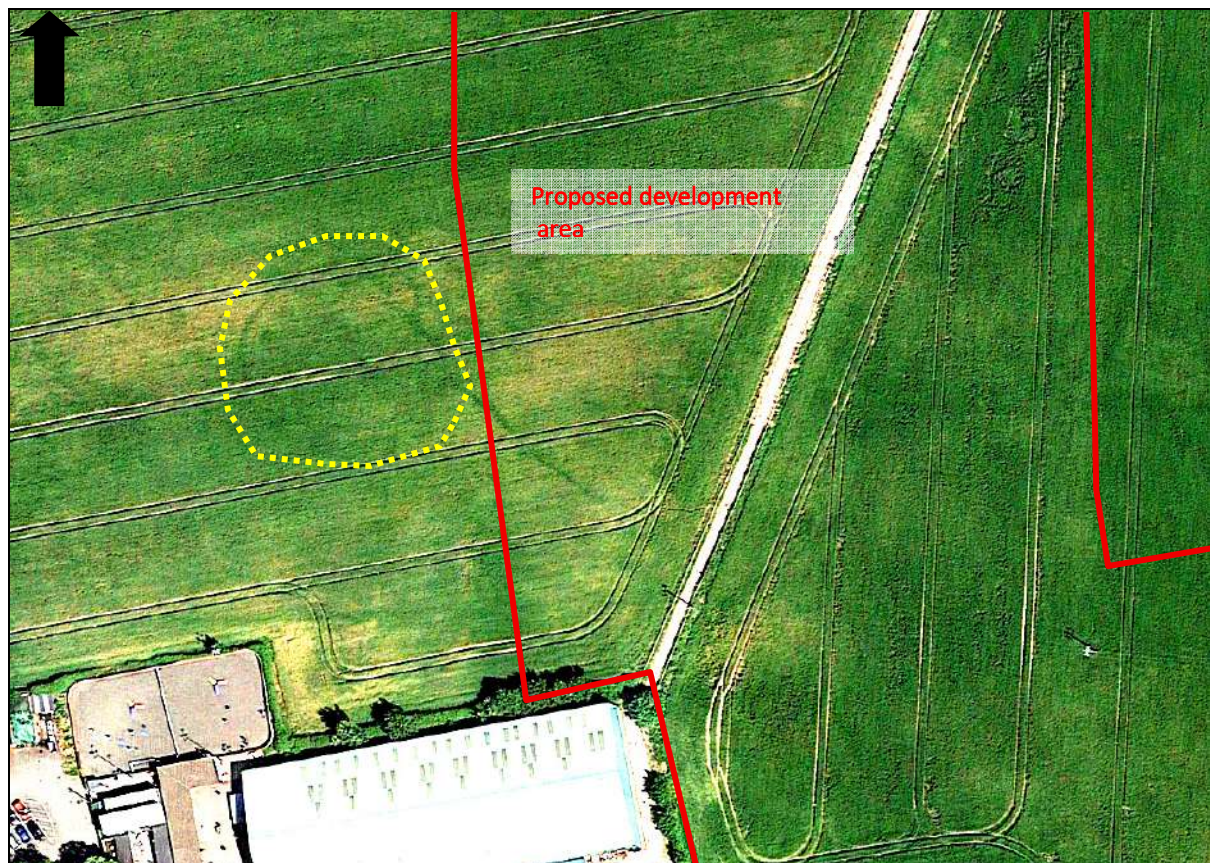


Plate 2: Google Earth coverage (2018), showing potential enclosure site crop mark

3.8 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 site and its surrounding environs were inspected (Figure 1).

The southern portion of the proposed development area is formed by a field of very rough and scrubby pasture, which may have been subject to ground disturbances in the past. The field is surrounded by a mature hedge line characterised by mature trees. The field has formed part of the Old Connaught House demesne since prior to 1837 and footpaths are shown in the area on the 1937 OS map. The field is bounded to the south by Old Connaught Avenue and to the west by modern development. The site of the entrance into Old Connaught House demesne is located to the immediate east but the gateway and gate lodge are no longer extant.

The proposed development area continues into the field to the north, which was under a bean crop at the time of the inspection (Plate 3). The field slopes gently to the south and is bound to the north, east and south by mature boundaries. This area was subject to geophysical survey and archaeological testing in 2008 and 2010.

A track, which is present on the later OS map editions, separates the above field from the western portion of the proposed development area. This portion of the site forms part of a large field that was under arable production at the time of the inspection (Plates 4-5). Old Connaught house is barely visible through mature trees further to the west. No indication of the possible enclosure located to the west of the development area (as shown in Plate 2) was noted during the field inspection.

The northern portion of the proposed development area is located in two fields of level pasture to the immediate west of the N11 (Plate 6). These areas are currently grazed by horses.

No previously unrecorded features of archaeological potential were noted during the course of the field inspection. Similarly, no previously unrecorded structures of architectural heritage merit were noted within the site or its immediate environs.



Plate 3: Central portion of the development area, facing southeast



Plate 4: Western portion of the development area, facing south-southwest



Plate 5: Western portion of the development area, facing north



Plate 6: Northern portion of the development area, facing east

4 CONCLUSIONS

This archaeological and architectural assessment was commissioned by Castlethorn Old Conna ULC, to assess the potential for the survival of archaeological or architectural areas or features in advance of a proposed development at Old Connaught, Co. Dublin.

There are no recorded monuments located within the proposed development area. The closest comprise a medieval church and graveyard (DU026-066002-1), located c. 185m to the southwest. There are no protected structures or buildings listed in the NIAH within the proposed development area. The closest protected structure consists of a walled garden at Festina Lente (originally associated with Old Connaught House), which is located c. 10m to the west (RPS No. 1876; NIAH No. 60260075).

A review of the Excavations Bulletin (1970–2026) has revealed that one previous investigation has been carried out within the eastern portion of the proposed development area, comprising a geophysical survey in 2008, followed by test trenching in 2010 (Nicholls 2008, Licence No. 08R0308; Bayley 2010, Licence No. 10E0345). A burnt spread measuring 11m x 11m was recorded within the proposed development area, which may represent a possible fulacht fia. No further finds or features of archaeological significance were uncovered.

Analysis of cartographic sources has revealed that the proposed development area was situated within the demesne landscape associated with Old Connaught House, which itself is located c. 365m northwest of the proposed development site (NIAH, 60260073. RPS, 1875). The house was constructed at the end of the 18th century and the demesne and walled gardens established at this time. After 1871 the landscape was extended further, but more recent developments have impacted on the original landscape, including the construction of the N11. Much of the greenspace has reverted to agricultural use.

A review of the aerial photographic coverage shows that the landscape containing the proposed development has remained relatively unchanged since 1995. Google Earth coverage, dating to June 2018, shows a potential circular enclosure (as a crop mark) located to the immediate west of the proposed development area. The mark is not definitive and would require further investigation in order to confirm an archaeological origin.

A field inspection has been carried out as part of this assessment and this confirmed the results of the baseline analysis. No previously unrecorded archaeological sites, or architectural structures, were noted within the proposed development area. No indication of archaeological remains were noted at the site of the potential enclosure.

5 IMPACT ASSESSMENT AND MITIGATION STRATEGY

Impacts can be identified from detailed information about a project, the nature of the area affected and the range of archaeological resources potentially affected. Archaeological sites can be affected adversely in a number of ways: disturbance by excavation, topsoil stripping; disturbance by vehicles working in unsuitable conditions; and burial of sites, limiting access for future archaeological investigation. Upstanding archaeology can be affected adversely by direct damage or destruction arising from development, from inadvertent damage arising from vibration, undermining etc. and also by indirect impacts to a building's visual setting, view or curtilage.

5.1 IMPACT ASSESSMENT

- The eastern portion of the proposed development area has been subject to geophysical survey and archaeological testing, which revealed the remains of a burnt mound. The site is located within the proposed development area and it is possible that ground disturbances associated with development may result in a direct, negative impact on the site (Plate 7).



Plate 7: Location of burnt mound indicated in yellow

- A potential enclosure was noted to the immediate west of the proposed development area, with a possible linear ditch extending into the proposed development area. Whilst the potential enclosure will remain unaffected by the development, it is possible that the adjacent construction activity may result in inadvertent direct impacts on the site (if it is archaeological). Furthermore, construction activities within the development area have the potential to result in direct impacts on previously

unrecorded archaeological remains that may survive beneath the current ground level, with no surface expression.

- No impacts on the architectural heritage resource are anticipated as a result of the development going ahead.

5.2 MITIGATION

- It is acknowledged that preservation in-situ is the most appropriate manner in which to conserve the archaeological resource, and is in line with national and regional policy. Due to the density requirements of the proposed development, it is not possible to preserve the burnt mound in the central portion of the site, which was identified in 2010. Therefore, it is recommended that the site be subject to preservation by record (archaeological excavation) prior to the commencement of construction. This should be carried out under licence to the National Monuments Service of the DoHLGH.
- It is recommended that a programme of geophysical survey and targeted archaeological test trenching be carried out within the greenfield portions of the site that have not yet been subject to investigation. The geophysical survey should include the potential enclosure site adjacent to the development area, in order to define whether the site is archaeological and ensure it is not affected by construction activities associated with the development. Both geophysical survey and test trenching require licences from the National Monuments Service of the DoHLGH. Subject to the results of the assessments further mitigation measures may be required, such as preservation in-situ or by record and/or archaeological monitoring. Any further mitigation will require approval from the DoHLGH.

It is the developer's responsibility to ensure full provision is made available for the resolution of any archaeological remains, both on site and during the post excavation process, should that be deemed the appropriate manner in which to proceed.

Please note that all recommendations are subject to approval by the National Monuments Service of the Heritage and Planning Division, Department of Housing, Local Government and Heritage.

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www.archaeology.ie – DoHLGH website listing all SMR/RMP sites.

www.heritagemaps.ie – The Heritage Council web-based spatial data viewer which focuses on the built, cultural and natural heritage.

www.geohive.ie – GeoHive is the State's Geospatial Data Hub, enabling search, view and access to the key authoritative geospatial information via interactive maps, data catalogues and geospatial applications (including National Townland and Historical Map Viewer and Aerial imagery 1995, 2000, 2005 and 2013).

www.googleearth.com – Satellite imagery (2005–2026).

APPENDICES

APPENDIX 1 SMR/RMP SITES WITHIN THE STUDY AREA

SMR NO.	DU026-066001
RMP STATUS	Yes
TOWNLAND	Old Connaught
PARISH	Old Connaught
BARONY	Rathdown
I.T.M.	724831, 719254
CLASSIFICATION	Church
DIST. FROM DEVELOPMENT	c. 185m southwest
DESCRIPTION	The medieval parish church of Old Connaught stands in a burial ground outside the village of Old Connaught. It survives to full height with E gable and single bellcote over W gable. It is built of random granite and sandstone masonry with dressed granite quoins (int. dims. L 10.2m, Wth 5.8m). The entrance is located at the W end of S wall. D'Alton (1976, 457) writing in 1838 describes a round-arched opening in this wall. There is no internal division between nave and chancel. The interior is lit by a lancet window in the E gable with dressed granite quoins and a single slit ope in the W wall. There are square-headed opes in the N and S side walls. The S wall contains granite faced niches at either end of the wall. There are 19th-20th century memorials within the graveyard (Anon 1900, 187; Ball 1902, 120; Turner 1983, 47).
REFERENCE	www.archaeology.ie/ SMR file D'Alton, J. 1838 (Reprint 1976) The history of the county of Dublin. Cork. Tower Books. Ball, E.F. 1902 Rathmichael and its neighbourhood. Journal of the Royal Society of Antiquaries of Ireland 32, 113-27. Turner, K. 1983 If you seek monuments: a guide to the antiquities of the barony of Rathdown. Rathmichael Historical Society. Anon. 1900 Proceedings. Journal of the Royal Society of Antiquaries of Ireland, vol. 10, no. 4, 388-450.

SMR NO.	DU026-066002
RMP STATUS	Yes
TOWNLAND	Old Connaught
PARISH	Old Connaught
BARONY	Rathdown
I.T.M.	724831, 719267
CLASSIFICATION	Graveyard
DIST. FROM DEVELOPMENT	c.185m southwest
DESCRIPTION	The medieval parish church of Old Connaught (DU026-066001-) stands in a burial ground outside the village of Old Connaught. This is a low lying area close to the estate landscape surrounding Old Connaught House.. There are 19th-20th century memorials within the cemetery (Anon 1900, 187; Ball 1902, 120; Turner 1983, 47).

REFERENCE	www.archaeology.ie/ SMR file Turner, K. 1983 If you seek monuments: a guide to the antiquities of the barony of Rathdown. Rathmichael Historical Society. Ball, E.F. 1902 Rathmichael and its neighbourhood. Journal of the Royal Society of Antiquaries of Ireland 32, 113-27. Anon. 1900 Excursion to Tully, Rathmichael, Kiltiernan and other places in south County Dublin. Journal of the Royal Society of Antiquaries of Ireland 30, 180-92.
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APPENDIX 2 ARCHITECTURAL SITES WITHIN THE STUDY AREA

RPS NO.	1876
NIAH NO.	60260075
TOWNLAND	Old Connaught
PARISH	Old Connaught
BARONY	Rathdown
I.T.M.	724959, 719445
CLASSIFICATION	Walled Garden at Festina Lente
DIST. FROM DEVELOPMENT	c. 10m west
DESCRIPTION	Walled garden, extant 1837, on a rectangular plan with coursed rubble stone boundary wall to perimeter having rendered red brick header bond coping; red brick Flemish bond surface finish to courtyard elevations. Extended, 1874, producing present composition. Disused, 1972-92. Leased, 1996. Restored, 2001-4. Set in grounds shared with Old Connaught House.
REFERENCE	Dún Laoghaire-Rathdown County Development Plan 2022–2028/ NIAH Survey 2020 (Appendix 4)

RPS NO.	1880
NIAH NO.	N/A
TOWNLAND	Old Connaught
PARISH	Old Connaught
BARONY	Rathdown
I.T.M.	724830, 719257
CLASSIFICATION	Graveyard (in ruins)
DIST. FROM DEVELOPMENT	c. 185m southwest
DESCRIPTION	Graveyard (in ruins)
REFERENCE	Dún Laoghaire-Rathdown County Development Plan 2022–2028 (Appendix 4)

RPS NO.	N/A
NIAH NO.	60260074
TOWNLAND	Old Connaught
PARISH	Old Connaught
BARONY	Rathdown
I.T.M.	724747, 719363
CLASSIFICATION	Farmyard outbuilding
DIST. FROM DEVELOPMENT	c. 230m west
DESCRIPTION	Farmyard complex, extant 1837, on a U-shaped plan about a courtyard including (east): Detached nine-bay single-storey stable outbuilding with

	half-attic on a rectangular plan. Now disused. Hipped slate roof on collared timber construction with lichen-covered ridge tiles, and no rainwater goods surviving on cut-granite eaves. Part creeper- or ivy-covered limewashed lime rendered coursed rubble stone walls with concealed flush quoins to corners. Pair of square-headed door openings with cut-granite thresholds, and cut-granite block-and-start surrounds framing timber boarded doors. Square-headed window openings (ground floor) with cut-granite sills, and concealed red brick block-and-start surrounds with fittings now boarded up. Square-headed window openings (half-attic) with cut-granite sills, and concealed red brick block-and-start surrounds framing louvered timber fittings. Interior including (ground floor): timber boarded stalls with fluted ball finial-topped cast-iron newel posts. Set in grounds shared with Old Connaught House.
REFERENCE	NIAH Survey 2020

RPS NO.	N/A
NIAH NO.	60260077
TOWNLAND	Old Connaught
PARISH	Old Connaught
BARONY	Rathdown
I.T.M.	724756, 719266
CLASSIFICATION	Former worker's house associated with the Old Connaught House estate
DIST. FROM DEVELOPMENT	c. 243m west
DESCRIPTION	Semi-detached three-bay single-storey estate worker's house with half-dormer attic, extant 1837, on a rectangular plan. Occupied, 1911. Now in private residential use. One of a pair forming part of a group of four. Pitched slate roof including gablet to window opening to half-dormer attic with clay ridge tiles, red brick Running bond chimney stack on red brick Running bond base having stepped capping supporting terracotta pot, and replacement uPVC rainwater goods on rendered eaves. Rendered, ruled and lined walls. Square-headed central door opening with cut-granite threshold, and concealed dressings framing timber boarded or tongue-and-groove timber panelled door. Square-headed window openings with cut-granite sills, and concealed dressings framing pivot fittings having cast-iron glazing bars. Set back from line of road in landscaped grounds with rendered, ruled and lined piers to perimeter having pyramidal capping supporting timber gate.
REFERENCE	NIAH Survey 2020

APPENDIX 3 LEGISLATION PROTECTING THE ARCHAEOLOGICAL RESOURCE

PROTECTION OF CULTURAL HERITAGE

The cultural heritage in Ireland is safeguarded through national and international policy designed to secure the protection of the cultural heritage resource to the fullest possible extent (Department of Arts, Heritage, Gaeltacht and the Islands 1999, 35). This is undertaken in accordance with the provisions of the *European Convention on the Protection of the Archaeological Heritage* (Valletta Convention), ratified by Ireland in 1997.

THE ARCHAEOLOGICAL RESOURCE

The National Monuments Act 1930 to 2014 and relevant provisions of the National Cultural Institutions Act 1997 are the primary means of ensuring the satisfactory protection of archaeological remains, which includes all man-made structures of whatever form or date except buildings habitually used for ecclesiastical purposes. A National Monument is described as '*a monument or the remains of a monument the preservation of which is a matter of national importance by reason of the historical, architectural, traditional, artistic or archaeological interest attaching thereto*' (National Monuments Act 1930 Section 2).

A number of mechanisms under the National Monuments Act are applied to secure the protection of archaeological monuments. These include the Register of Historic Monuments, the Record of Monuments and Places, and the placing of Preservation Orders and Temporary Preservation Orders on endangered sites.

OWNERSHIP AND GUARDIANSHIP OF NATIONAL MONUMENTS

The Minister 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.

REGISTER OF HISTORIC MONUMENTS

Section 5 of the 1987 Act requires the Minister to establish and maintain a Register of Historic Monuments. Historic monuments and archaeological areas present on the register are afforded statutory protection under the 1987 Act. Any interference with sites recorded on the register is illegal without the permission of the Minister. Two months' notice in writing is required prior to any work being undertaken on or in the vicinity of a registered monument. The register also includes sites under Preservation Orders and Temporary Preservation Orders. All registered monuments are included in the Record of Monuments and Places.

PRESERVATION ORDERS AND TEMPORARY PRESERVATION ORDERS

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.

RECORD OF MONUMENTS AND PLACES

Section 12(1) of the 1994 Act requires the Minister for Arts, Heritage, Gaeltacht and the Islands (now the Minister for the Department of Housing, Local Government and Heritage) to establish and maintain a record of monuments and places where the Minister believes that such monuments exist. The record comprises a list of monuments and relevant places and a map/s showing each monument and relevant place in respect of each county in the state. All sites recorded on the Record of Monuments and Places receive statutory protection under the National Monuments Act 1994. All recorded monuments on the proposed development site are represented on the accompanying maps.

Section 12(3) of the 1994 Act provides that *‘where the owner or occupier (other than the Minister for Arts, Heritage, Gaeltacht and the Islands) of a monument or place included in the Record, or any other person, proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such a monument or place, he or she shall give notice in writing to the Minister of Arts, Heritage, Gaeltacht and the Islands to carry out work and shall not, except in case of urgent necessity and with the consent of the Minister, commence the work until two months after giving of notice’*.

Under the National Monuments (Amendment) Act 2004, anyone who demolishes or in any way interferes with a recorded site is liable to a fine not exceeding €3,000 or imprisonment for up to 6 months. On summary conviction and on conviction of indictment, a fine not exceeding €10,000 or imprisonment for up to 5 years is the penalty. In addition, they are liable for costs for the repair of the damage caused.

In addition to this, under the *European Communities (Environmental Impact Assessment) Regulations 1989*, Environmental Impact Statements (EIS) are required for various classes and sizes of development project to assess the impact the proposed development will have on the existing environment, which includes the cultural, archaeological and built heritage resources. These document’s recommendations are typically incorporated into the conditions under which the proposed development must proceed, and thus offer an additional layer of protection for monuments which have not been listed on the RMP.

Dún Laoghaire-Rathdown County Council Development Plan 2022-2028:

Policy Objective HER2: Protection of Archaeological Material in Situ It is a Policy Objective 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 Culture, Heritage and the Gaeltacht (DCHG).

APPENDIX 4 LEGISLATION PROTECTING THE ARCHITECTURAL RESOURCE

The main laws protecting built heritage are the Architectural Heritage (National Inventory) and National Monuments (Miscellaneous Provisions) Act 1999 and the Planning and Development Act. The Architectural Heritage Act requires the Minister to establish a survey to identify, record and assess the architectural heritage of the country. The background to this legislation derives from Article 2 of the 1985 Convention for the Protection of Architectural Heritage (Granada Convention). This states that for the purpose of precise identification of the monuments, groups of structures and sites to be protected, each member state will undertake to maintain inventories of that architectural heritage.

The National Inventory of Architectural Heritage (NIAH) was established in 1990 to fulfil Ireland's obligation under the Granada Convention, through the establishment and maintenance of a central record, documenting and evaluating the architecture of Ireland (NIAH 2024, page 3). As inclusion in the inventory does not provide statutory protection, the survey information is used in conjunction with the Architectural Heritage Protection Guidelines for Planning Authorities to advise local authorities on compilation of a Record of Protected Structures as required by the Planning and Development Act.

PROTECTION UNDER THE RECORD OF PROTECTED STRUCTURES AND COUNTY DEVELOPMENT PLAN

Structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest can be protected under the Planning and Development Act, 2024.

The Act states that 'A planning authority shall prepare and maintain a record of every structure, part of a structure and specified feature within the attendant grounds of a structure within its functional area that, in the opinion of the planning authority, forms part of the architectural heritage of the area and is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest'.

At any time after preparing a record of protected structures under section 306 , a planning authority may (a) add a structure, a specified part of a structure or a specified feature within the attendant grounds of a structure to the record of protected structures where the authority considers the structure, the part, or the feature, as the case may be, to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value (b) delete a structure, a specified part of a structure or a specified feature within the attendant grounds of a structure from the record of protected structures where the authority considers that the protection of the structure, part or feature, as the case may be, is no longer warranted.

ARCHAEOLOGICAL

Archaeological interest is essentially defined by the degree to which material remains can contribute to our understanding of any period or set of social conditions in the past. Structures can have the characteristics of both architectural and archaeological interest as these are not mutually exclusive. The standing walls of a sixteenth-century tower house will have both characteristics of interest. The party walls or basements of houses of late

appearance may contain medieval fabric and reveal information of archaeological interest. Fragments of early fabric, including carved or worked stone, may have been reused in later buildings giving these structures archaeological interest. A complex of industrial buildings may have archaeological interest because of its potential to reveal artefacts and information about the evolution of industry that may be useful to archaeologists, historians and the general public.

ARCHITECTURAL

The characteristics of architectural interest may be attributed to a structure or part of a structure with such qualities as the following:

- A generally agreed exemplar of good quality architectural design;
- The work of a known and distinguished architect, designer or engineer;
- An exemplar of a building type, plan form, style or styles of any period but also the harmonious interrelationship of differing styles within one structure;
- A structure which makes a positive contribution to its setting, such as a group of structures or a streetscape in an urban area, or the landscape in a rural area;
- A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing.

HISTORICAL

The notion of historical interest underpins a general belief that it is worthwhile to conserve and preserve information, sites and structures from past centuries. The level of importance of the historical connection and its relationship to the existing fabric of the structure should be assessed. The historical interest relating to a structure or parts of a structure may be identified in various ways.:

- A structure may have historical interest as the location of an important event that occurred in or is associated with it. It may have historical interest in its association with a historic personality. Some associations or events may be so important that the structure retains its significance regardless of subsequent alteration;
- A structure may have influenced, or been influenced by, a historic figure. Important people may have lived in the structure or have been otherwise associated with it, e.g. its architect, builder or patron. Places in which evidence of an association with a person survive in situ, or in which the settings are substantially intact, are of greater significance than those which are much changed or in which much evidence does not survive;
- Historical interest can be attributed where light is thrown on the character of a past age by virtue of the structure's design, location, materials or original use;
- A structure may be a memorial to a past event;
- A structure itself may be an example of the effects of change over time. The design and fabric of the structure may contain evidence of its former use or symbolic meaning. This may be the case with former churches or gaols that have since changed and, in so doing, illustrate a historic development;
- Some features and fixtures may survive, e.g. in consistory courts and courts of law, that are important evidence of former legal or liturgical practice and may have special historical interest for that reason;
- Some unusual structures may have historical or socio-historical interest, e.g. early electricity substations, "Emergency"-era lookout posts or sentry boxes. Although not

yet of popular heritage significance, such structures can nonetheless have special historical and social interest;

- Special historical interest may exist because of the rarity of a structure. Either few structures of an identifiable type were built at a particular time or few have survived. In either case, the extant structure may be one of the few representative examples of its time that still exists in a local, regional or national context. The rarity of surviving examples of a building type can ensure that special historical interest accrues to them.

TECHNICAL

Technical interest in a structure relates to the art of the structural engineer in devising solutions to problems of spanning space and weatherproofing enclosures. It may be found in structures which are important examples of innovative, unusual or virtuoso engineering design or use of materials. A structure may be of technical interest for one or more of the following reasons:

- It displays engineering or structural innovation in its construction or design such as the use of cast- or wrought iron prefabrication or the early use of concrete;
- It is the work of a distinguished engineer;
- It is an exemplar of the engineering design practice of its time. For example, a bridge may be a masonry arch, an iron suspension or a concrete span;
- It displays technically innovative or unusual construction materials, such as early examples of Coade stone, cement plank cladding or glazed curtain walling;
- It contains innovative mechanical fixtures, machinery or plant or industrial heritage artefacts that describe the character of production processes. The specifically industrial aspect of some sites like mills, mill ponds or mines can often have a technical interest;
- Technical interest can be ascribed to the innovative engineering qualities of structure, as distinct from the building's appropriateness for use or its appearance.

CULTURAL

The characteristic of cultural interest permeates architectural heritage and can, in the broadest terms, include aesthetic, economic, historic, scientific or social values of past and present generations. Special cultural interest apply to:

- Those structures to which the Granada Convention refers as 'more modest works
- of the past that have acquired cultural significance with the passing of time';
- Structures that have cinematic or literary associations;
- Other structures that illustrate the development of society, such as early libraries, print works, schoolhouses or swimming baths.

SCIENTIFIC

The scientific interest, or research value, of a structure will depend on the importance of the data involved and on its quality and/or rarity. Its scientific interest should also be assessed as to how well it represents the area of research in question and the degree to which the structure may contribute further objective information. For example:

- The results of scientific research may be seen in the execution of the structure;

- The materials used in the structure may have the potential to contribute to scientific research, e.g. extinct plant or pollen species preserved in the base layers of ancient thatch roofs;
- The structure may be associated with scientific research that has left its mark on the place, e.g. early Ordnance Survey benchmarks carved into stone work.

SOCIAL

The characteristic of social interest embraces those qualities for which a structure, a complex or an area has become a focus of political, spiritual, symbolic or other sentiment to any group of people. A community may have an attachment to a place because it is an essential reference point for that community's identity, whether as a meeting place or a place of ceremony, ritual or tradition. The configuration, disposition or layout of a space or group of structures, where they facilitate behaviour that would otherwise be difficult or impossible, may be of social interest. For example:

- The features and fixtures that testify to community involvement in the creation of a structure, or have a spatial form or layout indicating community involvement in the use of a structure, could include such elements as memorials, stained glass or statues;
- A structure may display vernacular traditions of construction and may be in a group or setting which illustrates the social organisation of the inhabitants. Most obviously this would include thatched houses. In vernacular buildings, elements of the plan form – direct entry, lobby entry, opposing doors, outshots, etc. – and/or the roofing material may be distinctive and have special social interest;
- Types of decoration may have social as well as artistic interest, such as shell houses or the local manifestation of exuberant or astylar stucco decoration where it is particular to a region or town;
- A social interest could also be attributed to structures illustrating the social philosophy of a past age, as in the case of philanthropic and social housing developments. Structures which illustrate a particular lifestyle or social condition, e.g. holy wells, are to be found in many parts of the country.

ARTISTIC

Special artistic interest may be attributed to a structure itself, or to a part of a structure, for its craftsmanship, decoration or design. Examples could include:

- Decoratively carved sculpture or statuary that is part of an architectural composition;
- Ceramic, faience or mosaic tiled or decoratively carved timber shopfronts;
- Fittings and fixtures including chimneypieces, chandeliers or sconces, staircases and wainscoting;
- Decorative plasterwork ceilings;
- Religious art in a place of worship including stained glass or Stations of the Cross;
- Funerary monuments within a graveyard;
- Decorative cast- or wrought iron gates or railings;
- The relationship of materials to each other, and to the totality of the building in which they are situated, if these have been designed as an ensemble.

(From the NIAH Handbook 2024 pages 15–17)

The Local Authority has the power to order conservation and restoration works to be undertaken by the owner of the protected structure if it considers the building to need repair. Similarly, an owner or developer must make a written request to the Local Authority to carry out any works on a protected structure and its environs, which will be reviewed within three months of application. Failure to do so may result in prosecution.

Dún Laoghaire-Rathdown County Council Development Plan 2022-2028:

11.4.1.1 Policy Objective HER7: Record of Protected Structures It is a Policy Objective to include those structures that are considered in the opinion of the Planning Authority to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures.

11.4.1.2 Policy Objective HER8: Work to Protected Structures It is a Policy Objective to: i. Protect structures included on the RPS from any works that would negatively impact their special character and appearance. ii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the 'Architectural Heritage Protection Guidelines for Planning Authorities' published by the Department of the Arts, Heritage and the Gaeltacht. iii. Ensure that all works are carried out under supervision of a qualified professional with specialised conservation expertise. iv. Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout, and materials. v. Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or views and vistas from within the grounds of the structure are respected. vi. Respect the special interest of the interior, including its plan form, hierarchy of spaces, architectural detail, fixtures and fittings and materials. vii. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure. viii. Protect the curtilage of protected structures and to refuse planning permission for inappropriate development within the curtilage and attendant grounds that would adversely impact on the special character of the Protected Structure. ix. Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features. x. Ensure historic landscapes and gardens associated with Protected Structures are protected from inappropriate development (consistent with NPO 17 of the NPF and RPO 9.30 of the RSES).

11.4.1.6 Policy Objective HER12: National Inventory of Architectural Heritage (NIAH) It is a Policy Objective to review and update the RPS on foot of any Ministerial recommendations. The 'Ministerial Recommendations', made under Section 53 of the Planning Acts, will be taken into account when the Planning Authority is considering proposals for development that would affect the historic or architectural interest of these structures.

11.4.2.1 Policy Objective HER13: Architectural Conservation Areas It is a Policy Objective to: i. Protect the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA). Please refer to Appendix 4 for a full list of ACAs. ii. Ensure that all development proposals within an ACA be appropriate to the character of the

area having regard to the Character Appraisals for each area. iii. Ensure that any new development or alteration of a building within an ACA or immediately adjoining an ACA is appropriate in terms of the proposed design, including scale, height, mass, density, building lines and materials. iv. Seek a high quality, sensitive design for any new development(s) that are complementary and/or sympathetic to their context and scale whilst simultaneously encouraging contemporary design which is in harmony with the area. Direction can also be taken from using traditional forms that are then expressed in a contemporary manner rather than a replica of a historic building style. v. Ensure street furniture is kept to a minimum, is of good design and any redundant street furniture removed. vi. Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture

APPENDIX 5 IMPACT ASSESSMENT AND THE CULTURAL HERITAGE RESOURCE

POTENTIAL IMPACTS ON ARCHAEOLOGICAL AND HISTORICAL REMAINS

Impacts are defined as ‘the degree of change in an environment resulting from a development’ (Environmental Protection Agency 2022). They are described as profound, significant or slight impacts on archaeological remains. They may be negative, positive or neutral, direct, indirect or cumulative, temporary or permanent.

Impacts can be identified from detailed information about a project, the nature of the area affected and the range of archaeological and historical resources potentially affected. Development can affect the archaeological and historical resource of a given landscape in a number of ways.

- Permanent and temporary land-take, associated structures, landscape mounding, and their construction may result in damage to or loss of archaeological remains and deposits, or physical loss to the setting of historic monuments and to the physical coherence of the landscape.
- Archaeological sites can be affected adversely in a number of ways: disturbance by excavation, topsoil stripping and the passage of heavy machinery; disturbance by vehicles working in unsuitable conditions; or burial of sites, limiting accessibility for future archaeological investigation.
- Hydrological changes in groundwater or surface water levels can result from construction activities such as de-watering and spoil disposal, or longer-term changes in drainage patterns. These may desiccate archaeological remains and associated deposits.
- Visual impacts on the historic landscape sometimes arise from construction traffic and facilities, built earthworks and structures, landscape mounding and planting, noise, fences and associated works. These features can impinge directly on historic monuments and historic landscape elements as well as their visual amenity value.
- Landscape measures such as tree planting can damage sub-surface archaeological features, due to topsoil stripping and through the root action of trees and shrubs as they grow.
- Ground consolidation by construction activities or the weight of permanent embankments can cause damage to buried archaeological remains, especially in colluviums or peat deposits.
- Disruption due to construction also offers in general the potential for adversely affecting archaeological remains. This can include machinery, site offices, and service trenches.

Although not widely appreciated, positive impacts can accrue from developments. These can include positive resource management policies, improved maintenance and access to archaeological monuments, and the increased level of knowledge of a site or historic landscape as a result of archaeological assessment and fieldwork.

PREDICTED IMPACTS

The severity of a given level of land-take or visual intrusion varies with the type of monument, site or landscape features and its existing environment. Severity of impact can be judged taking the following into account:

- The proportion of the feature affected and how far physical characteristics fundamental to the understanding of the feature would be lost;
- Consideration of the type, date, survival/condition, fragility/vulnerability, rarity, potential and amenity value of the feature affected;
- Assessment of the levels of noise, visual and hydrological impacts, either in general or site-specific terms, as may be provided by other specialists.

APPENDIX 6 MITIGATION MEASURES AND THE CULTURAL HERITAGE RESOURCE

POTENTIAL MITIGATION STRATEGIES FOR CULTURAL HERITAGE REMAINS

Mitigation is defined as features of the design or other measures of the proposed development that can be adopted to avoid, prevent, reduce or offset negative effects.

The best opportunities for avoiding damage to archaeological remains or intrusion on their setting and amenity arise when the site options for the development are being considered. Damage to the archaeological resource immediately adjacent to developments may be prevented by the selection of appropriate construction methods. Reducing adverse effects can be achieved by good design, for example by screening historic buildings or upstanding archaeological monuments or by burying archaeological sites undisturbed rather than destroying them. Offsetting adverse effects is probably best illustrated by the full investigation and recording of archaeological sites that cannot be preserved *in situ*.

DEFINITION OF MITIGATION STRATEGIES

ARCHAEOLOGICAL RESOURCE

The ideal mitigation for all archaeological sites is preservation *in situ*. This is not always a practical solution, however. Therefore, a series of recommendations are offered to provide ameliorative measures where avoidance and preservation *in situ* are not possible.

Archaeological Test Trenching can be defined as ‘a limited programme of intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate’ (CIfA 2023a).

Full Archaeological Excavation can be defined as ‘a programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified area or site on land, inter-tidal zone or underwater. The records made and objects gathered during fieldwork are studied and the results of that study published in detail appropriate to the project design’ (CIfA 2023b).

Archaeological Monitoring can be defined as ‘a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive (CIfA 2023c).

Underwater Archaeological Assessment consists of a programme of works carried out by a specialist underwater archaeologist, which can involve wade surveys, metal detection surveys and the excavation of test pits within the sea or riverbed. These assessments are able to

access and assess the potential of an underwater environment to a much higher degree than terrestrial based assessments.

ARCHITECTURAL RESOURCE

The architectural resource is generally subject to a greater degree of change than archaeological sites, as structures may survive for many years but their usage may change continually. This can be reflected in the fabric of the building, with the addition and removal of doors, windows and extensions. Due to their often more visible presence within the landscape than archaeological sites, the removal of such structures can sometimes leave a discernable 'gap' with the cultural identity of a population. However, a number of mitigation measures are available to ensure a record is made of any structure that is deemed to be of special interest, which may be removed or altered as part of a proposed development.

Conservation Assessment consists of a detailed study of the history of a building and can include the surveying of elevations to define the exact condition of the structure. These assessments are carried out by Conservation Architects and would commonly be carried out in association with proposed alterations or renovations on a Recorded Structure.

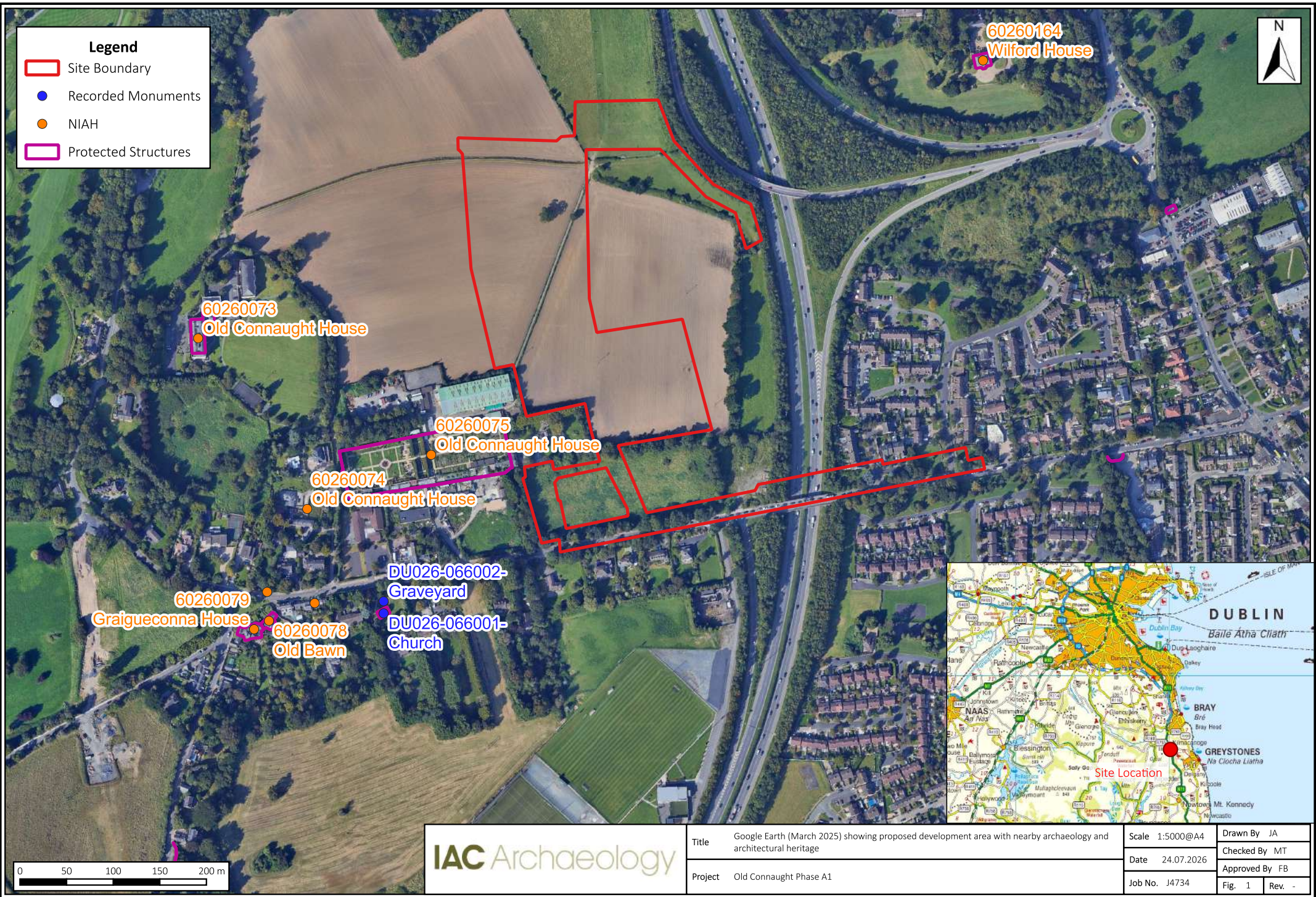
Building Survey may involve making an accurate record of elevations (internal and external), internal floor plans and external sections. This is carried out using an EDM (Electronic Distance Measurer) and GPS technology to create scaled drawings that provide a full record of the appearance of a building at the time of the survey.

Historic Building Assessment is generally specific to one building, which may have historic significance, but is not a Protected Structure or listed within the NIAH. A full historical background for the structure is researched and the site is visited to assess the standing remains and make a record of any architectural features of special interest. These assessments can also be carried out in conjunction with a building survey.

Written and Photographic record provides a basic record of features such as stone walls, which may have a small amount of cultural heritage importance and are recorded for prosperity. Dimensions of the feature are recorded with a written description and photographs as well as some cartographic reference, which may help to date a feature.

Legend

- Site Boundary
- Recorded Monuments
- NIAH
- Protected Structures



Title Google Earth (March 2025) showing proposed development area with nearby archaeology and architectural heritage Project Old Connaught Phase A1	Scale 1:5000@A4	Drawn By JA
	Date 24.07.2026	Checked By MT
	Job No. J4734	Approved By FB
		Fig. 1

Rev. -



Proposed Site Layout Sheet 1 of 2

Boundary of Application

Ontario Survey Sheet Number:
1568-08, 1568-02, 1568-12, 1568-13, 1568-17,
1518-20, 1518-22, 1568-07, 1518-27, 1518-C,
1517-D, 1568-A, 1567-B, 1568-B, 1518-18,
1568-03, 1568-09

Distance Survey-Inland License No.:
CWA50513090
All levels (in meters) are related to Mean
Low Water. All dimensions are in millimeters. Figured
dimensions only are to be taken from this drawing.
Please refer to landscape architects' drawings for
landscape materials and boundary treatments.
Please refer to engineers' drawings for road levels,
structures and any other engineering materials.

Revision Description	Date	Rev. No.	Issued To
New Unit Submission	11-20-2009	001	SA
Stage 1/100 Submission	25-01-2010	002	SA
Stage 1/100 Planning	17-07-2009	100	ME
Stage 1/100 Final Submission - Updated BOM	18-05-2010	004	ME

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	any other means

Project: Old Connaught Phase
Location: Old Connaught Avenue

Client: Castlethorn Old Com

Drawing Title: Proposed Site Layout
Drawing No.: 240M-OMP-00-SP-D

Project Code: — Scale @ A1: 1:500

Project Lead: SCS	Date Printed: 04.04.2026
Drawn By: SCS	Current Rev.: 034

Job No.:	24004	Status:	A3
Purpose:	Planning		

Co. Dublin

U.S. DOLLAR

of 2

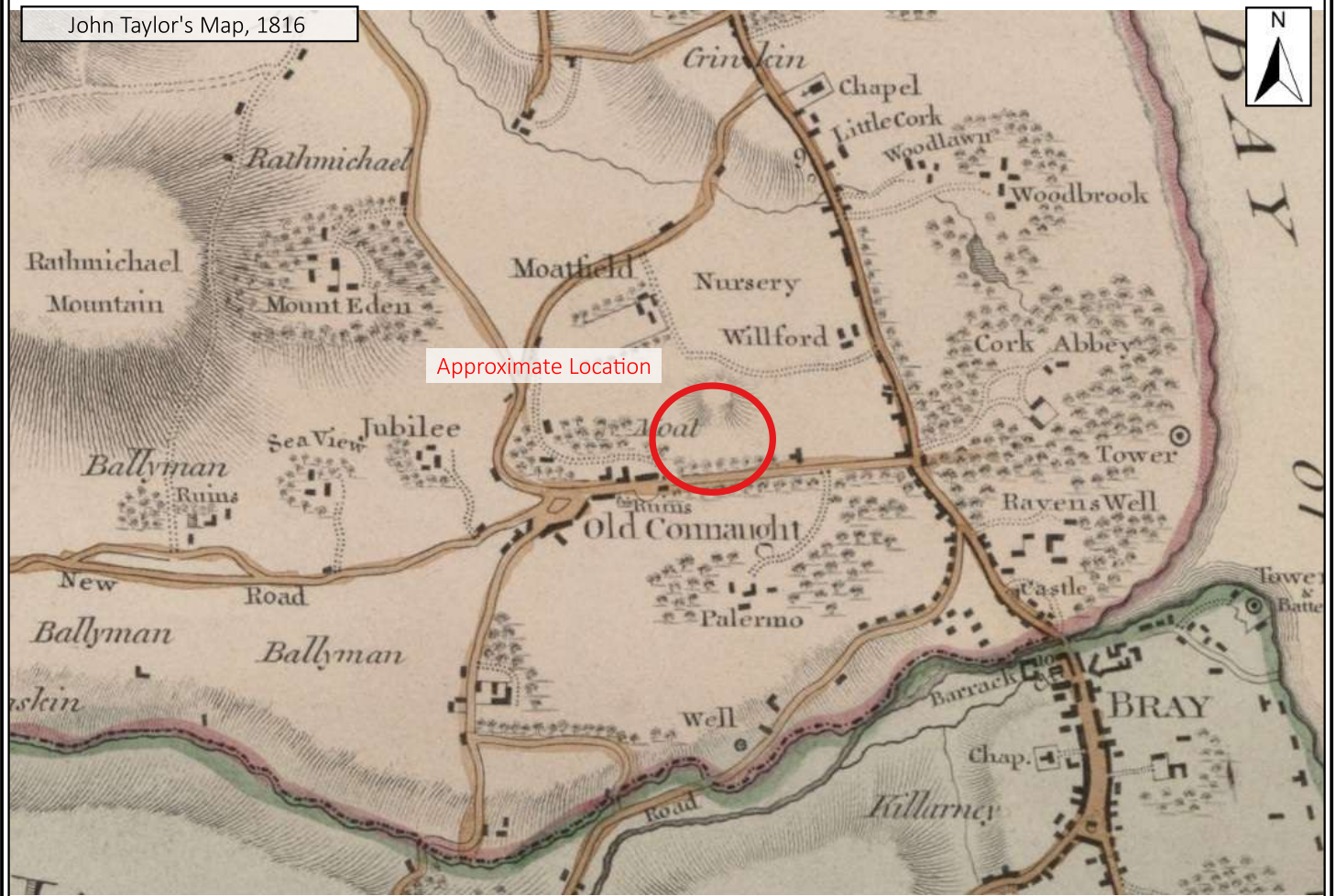
Down Survey Barony Map, c. 1655



Rocque's Map of Dublin, 1760



John Taylor's Map, 1816



Ordnance Survey Map, 1837

