

# **An Archaeological, Architectural and Cultural Heritage Impact Assessment of a Proposed Development at 158A Richmond Road, Dublin 3**

**Client:** Thornton O'Connor Town Planning on behalf of Malkey Ltd

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## EXECUTIVE SUMMARY

The purpose of this report is to assess the importance and sensitivity of the known, as well as the potential, archaeological, architectural and cultural heritage environment of the proposed development site at 158A Richmond Road, Dublin 3 D03 YK12, to identify the impact of the proposed development on this environment and to propose mitigation measures to reduce any impacts on said environment.

These works were undertaken for Thornton O'Connor Town Planning on behalf of Malkey Ltd. The proposed development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The proposed development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.


The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

The proposed development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.

The archaeological assessment of the proposed development site at Richmond Road has identified 22 sites of archaeological, and/or cultural heritage significance within the study area. These comprise three




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RMPs (one of which is also a designated NIAH site), seven Protected Structures (PS) (five of which are also listed on the NIAH), nine NIAH sites (including one RMP and five Protected Structures), one Conservation Area (CA), one townland boundary (TB), six unregistered cultural heritage sites (UCH) and one area of archaeological potential (AAP).

The results of this impact assessment indicate that the development site as a whole is an area of archaeological potential. It is expected that any impacts to archaeology would occur as a result of construction groundworks.

1. All ground reduction (including the removal of groundslabs as part of demolitions), should be subject to a programme of archaeological monitoring, under licence, by a suitably qualified archaeologist.
2. If archaeological material is encountered, then it will be investigated and fully recorded. However, if significant archaeological material is encountered the National Monuments Service (DoHLGH) will be notified. Resolution of any such significant material will be determined in consultation with the NMS (DoHLGH).
3. A written report will be prepared detailing the results of all archaeological work undertaken.

**Please note all recommendations are subject to the approval of the Dublin City Archaeologist and the National Monuments Service, Department of Housing, Local Government and Heritage.**

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## 1 INTRODUCTION

This report details the archaeological, architectural and cultural heritage issues that need to be addressed in respect of a proposed development at 158a Richmond Road, Dublin 3, D03 YK12 (Figure 1). These works were undertaken for Thornton O'Connor Town Planning on behalf of Malkey Ltd.

This assessment has been undertaken in accordance with the provisions of the following legislative procedures which are further detailed in Appendix 3:

- National Monuments Acts 1930-2004
- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 1999
- Local Government (Planning and Development) Acts 2000-2015

It has also been undertaken in accordance with the policies set out in Chapter 11 and 15 of the Dublin City Development Plan 2022–2028.

### 1.1 Site location


The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building).

### 1.2 Proposed development

Malkey Limited intend to apply for permission for development (Large-scale Residential Development (LRD)) at this c. 0.55 hectare site at the former Leyden's Cash and Carry, No. 158A Richmond Road, Dublin 3, D03 YK12.

The proposed development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The proposed development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application

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(pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed (Figures 3a, 3b, 4a and 4b). Please note the outcome of the SHD application does not affect the results of this impact assessment.

The proposed development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.


### 1.3 Study area

The study area for this assessment has been defined in respect of two factors: 1.) the ability of sites/information sources to provide information pertaining to the archaeological potential of the proposed development site, and 2.) the potential physical impact, as well as impact on setting, that the proposed scheme may have on sites of cultural heritage significance.

Taking these factors into account the study area has been defined as follows:

Subject	Study area
National Monuments and Recorded archaeological monuments (RMPs)	Within 200 m of proposed development site
Protected Structures and/or their curtilage	Within approx. 200 m proposed development site
Architectural Conservation Areas (ACAS)	Within approx. 200 m proposed development site
Structures recorded in the NIAH	Within approx. 200 m of proposed development site
Unregistered features of cultural heritage	Within proposed development site
Townland boundaries	Within proposed development site
Areas of archaeological potential	Within proposed development site
Previous Excavations	Within townlands or streets encompassed by and adjacent to the proposed development site
Topographical files	Within the area incorporated by the proposed development

Table 1 – Dimensions of the study area

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## 2 OBJECTIVES AND METHODOLOGY

### 2.1 Objectives

This study aims to assess the baseline archaeological, architectural and cultural heritage environment, evaluate the likely significant impacts that the proposed development will have on this environment and provide mitigation measures, in accordance with the policies of the National Monuments Service, Department of Housing, Local Government and Heritage and Dublin City Council, the National Monuments Acts 1930-2004 and best practise guidelines, to ameliorate these impacts.

In order to provide a comprehensive assessment, an extensive desktop study in addition to a field inspection of the proposed development area was undertaken.


The scope and methodology for the baseline assessment has been devised with reference to the following guidelines:

- EirGrid (2015) 'Cultural Heritage Guidelines for Electricity Transmission Projects. A stand approach to archaeological, architectural and cultural heritage impact assessment of high voltage transmission projects.'
- Environmental Protection Agency (2002) 'Guidelines on the information to be contained in Environmental Impact Statements'
- Environmental Protection Agency (2003) 'Advice notes on current practice (in the preparation of Environmental Impact Statements)'
- Environmental Protection Agency (2017) 'Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR)'
- Department of Arts, Heritage, Gaeltacht and the Islands (DAHGI) (1999) 'Frameworks and Principles for the Protection of the Archaeological Heritage'
- Department of the Environment, Heritage and Local Government (2004) 'Architectural Heritage Guidelines'
- National Roads Authority (2005) 'Guidelines for the Assessment of Architectural Heritage Impacts of National Road Schemes'
- National Roads Authority (2005) 'Guidelines for the Assessment of Archaeological Heritage Impacts of National Road Schemes'

### 2.2 Desktop Study Methodology

The present assessment of the archaeological, architectural and cultural heritage of the proposed development area is based on a desktop study of a number of documentary and cartographic sources. The desktop study was further augmented by an examination of aerial photography as well as a field survey. The main sources consulted in completing the desktop study are listed here.

- Sites and Monuments Record (SMR) and Record of Monuments and Places (RMP)
- National Inventory of Architectural Heritage
- Dublin City Development Plan 2022–2028
- National Museum of Ireland (NMI) Topographical Files (online via heritagemaps.ie)
- Excavations Bulletin
- Aerial Photographs
- Cartographic Sources

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### 2.3 Field Inspection Methodology

A field inspection of the proposed development site was undertaken by Rubicon Heritage Services Ltd on 19 August 2022 (Plates 1–6).

The primary purpose of a field inspection is to assess local topography in order to identify any potential low-visibility archaeological and/or historical sites, buildings or boundaries that are not currently recorded and which may be impacted upon negatively by the proposed development. It is also the purpose of the field inspection to survey any known monuments or sites and to consider the relationship between them and the surrounding landscape, all of which need to be considered during the assessment process.

The methodology used during the field inspection involved recording the present land use as well as the existing topography for the entire area comprising the proposed development site. A photographic record and written description were compiled for any known and/or potential sites of archaeological, architectural and/or cultural significance.

### 2.4 Methodology used for assessing baseline value of sites

In order to categorise the baseline environment in a systemised manner, ‘baseline values’ have been assigned to each identified site of cultural heritage significance and/or potential within the study area. The baseline value of a site is determined with reference to the ‘importance’ and ‘sensitivity’ of the site.

In accordance with NRA Guidelines, the importance of a site is determined based on the following criteria: legal status, condition, historical associations, amenity value, ritual value, specimen value, group value and rarity.

The sensitivity of a site is determined based on the presence of extant remains and/or the potential for associated sub-surface remains of the feature to be present *in situ*.

It should be noted that the National Monuments Act 1930-2004 does not differentiate between recorded archaeological sites on the basis of relative importance or sensitivity. In addition, the Local Government (Planning and Development) Act, 2000 does not differentiate between Protected Structures or Areas of Architectural Conservation on the basis of relative importance or sensitivity either. Consequently, professional judgement has been exercised to rate these features based on their perceived importance and sensitivity in relation to physical impacts and impacts on setting.

Taking the above factors into consideration, the criteria that have been defined are provided in Table 2 below.

Subject	Baseline Value
- Recorded Archaeological Monuments	Very High
- Protected Structures	
- Architectural Conservation Areas (ACAs)	
- Sites listed in the NIAH that are not Protected Structures	High



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Subject	Baseline Value
<ul style="list-style-type: none"><li>- Unregistered built heritage sites that comprise extant remains which are in good condition and/or which are regarded as constituting significant cultural heritage features</li><li>- Unrecorded features of archaeological potential</li></ul>	
<ul style="list-style-type: none"><li>- Unregistered built heritage sites that comprise extant remains which are in poor condition</li><li>- Unregistered cultural heritage sites (not including built heritage sites) that comprise extant remains</li><li>- Townland boundaries that comprise extant remains</li><li>- Marshy/wetland areas</li></ul>	Medium/High
<ul style="list-style-type: none"><li>- Unregistered cultural heritage sites for which there are no extant remains but where there is potential for associated subsurface evidence</li><li>- Townland boundaries for which there are no extant remains</li></ul>	Medium/Low
<ul style="list-style-type: none"><li>- Unregistered cultural heritage sites for which there are no extant remains and where there is little or no potential for associated subsurface evidence</li></ul>	Low

Table 2 – Baseline values of sites

Caution should be exercised when assessing the perceived significance of an archaeological, architectural or cultural heritage site as such categorisation is open to subjectivity. In addition, the perceived levels of importance as identified in this report are liable to future revision in the instance where new information, through the undertaking of further archaeological investigations, is provided.

## 2.5 Type of impacts

The following table lists the type of impacts that a proposed development may have on the cultural heritage resource:

Type of Impacts	Definition
Direct	Direct impacts arise where an archaeological, architectural and/or cultural heritage feature or site is physically located within the footprint of the proposed development, or its associated physical impact zone, whereby the removal of part, or all of the feature or site is thus required.
Indirect	Indirect impacts arise when an archaeological, architectural or cultural heritage feature is not located within the footprint of the proposed development, or its associated physical impact zone, and thus is not impacted directly. Such an impact could include impact on setting or impact on the zone of archaeological potential of site whereby the actual site itself is not physically affected.
Cumulative	The addition of many impacts to create a large, significant impact.
Undeterminable	Whereby the full consequence that the proposed development may have on the cultural heritage resource is not known.
Residual	The degree of environmental change that will occur after the proposed mitigation measures have taken effect.

Table 3 – Type of impacts



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## 2.6 Methodology used for assessing magnitude of impacts

The methodology used to assess the magnitude of potential pre-mitigation impacts, as well as residual impacts, of the proposed development on the baseline environment is presented in Table 4 below.

Impact magnitude	Criteria
Severe	<ul style="list-style-type: none"><li>- Applies where mitigation would be unlikely to remove adverse effects. Reserved for adverse, negative effects only. These effects arise where an archaeology site is completely and irreversibly destroyed.</li><li>- An impact that obliterates the architectural heritage of a structure or feature of national or international importance. These effects arise where an architectural structure or feature is completely and irreversibly destroyed by the proposed development. Mitigation is unlikely to remove adverse effects.</li></ul>
Major	<ul style="list-style-type: none"><li>- An impact which, by its magnitude, duration or intensity, alters an important aspect of the environment. An impact like this would be where part of a site would be permanently impacted upon, leading to a loss of character, integrity and data about an archaeological feature/site.</li><li>- An impact that by its magnitude, duration or intensity alters the character and/or the setting of the architectural heritage. These effects arise where an aspect or aspects of the architectural heritage is/are permanently impacted upon leading to a loss of character and integrity in the architectural structure or feature. Appropriate mitigation is likely to reduce the impact.</li><li>- A beneficial or positive effect that permanently enhances or restores the character and/or setting of a feature of archaeological or cultural heritage significance in a clearly noticeable manner.</li></ul>
Moderate	<ul style="list-style-type: none"><li>- A medium impact arises where a change to a site/monument is proposed which though noticeable, is not such that the archaeological integrity of the site is compromised, and which is reversible. This arises where an archaeological feature can be incorporated into a modern-day development without damage and that all procedures used to facilitate this are reversible.</li><li>- A medium impact to a site/monument may also arise when a site is fully or partly excavated under license and all recovered data is preserved by record.</li><li>- An impact that results in a change to the architectural heritage which, although noticeable is not such that alters the integrity of the heritage. The change is likely to be consistent with existing and emerging trends. Impacts are probably reversible and may be of relatively short duration. Appropriate mitigation is very likely to reduce the impact.</li><li>- A beneficial or positive effect that results in partial or temporary enhancement of the character and/or setting of a feature of archaeological or cultural heritage significance in a clearly noticeable manner.</li></ul>






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Impact magnitude	Criteria
Minor	<ul style="list-style-type: none"><li>- An impact which causes changes in the character of the environment, such as visual impact, which are not high or very high and do not directly impact or affect an archaeological feature or monument.</li><li>- An impact that causes some minor change in the character of architectural heritage of local or regional importance without affecting its integrity or sensitivities. Although noticeable, the effects do not directly impact on the architectural structure or feature. Impacts are reversible and of relatively short duration. Appropriate mitigation will reduce the impact.</li><li>- A beneficial or positive effect that causes some minor or temporary enhancement of the character of an architectural heritage significance which, although positive, is unlikely to be readily noticeable.</li></ul>
Negligible	<ul style="list-style-type: none"><li>- An impact on archaeological features or monument capable of measurement but without noticeable consequences.</li><li>- An impact on architectural heritage of local importance that is capable of measure merit but without noticeable consequences.</li><li>- A beneficial or positive effect on architectural heritage of local importance that is capable of measurement but without noticeable consequences.</li></ul>

Table 4 – Criteria used for rating magnitude of impacts

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## 2.7 Methodology used for assessing significance level of impacts


The significance level of a construction or operation impact on a feature is assessed by combining the magnitude of the impact and baseline value of the feature. The matrix in Table 5 provides a guide to decision-making but is not a substitute for professional judgement and interpretation, particularly where the baseline value or impact magnitude levels are not clear or are borderline between categories. The permanence of the effects are also taken into account, with irreversible effects being more significant while temporary or reversible changes are likely to be less significant.

Magnitude of Impact	Baseline Value				
	Very High	High	Medium/High	Medium/Low	Low
Severe	Very significant	Significant	Significant	Moderate	Slight
Major	Significant	Significant	Moderate	Slight	Slight
Moderate	Moderate	Moderate	Slight	Slight	Negligible
Minor	Slight	Slight	Slight	Negligible	Negligible
Negligible	Slight	Negligible	Negligible	Negligible	Negligible

Table 5 – Criteria for assessing significance level of impacts

## 2.8 Difficulties experienced during compilation of assessment

No difficulties were encountered during the preparation of this impact assessment.

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### 3 BASELINE/RECEIVING ENVIRONMENT

#### 3.1 Designated archaeological sites

##### 3.1.1 Record of Monuments and Places (RMPs)

Section 12 (1) of the National Monuments Act 1994 made provision for the establishment and maintenance of a Record of Monuments & Places (RMP). Under this Act, each site recorded in the Record of Monuments and Places is granted statutory protection. When the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a recorded archaeological monument they are required to give notice in writing to the Minister for Housing, Local Government and Heritage two months before commencing that work.

There are 3 recorded archaeological monuments incorporated by the study area (please refer to Section 1.3: Study Area). These include the site of a castle (CH001), a watermill associated with a printing works (CH002) and 17<sup>th</sup>/ 18<sup>th</sup> century house (Clonliffe House: CH003). The RMPs will not be impacted by the proposed works (Figures 1 and 2).

##### 3.1.2 National Monuments

National monuments are broken into two categories: National Monuments in the ownership or guardianship of the state and National Monuments in the ownership or guardianship of a local authority. Section 8 of the National Monuments (Amendment) Act 1954 provides for the publication of a list of monuments, the preservation, of which, are considered to be of national importance. Two months' notice must be given to the Minister for Housing, Local Government and Heritage where work is proposed to be carried out at or in relation to any National Monument.

There are no National Monuments incorporated by the study area (please refer to Section 1.3: Study Area).


##### 3.1.3 Sites with Preservation Orders

The National Monuments Act 1930-2004 provide for the making of Preservation Orders and Temporary Preservation Orders in respect of National Monuments. Under Section 8 of the National Monument Act 1930 (as amended) the Minister for Housing, Local Government and Heritage, can place a Preservation Order on a monument if, in the Ministers' opinion, it is a National Monument in danger of being or is actually being destroyed, injured or removed or is falling into decay through neglect. The Preservation Order ensures that the monument shall be safeguarded from destruction, alteration, injury, or removal, by any person or persons without the written consent of the Minister.

There are no sites with preservation orders incorporated by the study area (please refer to Section 1.3: Study Area).

#### 3.2 Designated architectural heritage sites

In 1997 Ireland ratified the Granada Convention on architectural heritage. This provided the basis for a national commitment to the protection of the architectural heritage throughout the country. The Local Government (Planning and Development) Act 2000, and the Architectural Heritage (National

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Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999, made the legislative changes necessary to provide for a strengthening of the protection of architectural heritage.

### 3.2.1 Record of Protected Structures

The Dublin City Development Plan 2022–2028 was consulted for schedules of Protected Structures. These are buildings that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, and/or technical point of view. Protected Structures receive statutory protection from injury or demolition under Section 57 (1) of the Local Government (Planning and Development) Act 2000. Protected structure status does not exclude development or alteration but requires the developer to consult with the relevant planning authority to ensure that elements which make the structure significant are not lost during development.

There are seven Protected Structures (CH004- St Vincent’s Hospital (formerly Richmond House), CH006- 19<sup>th</sup> C. Warehouse 156–163 Richmond Road, CH007- Former Whiskey Distillery, CH009- 19<sup>th</sup> C. Dwelling, CH011- 163 Richmond Road, CH012- 165 Richmond Road, CH013- Bonded Storehouse) in the study area (please refer to Section 1.3: Study Area). The protected structures will not be impacted by the proposed works (Figures 1 and 2)

### 3.2.2 Architectural Conservation Areas and Conservation Areas

The Dublin City Development Plan 2022-2028 was consulted for records relating to Architectural Conservation Areas and Conservations Areas (hereinafter ‘ACAs’ and ‘CAs’ respectively). It is a policy of Dublin City Council to protect the special interest and character of all Dublin’s Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.

There is one CA within the study area (CH017- The River Tolka; Figure 2) (please refer to Section 1.3: Study Area). CH017 will not be impacted upon by the proposed works.


### 3.2.3 National Inventory of Architectural Heritage (NIAH)

The National Inventory of Architectural Heritage (hereinafter the ‘NIAH’) is a state initiative under the administration of the Department of Arts, Heritage and the Gaeltacht and was established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. Its purpose is to identify, record and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently, as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).

There are nine structures listed in the NIAH within the study area (one is an RMP, Clonliffe House: CH003) with five other buildings listed as protected structures (CH004, CH006, CH007, CH009 and CH013). The remaining NIAH structures are (CH008- 20<sup>th</sup> c. Post Box), (CH005- 19<sup>th</sup> c. Dwelling Woodbine Lodge) and (CH010- 19<sup>th</sup> c. Dwelling) (please refer to Section 1.3: Study Area). The NIAH sites will not be impacted by the proposed works (Figure 2).

### 3.2.4 Undesignated Cultural Heritage Sites that Comprise Extant Remains

Undesignated cultural heritage sites which comprise extant remains are typically, though not always, post-1700 in date. The majority of these sites are represented on the 6” and/or 25” Ordnance Survey

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maps. Many constitute country houses and associated lodges, while others may be bridges or industrial features, hollow-ways, mass rocks etc.

There are no undesignated cultural heritage site that comprises extant remains present within the proposed development site.

### 3.2.5 *Undesignated Cultural Heritage Sites that do not Comprise Extant Remains*

Undesignated cultural heritage features which do comprise extant remains typically include features such as lime kilns, dwellings, outhouses, trackways, bridges, industrial features etc which are identifiable on maps such as the 6" and/or 25" Ordnance Surveys but which no longer have an above-ground presence.

Analysis of the First Edition 6" and 25" Ordnance Survey mapping identified six undesignated cultural heritage features which do not comprise extant remains within the proposed development site. A house labelled Waterfall Cottage (CH015) is depicted on Second Edition 25" Ordnance Survey mapping in the northeastern part of the proposed development area. Two other houses (CH016 and CH017) are depicted immediately to the southwest of it. A series of warehouse buildings, (CH018–CH020) possibly associated with the distillery, are situated across the development area. Two of these buildings (CH018–CH019) are depicted on the road frontage of the site, with CH020 located to the south. The proposed development could impact on any surviving sub-surface masonry remains associated with these structures.


### 3.2.6 *Townland Boundaries*

A townland is the smallest official land unit in the country. Ireland is made up of approximately 60,000 townlands. Research into the name of these land units frequently provides information relating to its archaeology, history, folklore, ownership, topography or land use. Most place names were anglicised by the time the Ordnance Survey began in the 1830s. Despite some inaccuracies in translation, the Gaelic, Viking, Anglo-Norman and English origins of place names are generally recognisable.

Examination of the First Edition 6" Ordnance Survey map shows one townland boundary within the study area (CH014)—between Richmond & Clonliffe East. There will be no impact to the townland boundary as it is located outside the proposed development site (Figure 2).

## 3.3 *Areas of archaeological potential*

Analysis of historic mapping (see Section 3.5 below) indicates that a series of late 19<sup>th</sup>/early 20<sup>th</sup> century structures could be present on the proposed development site (Figure 2). These include houses and warehouse buildings, which may have an association with the corn mill/ paper mill and the Dublin Whiskey Distillery situated to the south and east of the proposed development respectively. As such the site as a whole can be regarded as an area of archaeological potential (CH022). No additional indication for other archaeological or historical remains is evident from historic maps within the study area. A portion of the townland boundary between Clonliffe and Richmond is also present (CH014) to the south of the proposed development site (please refer to Section 1.3: Study Area).

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### 3.4 Archaeological and historical context (after Phelan 2003)

The site is located in the townland of Richmond, parish of Clonturk, in the barony of Coolock.

#### 3.4.1 General History

The site is adjacent to the River Tolka, in Irish 'An Tolac', meaning a flood. This body of water has played an important role in Dublin's history forming the city boundaries and being the reputed backdrop to the battle of Clontarf in 1014. The river is tidal in normal conditions up to the Luke Kelly Bridge (DU018:00201 and 02), a bridge and fish weir site, which lies 500 m to the southwest of the proposed development area. The bridge is believed to have been the site of the Battle of Clontarf and the place where Brian Boru leader of the Irish met his death in the battle and ultimately saw the Irish defeat the Hiberno-Norse. Some historians are sceptical about the notion that the location of Luke Kelly Bridge was the site of the battle but according to Dillon Cosgrave (1909, 117), in reference to the Battle of Clontarf, "it is said that there were many killed at the Danish 'fishing weir' of Clontarf where Ballybough Bridge is now". T. O'Gorman also records that the Battle of the fishing weir of Clontarf is believed to be situated on the River Tolka, close to the sea, where Ballybough Bridge now stands. He states that that it is quite possible that it is from this site that the battle first got its name, afterwards being shortened to its present form by dropping the words 'fishing weir' (1879, 169-82). The bridge is estimated to have been constructed sometime in the 14<sup>th</sup> century. It was also the location of an engagement between insurgents and Crown forces during the rebellion of Silken Thomas in 1544 'resulting in a great slaughter of Englishmen' (Ball 1920, 157).

The Norse occupation of Dublin from the 9<sup>th</sup> to 11<sup>th</sup> centuries was confined to the south bank of the River Liffey. Towards the end of the 11<sup>th</sup> century an expansion of the Hiberno-Norse population on the north bank of the river resulted in the development of Oxmantown (the town of the east men). St Michan's Church on Church Street was constructed in 1095. St Mary's Abbey was founded on Mary's Lane in 1139. The area to the west of the present line of O'Connell Street (effectively up to the edge of the high tide) was part of the Cistercian Abbey of St Mary's. In the mid-12<sup>th</sup> century, it was made subject to two English Abbeys, indicating the level of Anglo-Norman influence in Dublin even before the Anglo-Norman Invasion. By the 13<sup>th</sup> century, the Abbey had its own quay and harbour on the north bank and traded directly with England and France (Kilfeather 2000).

Under Anglo-Norman occupation, Clonliffe was confirmed to the Abbey of St, Mary's. As its borders were on the edge of the city its extent became a question of importance and gave rise to litigation on more than one occasion (Ball, 1920, 154). In the ecclesiastical taxation of 1304, the grange of Clonliffe appears. The grange of Clonliffe was the birthplace of an abbot of St. Mary's Abbey, Stephen Lawless, who ruled the abbey from 1429 to 1437. After the dissolution of the religious houses in 1537 by King Henry VIII, the Grange of Clonliffe was then granted in common with the other possessions of the Abbey to Walter Peppard (Ball 1920). At that time the property was estimated to contain 150 acres with a messuage (i.e. a dwelling with an outhouse and land assigned to it; these buildings could probably equate to the Clonliffe House (CH003), and possibly watermill (CH002) immediately to the south of the proposed development.

With regards to the industrial heritage of this area, the civil survey of 1654 mentions a watermill at St Mary Abbey Lands at the Grange of Clonliffe. It is marked on the Down survey maps as 'Grange Mill', 'Corn Mill' on the 1st edition O.S. maps, and 'Printing Works' on the 2nd edition maps. In 1611 when the Grange of Clonliffe was granted to the crown, it was estimated to contain over 200 acres, as well as the messuage, 3 cottages and the mill (Ball 1920). The commonwealth Civil Survey conducted in 1654–





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1656 (Simmington 1945) mentions lands at the Grange of Clonliffe, which included 250 acres in the possession of Viscount Moore.


In the first half of the 18<sup>th</sup> century the Grange as it became known, was the home of Tristram Fortick (Joyce 1995). After his death in 1755 the Grange was called Fortick's Grove and was occupied by successively by Samuel Taylor, Henry Irwin, and a famous theatrical actor, Fredrick Jones, who was known to his contemporaries as Buck Jones. Jones was one of the most noted men of his time who lived in Clonliffe House (CH003), as it became known from at least 1816 onwards (as depicted on Taylor's map of Dublin for that year). In Jones' time the demesne of Clonliffe House extended as far back as the Tolka and included what was known as Donnelly's Orchard. This orchard may be the feature highlighted on the 1837 and 1912 Ordnance Survey maps. As the only means of access to Clonliffe House was from Drumcondra Road at one end at Ballybough at the other, Jones had a new road constructed – a continuation of Russell Street. It has a temporary bridge across the Royal Canal and lay directly at right angles to Clonliffe Road. For long afterwards this road was universally known as 'Buck Jones' road', but in recent years the name has been simplified into its' present form of Jones' Road (Joyce 1995).

Joyce, writing in 1912 states that the then straight Clonliffe road was little over 100 years old, and was preceded by a narrower and more winding thoroughfare called Fortick's Lane. In 1789 a company was incorporated by Royal Charter regarding the opening of a Grand Line of canal, from the north side of Dublin City to the upper part of the River Shannon 86 miles away in Co. Longford. The work started in 1790 and was completed by 1817 (Neary 1992). Clonliffe Bridge on Jones Road going over the Grand Canal was constructed in 1812 (M'Cready 1987).

In 1859 Archbishop Cullen (1803–78) founded Holy Cross College, the Diocesan seminary in the grounds and buildings of the former Clonliffe House. It was opened to seminarians in 1863. In 1890, the Archbishop of Dublin, Dr Walsh moved from Parnell Square to a house within the grounds of Holy Cross College (Neary, 1992). The seminary closed in the late 1990's.

The industrial heritage links of the proposed site are further highlighted by its proximity to the Tivoli Centre (CH007), the former Dublin Whiskey Distillery, which lends its name to Distillery Road. The connection between the whiskey distilling industry and the placename Distillery Road is difficult to trace. Mulryan's Whiskies of Ireland (2002) tells of the fortunes of the whiskey industry in Ireland from the 1600s onwards. Between 1823 and 1900 there were six major players in the Irish Market. George Roe, one of these six, had several distilleries throughout Dublin. The smallest of his concerns was located on Jones' Road. Despite its size, this distillery still possessed its own 'cooperage, stables, blacksmiths, carpentry shop, print works (this is the same unit referred to on the 1912 edition Ordnance Survey map), malt house and duty-free warehouses (Mulryan 2002, 39). The Jones' Road distillery was powered wholly by water and produced 560,000 gallons of whiskey annually. In 1891 George Roe and William Jameson (brother of John Jameson – whose distillery is still in existence today) joined forces to form Dublin Whiskey Distillers (DWD). This merger in the face of economic difficulties was short lived with both firms closing between 1923 and 1926. Operations at Jones' Road continued occasionally until 1942 (Mulryan 2002, 59). Mulryan's information regarding the location of the Dublin Whiskey Distillers premises may not be exhaustive. It is possible that the distillery on Jones' Road was perhaps only in part located there and that there were units of the operation spread around the locality including on the River Tolka at Distillery Road (right bank) and off Richmond Road (left bank), where the location of a distillery is depicted on Ordnance Survey maps dating from 1912 and 1935-36.



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The site of the headquarters of the Gaelic Athletic Association (GAA) at Croke park was formally owned by a Mr. M. Butterly in the 1870's ([www.gaa.ie](http://www.gaa.ie)). At that time, it was known as the City and Suburban racecourse. The location of this amenity and the subsequent facilities are on the south side of Clonliffe Road, with Jones' Road on its western end and St. Joseph's Avenue to the east. The junctions of Distillery Road and St. Josephs off Clonliffe Road are directly opposite each other. Frank Dineen purchased the 14-acre site in 1908 and sold it to the GAA in 1913. The association immediately renamed the ground Croke Park in honour of its first (1884) patron Archbishop Croke of Cashel and Emly.

### 3.5 Cartographic evidence

#### 3.5.1 Down Survey Map (1656)

The approximate location of the site can be seen but no details are identifiable (Figure 5).

The civil survey of 1654 mentions a watermill at St Mary Abbey Lands at the Grange of Clonliffe. It is marked on the Down survey maps as 'Grange Mill', 'Corn Mill' on the 1st edition O.S. maps, and 'Printing Works' on the 2nd edition maps (Figures 7 and 9).

#### 3.5.2 Rocque's Map of Dublin c.1760

The proposed development site appears to lie within a former roadway on the northern bank of the River Tolka. The surrounding landscape appears to be largely agricultural (Figure 6).

#### 3.5.3 1<sup>st</sup> Edition Ordnance Survey 6-inch series (1837-42)


The first edition Ordnance Survey map show the site as undeveloped land with no structures depicted on it. A structure 'Optic Lodge' and its associated outbuildings can be seen to the northwest of the site. The lands to the rear of Optic Lodge have been formally laid out and possibly accessed from a lane way to the rear of the lodge. A smaller structure can be identified centrally within this area. A weir has been established on the southwestern extent of the site most likely channelling water into the most southerly channel of the Tolka which is annotated as a Mill Pond. A sluice gate is annotated on the northern most channel of the Tolka indicating that it played a role in the control of water to the mill. Elsewhere to the southwest of the proposed development the cornmill and its associated millrace are clearly identifiable. Richmond House (CH004) and the site of Richmond Castle (CH001) are depicted to the east of the proposed development (Figure 7).

#### 3.5.4 Ordnance Survey 25-inch series map (1910-11)

The proposed development site has undergone some change at this point. Buildings are depicted on the road frontage of the site (CH018 and CH019) and a large distillery complex off Richmond road has been developed. A building labelled Waterfall Cottage (CH015) is depicted in the northwestern part of the site and two houses (CH016 and CH017) are situated immediately to the southwest of it. A series of warehouse buildings (CH020), possibly relating to the distillery, are situated across the site. The dwelling (CH003) is labelled Red House and (CH004) Richmond House has been incorporated into the St Vincent's Lunatic Asylum further north (Figure 8).

#### 3.5.5 Ordnance Survey Casini 6-inch series (1936)

No significant changes from the earlier 25-inch series map, apart from some alterations to the warehouse buildings (CH020) (Figure 9).

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### 3.6 Recent excavations

A number of archaeological investigations have been carried out within the environs of the proposed site. No features of archaeological significance were identified during these investigations (see Appendix 2).



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## 4 IMPACT STATEMENT

### 4.1 Description of the site

The site is located at the former Leyden’s Cash and Carry at No. 158A Richmond Road, Dublin 3, D03 YK12. The site currently consists of a series of large warehouse buildings situated at the southeast, with an adjoining large yard and car park to the northwest. The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building).

#### 4.1.1 Past impacts on site

The site was developed in the twentieth century and currently contains several warehouse buildings, a car park and an access gateway from Richmond Road. It is likely that the construction of the extant properties impacted cultural heritage receptors CH015–CH020.


#### 4.1.2 Summary of baseline environment

Site Type	Summary
- RMPs - National Monuments - Sites with Preservation Orders - Sites listed in the Register of Historic Monuments	There are three recorded archaeological monuments incorporated by the study area. There are no National Monuments or sites with Preservation Orders within the study area.
- Protected Structures	There are seven Protected Structures incorporated in the study area.
- Architectural Conservation Areas (ACAs) and Conservation Areas (CAs)	The proposed development site does not lie within an ACA, but the River Tolka is designated as a CA
- Sites Listed in the NIAH	There are nine structures listed in the NIAH within the study area.
- Townland Boundaries	There is one townland boundary located within the development area.
- Unregistered Cultural Heritage Sites	There are six unregistered cultural heritage sites incorporated by the study area, all of which lie within the development area
- Areas/features of archaeological potential	The development site as a whole is also regarded as an area of archaeological potential.

Table 6 – Summary of baseline environment

### 4.2 Description of the proposed development

The proposed development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block

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C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The proposed development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed (Figures 3a, 3b, 4a and 4b). Please note the outcome of the SHD application does not affect the results of this impact assessment.

The proposed development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.

### 4.3 Impact assessment

This section assesses the likely significant impacts that the proposed development will have on the baseline/receiving environment, prior to the implementation of any mitigation measures. The methodology used in ascertaining the baseline value of sites, the type, magnitude and significance level of impacts is set out in Section 2 above.

Mitigation measures to ameliorate these impacts and the residual impact that the proposed scheme will have on each site of cultural heritage significance and/or potential are provided in Sections 5 and 6 below.

Present ground level across the proposed site area varies from c 3.50 m OD to c. 4.23 m OD. The construction of the new building will require the demolition of all existing structures on site and although the proposed development does not include a basement; ground reduction to accommodate the new ground slab will require excavation in the region of up to 1 m. Localised deeper excavation




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will also be required for ground-beams and services. As such the construction works may encounter surviving in-situ archaeological remains associated with 19<sup>th</sup>-century dwelling and structures associated with CH015–CH020 and CH022, as depicted on historical sources.

All impacts that occur during the construction phase are likely to be direct impacts as a result of sub-surface disturbance or construction works.

CH No.	Impact Type	Description of Impact	Magnitude of impact prior to implementation of mitigation measures	Baseline Value	Significance level of impact prior to implementation of mitigation measures
015	Direct	Impacts will occur as a result of construction groundworks	Major	Medium/Low	Slight
016	Direct	Impacts will occur as a result of construction groundworks	Major	Medium/Low	Slight
017	Direct	Impacts will occur as a result of construction groundworks	Major	Medium/Low	Slight
019	Direct	Impacts will occur as a result of construction groundworks	Major	Medium/Low	Slight
020	Direct	Impacts will occur as a result of construction groundworks	Major	Medium/Low	Slight
022	Direct	Impacts will occur as a result of construction groundworks	Major	Medium/Low	Slight

Table 7 – Summary of impacts and impact magnitude prior to mitigation

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## 5 MITIGATION STRATEGY

The mitigation strategies outlined in this section detail the techniques to be adopted in order to ameliorate the impacts that the proposed development may have on features of archaeological, architectural and/or cultural heritage within the study area. The residual impacts that will remain once these mitigation measures have been implemented are identified in Section 6 further on.

The following mitigation measures proposed are subject to approval by Dublin City Council, the National Monuments Service, Department of Housing, Local Government and Heritage.

The current policy of the Minister for Housing, Local Government and Heritage is that preservation *in situ* of archaeological material is the preferred option. **Note:** where this cannot be achieved then a programme of full archaeological excavation should be implemented to ensure the preservation by record of all affected archaeological material.

1. All ground reduction (including the removal of groundslabs as part of demolitions), should be subject to a programme of archaeological monitoring, under licence, by a suitably qualified archaeologist.
2. If archaeological material is encountered, then it will be investigated and fully recorded. However, if significant archaeological material is encountered the National Monuments Service (DoHLGH) will be notified. Resolution of any such significant material will be determined in consultation with the NMS (DoHLGH).
3. A written report will be prepared detailing the results of all archaeological work undertaken.

**Please note all the recommendations in this report are subject to approval of Dublin City Council and the National Monuments Service, Department of Housing, Local Government and Heritage.**



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## 6 CONCLUSIONS

### 6.1 Summary of archaeological findings

The archaeological assessment of the proposed development site at Richmond Road, Dublin has identified 22 sites of archaeological, and/or cultural heritage significance within the study area. These comprise three RMPs (one of which is also a designated NIAH site), seven Protected Structures (PS) (five of which are also listed on the NIAH), nine NIAH sites (including one RMP and five Protected Structures), one Conservation Area (CA), one townland boundaries (TB), six unregistered cultural heritage sites (UCH) and one area of archaeological potential (AAP).

The results of this impact assessment indicate that the development site as a whole is an area of archaeological potential. It is expected that any impacts to archaeology would occur as a result of construction groundworks relating to the proposed LRD.

### 6.2 Recommendations

The following mitigation measures proposed.

1. All ground reduction (including the removal of groundslabs as part of demolitions), should be subject to a programme of archaeological monitoring, under licence, by a suitably qualified archaeologist.
2. If archaeological material is encountered, then it will be investigated and fully recorded. However, if significant archaeological material is encountered the National Monuments Service (DoHLGH) will be notified. Resolution of any such significant material will be determined in consultation with the NMS (DoHLGH).
3. A written report will be prepared detailing the results of all archaeological work undertaken.

**Note:** Where preservation in situ of any identified archaeological remains cannot be achieved, either in whole or in part, then a programme of full archaeological excavation will be required, to ensure the preservation by record of any archaeological features that will be directly impacted upon.

### 6.3 Residual impacts

CH No.	Baseline Value	Impact Type	Mitigation Measures	Magnitude of impact taking into account mitigation measures	Significance level of impact after implementation of mitigation measures
015	Medium/Low	Direct	Archaeological monitoring	Minor	Negligible
016	Medium / Low	Direct	Archaeological monitoring	Minor	Negligible
017	Medium/Low	Direct	Archaeological monitoring	Minor	Negligible
018	Medium / Low	Direct	Archaeological monitoring	Minor	Negligible





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CH No.	Baseline Value	Impact Type	Mitigation Measures	Magnitude of impact taking into account mitigation measures	Significance level of impact after implementation of mitigation measures
019	Medium/Low	Direct	Archaeological monitoring	Minor	Negligible
020	Medium / Low	Direct	Archaeological monitoring	Minor	Negligible
022	Medium / Low	Direct	Archaeological monitoring	Minor	Negligible

Table 8 – Summary of impacts and impact magnitude after implementation of mitigation

**Please note all the recommendations in this report are subject to approval of Dublin City Council and the National Monuments Service, Department of Housing, Local Government and Heritage.**



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Figure 1 - Richmond Road, Dublin: Site location and RMP mapping.



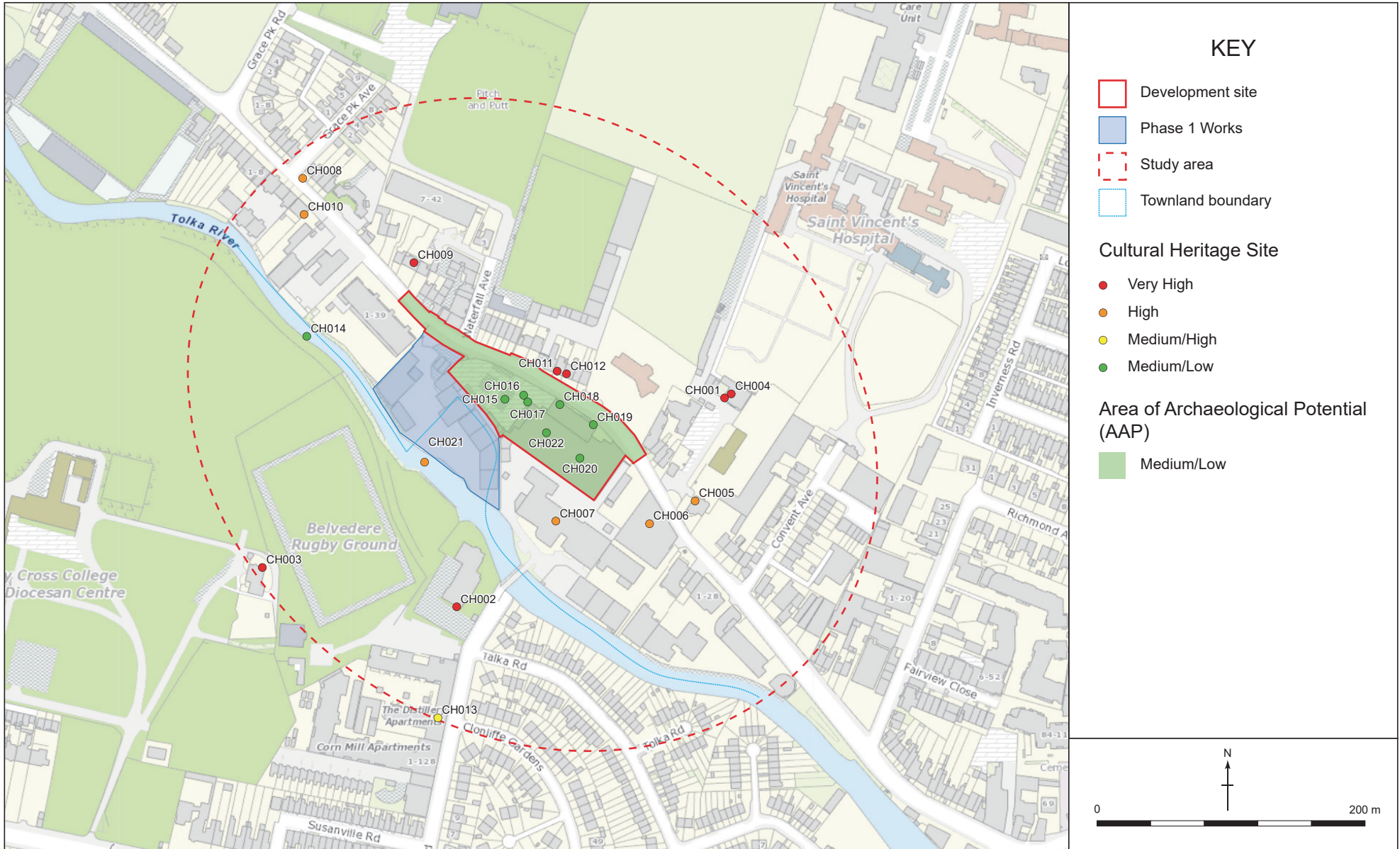


Figure 2 - Cultural Heritage sites within 200m radius of proposed development site.



All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architects. This drawing may not be edited or modified by the recipient.

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Notes:  
 ALL LEVELS ARE SHOWN TO THE IRISH TRANSVERSE MERCATOR (ITM) AND ARE DISPLAYED IN METRES (m)  
 ALL LEVELS SHOWN RELATES TO THE MALIN HEAD DATUM  
 ALL DIMENSIONS SHOWN ARE IN MILLIMETRES

LEGEND

▼ BUILDING ENTRANCE  
 E.E. EMERGENCY EXIT

SITE AREA

— TOTAL SITE APPLICATION AREA: 0.8256 Ha  
 — SITE DEVELOPMENT AREA: 0.5500 Ha  
 — ROAD WORKS IN APPLICATION AREA: 0.2756 Ha

OWNERSHIP

— OWNERSHIP SITE BOUNDARY: 0.5714 Ha  
 — LOCAL AUTHORITY ROAD WORKS APPLICATION AREA: 0.2542 Ha

— LAND TO BE TAKEN-IN-CHARGE BY DCC



Rev.	Date	Description
P5	27/01/23	ISSUED FOR PLANNING
P4	13/01/23	ISSUED FOR PRE-PLANNING
P3	08/10/22	ISSUED FOR PRE-PLANNING
P2	09/09/22	ISSUED FOR PRE-PLANNING
P1	25/08/22	ISSUED FOR PRE-PLANNING

**MALKEY LIMITED**

STATUS **PLANNING**

PROJECT **158A RICHMOND ROAD**

PROJECT ADDRESS **158A RICHMOND ROAD DUBLIN 3**

DWG TITLE **PROPOSED SITE PLAN - SCENARIO A (WITH PH 1)**

DWG NO. **22001-RKD-ZZ-00-DR-A-1002A**

REV.	STATUS	PROJECT NO.	22001
P5	A3	SCALE	1 : 500
DATE	JAN 2023	DRN	JB
		CHK	HB



PHASE 1  
 SUBJECT TO SEPARATE  
 PLANNING APPLICATION ABP  
 REG. REF. TA29N.312352

**1 1002 A PROPOSED SITE PLAN**  
 1 : 500 @ A1 (Scaled here 50% to A3)

Figure 3a - Proposed Site Plan Scenario A.



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ALL LEVELS SHOWN RELATES TO THE MALIN HEAD DATUM  
ALL DIMENSIONS SHOWN ARE IN MILLIMETRES



PHASE 1  
SUBJECT TO SEPARATE  
PLANNING APPLICATION ABP  
REG. REF. TA29N.312352

LEGEND

- BUILDING ENTRANCE
- E.E. EMERGENCY EXIT

SITE AREA

- TOTAL SITE APPLICATION AREA: 0.8256 Ha
- SITE DEVELOPMENT AREA: 0.5500 Ha
- ROAD WORKS IN APPLICATION AREA: 0.2756 Ha

OWNERSHIP

- OWNERSHIP SITE BOUNDARY: 0.5714 Ha
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- LAND TO BE TAKEN-IN-CHARGE BY DCC



Rev.	Date	Description
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P2	09/09/22	ISSUED FOR PRE-PLANNING
P1	25/08/22	ISSUED FOR PRE-PLANNING

**MALKEY LIMITED**

STATUS	PLANNING				
PROJECT	158A RICHMOND ROAD				
PROJECT ADDRESS	158A RICHMOND ROAD DUBLIN 3				
DWG TITLE	PROPOSED SITE PLAN - SCENARIO B (WITHOUT PH 1)				
DWG NO.	22001-RKD-ZZ-00-DR-A-1002B				
REV.	P5	STATUS	A3	PROJECT NO.	22001
DATE	JAN 2023	DRN	JB	CHK	HB



**1 1002 B \_PROPOSED SITE PLAN**  
1 : 500 @ A1 (Scaled here 50% to A3)

Figure 3b - Proposed Site Plan Scenario B .

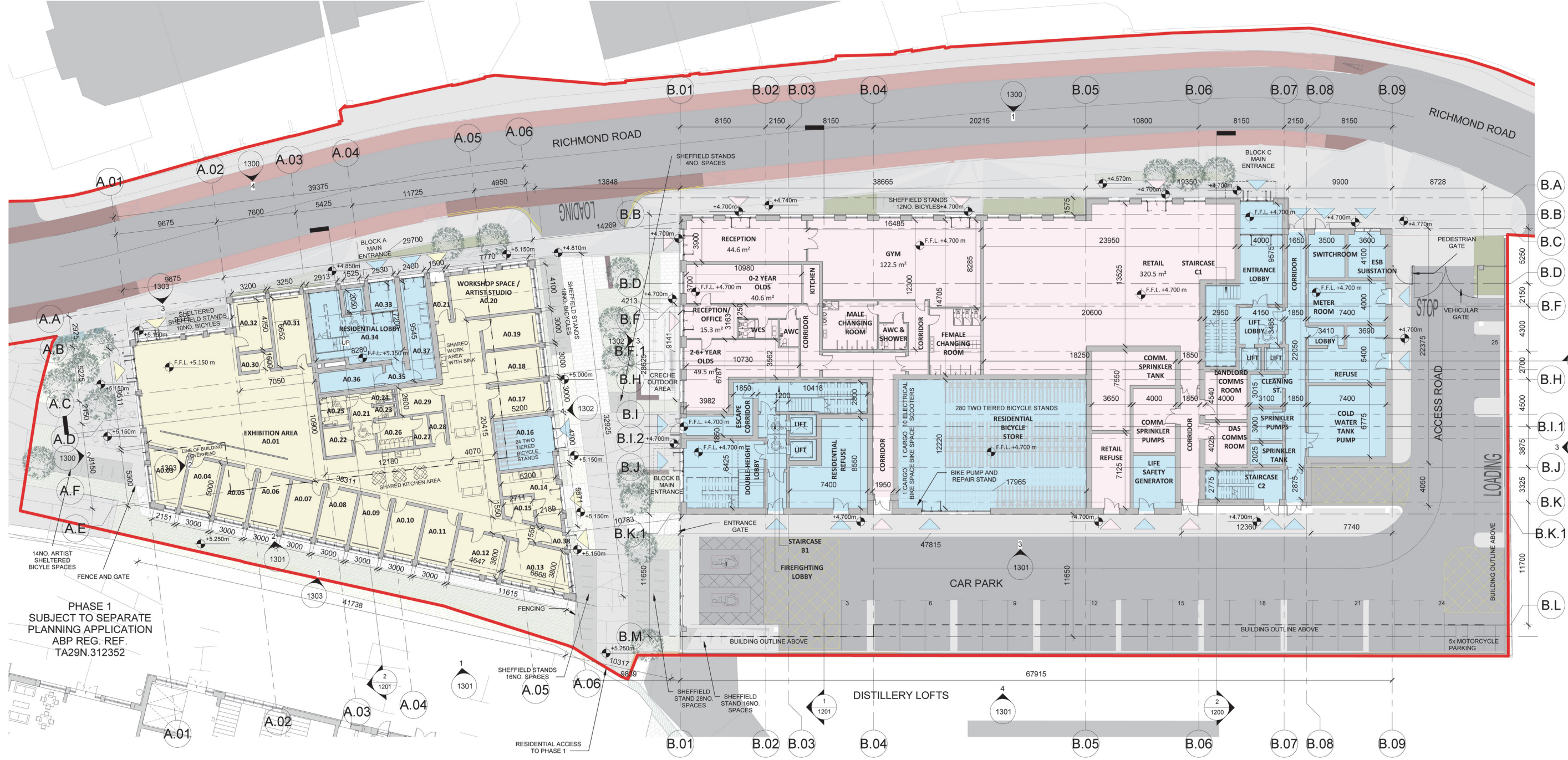
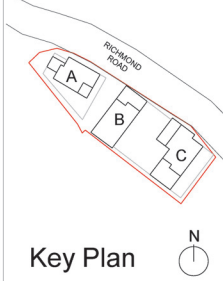


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- USES**
- Residential
  - Commercial
  - Community Use
- Site Application Area**
- Residential Entrance
  - Commercial Entrance
  - Artist Studio Entrance

NOTE: All areas shown on this plan are room areas measured from inner face of the wall to inner face of the wall



**1 1100 Ground Floor Plan - GA - Scenario A**  
1 : 200 @ A1 (Scaled here 50% to A3)

BLOCK A GROUND FLOOR ROOM SCHEDULE		
Number	Name	Area
A0.01	EXHIBITION AREA	174.0 m <sup>2</sup>
A0.02	COMMUNAL SPACE	140.7 m <sup>2</sup>
A0.03	ARTIST STUDIO	15.2 m <sup>2</sup>
A0.04	ARTIST STUDIO	15.0 m <sup>2</sup>
A0.05	ARTIST STUDIO	15.0 m <sup>2</sup>
A0.06	ARTIST STUDIO	15.0 m <sup>2</sup>
A0.07	ARTIST STUDIO	15.0 m <sup>2</sup>
A0.08	ARTIST STUDIO	15.0 m <sup>2</sup>
A0.09	ARTIST STUDIO	15.0 m <sup>2</sup>
A0.10	ARTIST STUDIO	15.0 m <sup>2</sup>
A0.11	ARTIST STUDIO	15.0 m <sup>2</sup>
A0.12	ARTIST STUDIO	17.7 m <sup>2</sup>
A0.13	ARTIST STUDIO	22.8 m <sup>2</sup>
A0.14	ARTIST REFUSE	18.6 m <sup>2</sup>
A0.15	CORRIDOR	5.5 m <sup>2</sup>
A0.16	RESIDENT BICYCLE STORAGE	24.4 m <sup>2</sup>
A0.17	ARTIST STUDIO	15.6 m <sup>2</sup>
A0.18	ARTIST STUDIO	15.6 m <sup>2</sup>
A0.19	ARTIST STUDIO	15.6 m <sup>2</sup>
A0.20	WORKSHOP SPACE / ARTIST STUDIO	31.9 m <sup>2</sup>
A0.21	ESCAPE CORRIDOR	5.5 m <sup>2</sup>

BLOCK A GROUND FLOOR ROOM SCHEDULE		
Number	Name	Area
A0.21	LOBBY	11.8 m <sup>2</sup>
A0.22	DRYING ROOM	6.8 m <sup>2</sup>
A0.23	WC	2.3 m <sup>2</sup>
A0.24	AMBULANT WC	2.0 m <sup>2</sup>
A0.25	AWC	6.8 m <sup>2</sup>
A0.26	CHANGING ROOM	9.4 m <sup>2</sup>
A0.27	SHOWER	3.9 m <sup>2</sup>
A0.28	CLEANER'S STORE	3.9 m <sup>2</sup>
A0.29	DARK ROOM	10.7 m <sup>2</sup>
A0.30	STORE	5.1 m <sup>2</sup>
A0.31	ARTIST STUDIO	21.6 m <sup>2</sup>
A0.32	ARTIST STUDIO	15.2 m <sup>2</sup>
A0.33	RESIDENTIAL ENTRANCE AIRLOCK	6.6 m <sup>2</sup>
A0.34	RESIDENTIAL LOBBY	43.3 m <sup>2</sup>
A0.35	LOBBY	3.4 m <sup>2</sup>
A0.36	METER ROOM	11.3 m <sup>2</sup>
A0.37	RESIDENTIAL REFUSE	23.6 m <sup>2</sup>
A0.38	ESCAPE CORRIDOR	3.1 m <sup>2</sup>

Ground Floor GFA Schedule				
Block	Level	Name	GFA	USE
BLOCK A	Level 00 - Ground Floor	ARTIST STUDIOS	749.1 m <sup>2</sup>	COMMUNITY USE
BLOCK A	Level 00 - Ground Floor	BIKE STORE	26.7 m <sup>2</sup>	RESIDENTIAL
BLOCK A	Level 00 - Ground Floor	CORE	43.4 m <sup>2</sup>	RESIDENTIAL
BLOCK A	Level 00 - Ground Floor	PLANT	75.0 m <sup>2</sup>	RESIDENTIAL
BLOCK A	Level 00 - Ground Floor	RESIDENTIAL LOBBY	22.9 m <sup>2</sup>	RESIDENTIAL
TOTAL			917.1 m <sup>2</sup>	
BLOCK B	Level 00 - Ground Floor	BIKE STORE	229.9 m <sup>2</sup>	RESIDENTIAL
BLOCK B	Level 00 - Ground Floor	BOH CIRCULATION	48.6 m <sup>2</sup>	COMMERCIAL
BLOCK B	Level 00 - Ground Floor	CORE	82.2 m <sup>2</sup>	RESIDENTIAL
BLOCK B	Level 00 - Ground Floor	CRECHE	156.0 m <sup>2</sup>	COMMERCIAL
BLOCK B	Level 00 - Ground Floor	GYM	261.5 m <sup>2</sup>	COMMERCIAL
BLOCK B	Level 00 - Ground Floor	PLANT	56.0 m <sup>2</sup>	RESIDENTIAL
BLOCK B	Level 00 - Ground Floor	RESIDENTIAL LOBBY	62.8 m <sup>2</sup>	RESIDENTIAL
TOTAL			897.0 m <sup>2</sup>	
BLOCK C	Level 00 - Ground Floor	BOH CIRCULATION	25.2 m <sup>2</sup>	COMMERCIAL
BLOCK C	Level 00 - Ground Floor	BOH CIRCULATION	53.4 m <sup>2</sup>	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	CORE	79.9 m <sup>2</sup>	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	PLANT	128.4 m <sup>2</sup>	COMMERCIAL
BLOCK C	Level 00 - Ground Floor	PLANT	231.2 m <sup>2</sup>	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	RESIDENTIAL LOBBY	42.7 m <sup>2</sup>	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	RETAIL	334.5 m <sup>2</sup>	COMMERCIAL
TOTAL			895.4 m <sup>2</sup>	
TOTAL			2,709.5 m <sup>2</sup>	

Figure 4a - Proposed Ground Floor Layout Scenario A.

Rev. Date Description

P5	27/01/2023	ISSUED FOR PLANNING
P4	13/01/2023	ISSUED FOR PRE-PLANNING
P3	06/10/2022	ISSUED FOR PRE-PLANNING
P2	09/09/2022	ISSUED FOR PRE-PLANNING
P1	25/08/2022	ISSUED FOR PRE-PLANNING

**MALKEY LIMITED**

STATUS: **PLANNING**

PROJECT: 158A RICHMOND ROAD

PROJECT ADDRESS: 158A RICHMOND ROAD DUBLIN 3

DWG TITLE: GROUND FLOOR PLAN - GA - SCENARIO A (WITH PH 1)

DWG NO: 22001-RKD-ZZ-00-DR-A-1100A

REV	STATUS	PROJECT NO
P5	A3	22001
DATE	SCALE	SCALE
JAN 2023	1 : 200	1 : 200
DRN	CHK	CHK
JB	HB	HB

**RKD**

59 Northumberland Rd, Ballsbridge, Dublin 4, D04 W9P6, Ireland

+353 1 668 1055, mal@rkd.ie, rkd.ie



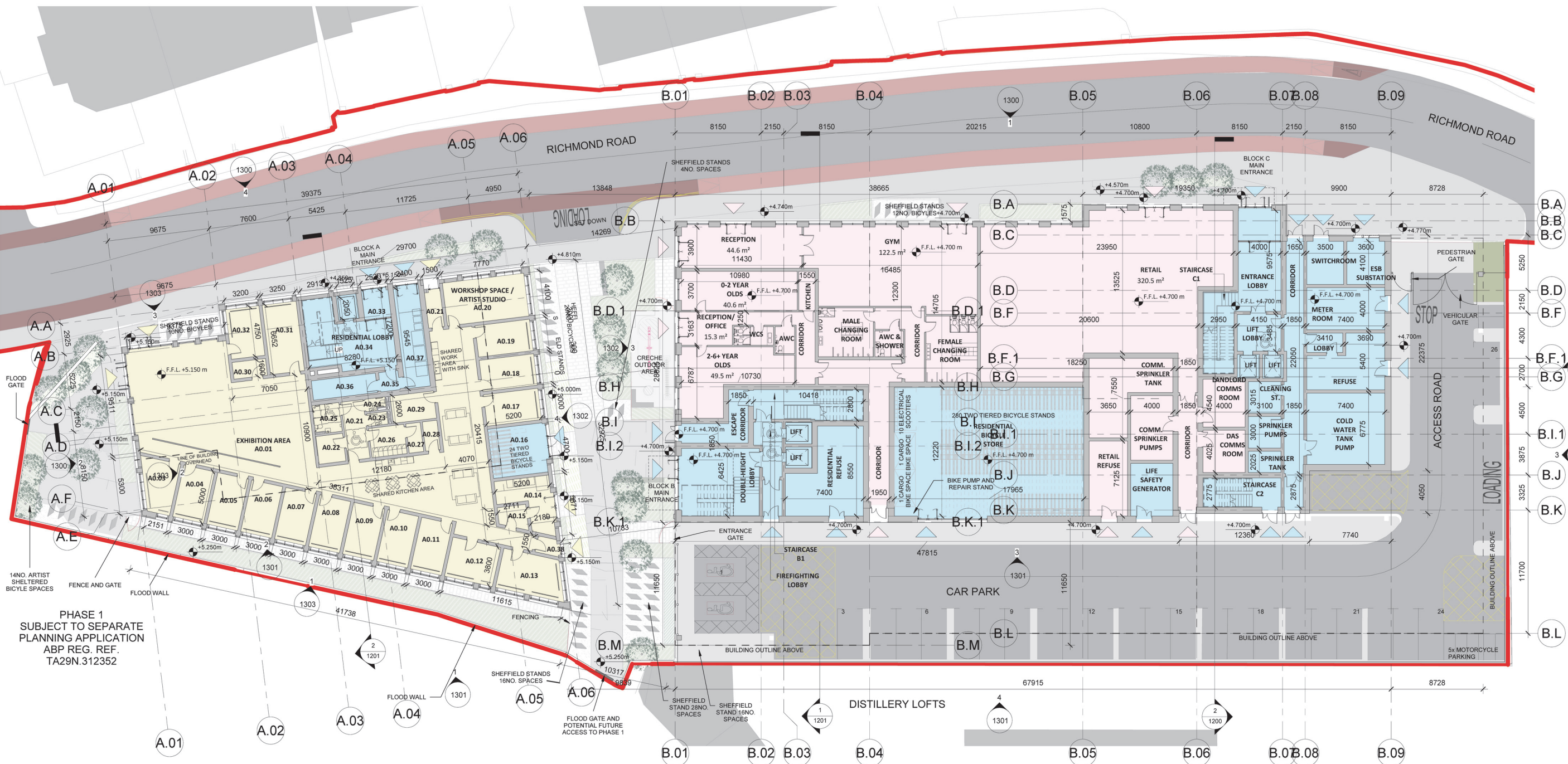
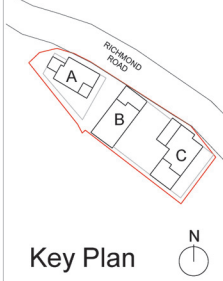
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RKD Architects Quality Management Systems are certified to ISO 9001:2015.

- USES**
- Residential
  - Commercial
  - Community Use
- Site Application Area**
- Residential Entrance
  - Commercial Entrance
  - Artist Studio Entrance

NOTE: All areas shown on this plan are room areas measured from inner face of the wall to inner face of the wall



PHASE 1  
SUBJECT TO SEPARATE  
PLANNING APPLICATION  
ABP REG. REF.  
TA29N.312352

1 1100\_Ground Floor Plan - GA - Scenario B  
1 : 200 @ A1 (Scaled here 50% to A3)

BLOCK A GROUND FLOOR ROOM SCHEDULE		
Number	Name	Area
A0.01	EXHIBITION AREA	174.0 m²
A0.02	COMMUNAL SPACE	140.7 m²
A0.03	ARTIST STUDIO	15.2 m²
A0.04	ARTIST STUDIO	15.0 m²
A0.05	ARTIST STUDIO	15.0 m²
A0.06	ARTIST STUDIO	15.0 m²
A0.07	ARTIST STUDIO	15.0 m²
A0.08	ARTIST STUDIO	15.0 m²
A0.09	ARTIST STUDIO	15.0 m²
A0.10	ARTIST STUDIO	15.0 m²
A0.11	ARTIST STUDIO	15.0 m²
A0.12	ARTIST STUDIO	17.7 m²
A0.13	ARTIST STUDIO	22.8 m²
A0.14	ARTIST REFUSE	18.6 m²
A0.15	CORRIDOR	5.5 m²
A0.16	RESIDENT BICYCLE STORAGE	24.4 m²
A0.17	ARTIST STUDIO	15.6 m²
A0.18	ARTIST STUDIO	15.6 m²
A0.19	ARTIST STUDIO	15.6 m²
A0.20	WORKSHOP SPACE / ARTIST STUDIO	31.9 m²
A0.21	ESCAPE CORRIDOR	5.5 m²

BLOCK A GROUND FLOOR ROOM SCHEDULE		
Number	Name	Area
A0.21	LOBBY	11.8 m²
A0.22	DRYING ROOM	6.8 m²
A0.23	WC	2.3 m²
A0.24	AMBULANT WC	2.0 m²
A0.25	AWC	6.8 m²
A0.26	CHANGING ROOM	9.4 m²
A0.27	SHOWER	3.9 m²
A0.28	CLEANER'S STORE	3.9 m²
A0.29	DARK ROOM	10.7 m²
A0.30	STORE	5.1 m²
A0.31	ARTIST STUDIO	21.6 m²
A0.32	ARTIST STUDIO	15.2 m²
A0.33	RESIDENTIAL ENTRANCE AIRLOCK	6.6 m²
A0.34	RESIDENTIAL LOBBY	43.3 m²
A0.35	LOBBY	3.4 m²
A0.36	METER ROOM	11.3 m²
A0.37	RESIDENTIAL REFUSE	23.6 m²
A0.38	ESCAPE CORRIDOR	3.1 m²

Ground Floor GFA Schedule				
Block	Level	Name	GFA	USE
BLOCK A	Level 00 - Ground Floor	ARTIST STUDIOS	749.1 m²	COMMUNITY USE
BLOCK A	Level 00 - Ground Floor	BIKE STORE	26.7 m²	RESIDENTIAL
BLOCK A	Level 00 - Ground Floor	CORE	43.4 m²	RESIDENTIAL
BLOCK A	Level 00 - Ground Floor	PLANT	75.0 m²	RESIDENTIAL
BLOCK A	Level 00 - Ground Floor	RESIDENTIAL LOBBY	22.9 m²	RESIDENTIAL
TOTAL			917.1 m²	
BLOCK B	Level 00 - Ground Floor	BIKE STORE	229.9 m²	RESIDENTIAL
BLOCK B	Level 00 - Ground Floor	BOH CIRCULATION	48.6 m²	COMMERCIAL
BLOCK B	Level 00 - Ground Floor	CORE	82.2 m²	RESIDENTIAL
BLOCK B	Level 00 - Ground Floor	CRECHE	156.0 m²	COMMERCIAL
BLOCK B	Level 00 - Ground Floor	GYM	261.5 m²	COMMERCIAL
BLOCK B	Level 00 - Ground Floor	PLANT	56.0 m²	RESIDENTIAL
BLOCK B	Level 00 - Ground Floor	RESIDENTIAL LOBBY	62.8 m²	RESIDENTIAL
TOTAL			897.0 m²	
BLOCK C	Level 00 - Ground Floor	BOH CIRCULATION	25.2 m²	COMMERCIAL
BLOCK C	Level 00 - Ground Floor	BOH CIRCULATION	53.4 m²	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	CORE	79.9 m²	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	PLANT	128.4 m²	COMMERCIAL
BLOCK C	Level 00 - Ground Floor	PLANT	231.2 m²	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	RESIDENTIAL LOBBY	42.7 m²	RESIDENTIAL
BLOCK C	Level 00 - Ground Floor	RETAIL	334.5 m²	COMMERCIAL
TOTAL			895.4 m²	
TOTAL			2,709.5 m²	

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**MALKEY LIMITED**

STATUS: **PLANNING**

PROJECT: 158A RICHMOND ROAD

PROJECT ADDRESS: 158A RICHMOND ROAD DUBLIN 3

DWG TITLE: GROUND FLOOR PLAN - GA - SCENARIO B (WITHOUT PH 1)

DWG NO: 22001-RKD-ZZ-00-DR-A-1100B

REV. P5 STATUS A3 PROJECT NO. 22001 SCALE 1 : 200

DATE JAN 2023 DRN JB CHK HB

**RKD**

59 Northumberland Rd  
Ballyroche, Dublin 4  
D04 W9P6, Ireland

+353 1 666 1055  
mali@rkd.ie  
rkd.ie

Figure 4b - Proposed Ground Floor Layout Scenario B.



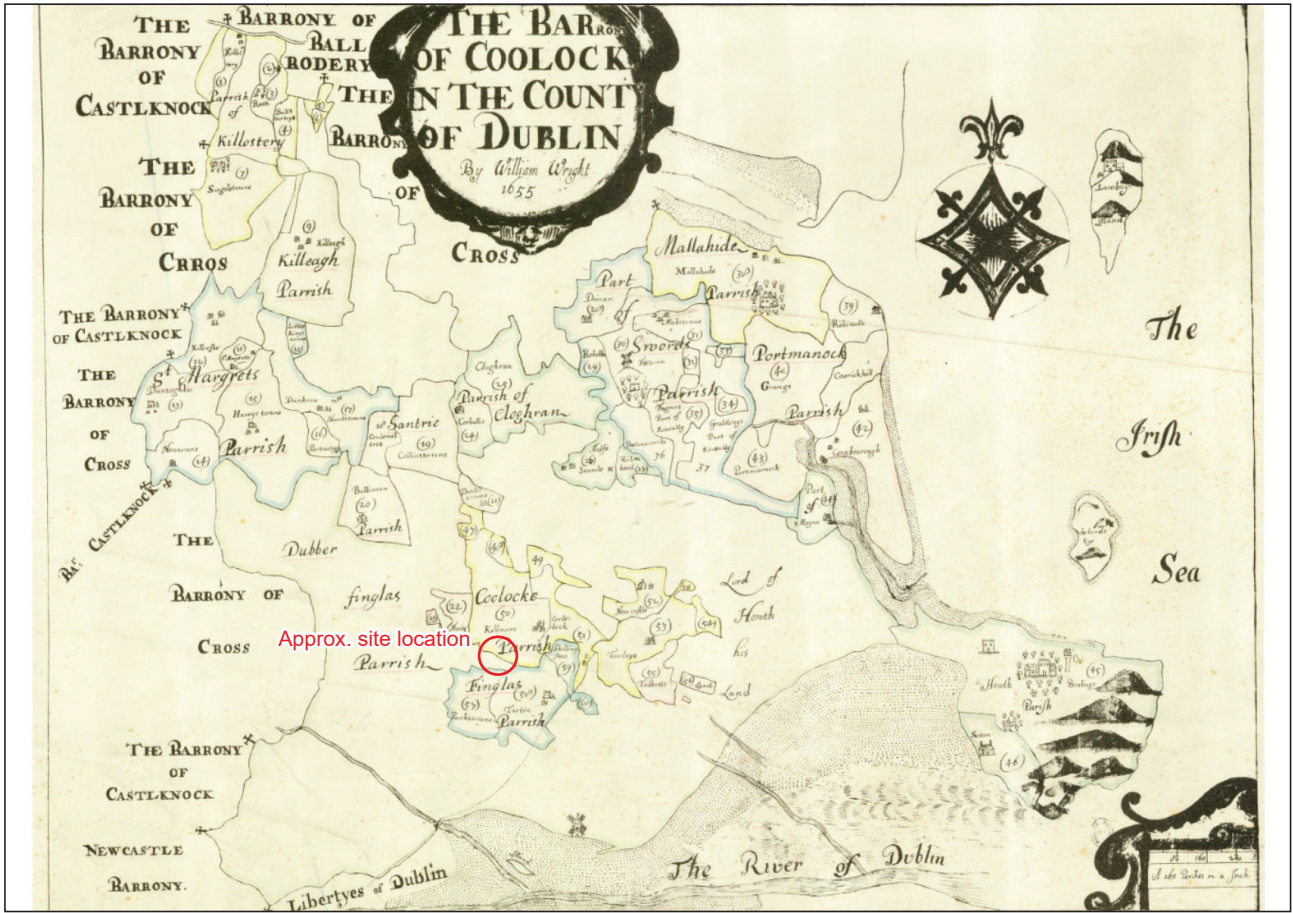


Figure 5 - Extract from Down Survey Map.



Figure 6 - Extract from Rocque's Map of County Dublin.





Figure 7 - First edition 6-inch Ordnance Survey map with proposed development site.





Figure 8 - Second edition 25-inch Ordnance Survey map with proposed development site.



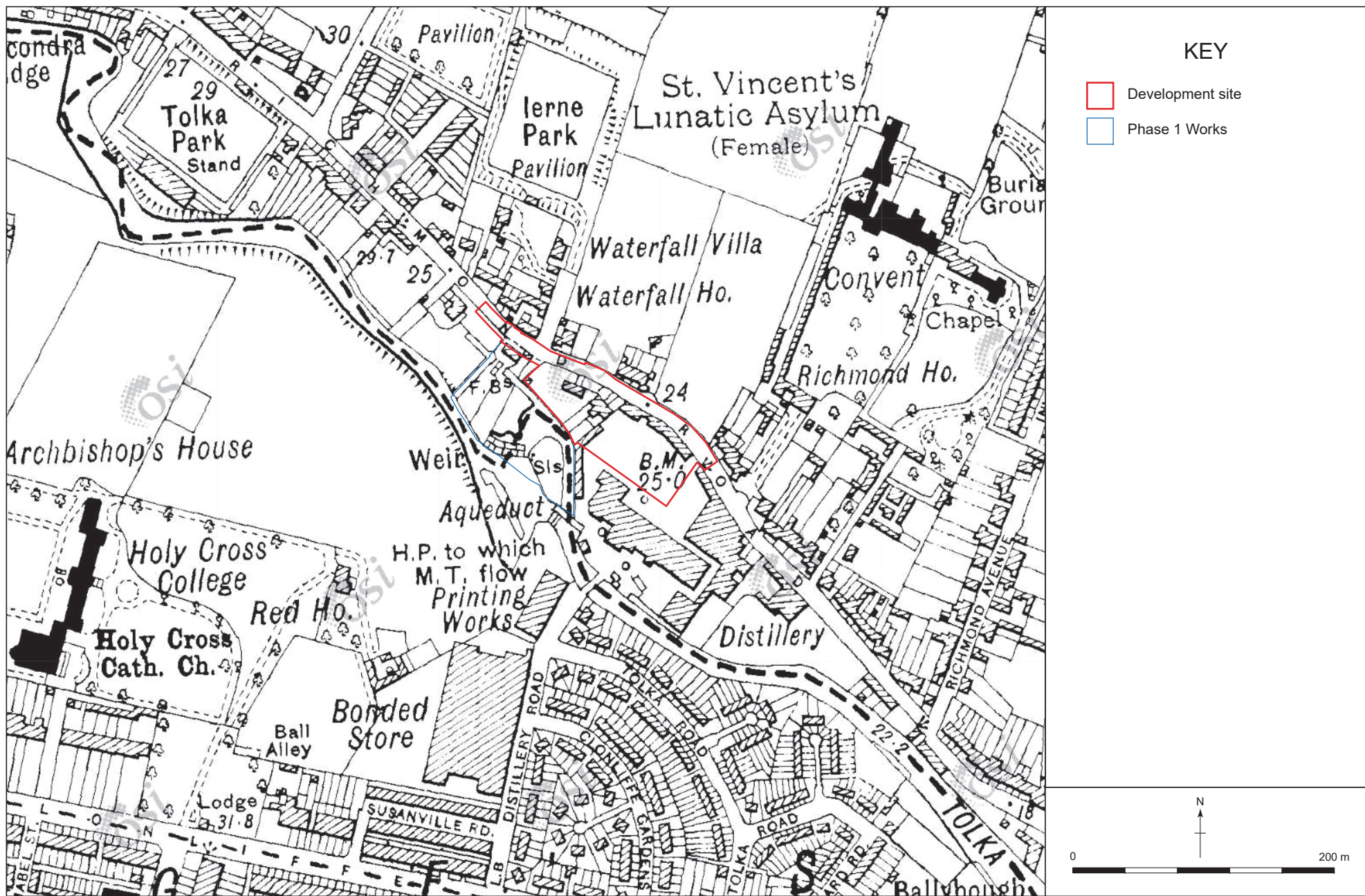


Figure 9 - 6-inch Cassini map with proposed development site.





Plate 1 - Proposed development site, facing southwest



Plate 2 - Proposed development site, facing west





Plate 3 - CH004, facing northeast



Plate 4 - Proposed development site, facing west





Plate 5 - CH011 and CH012, facing northeast



Plate 6 - Proposed development site, facing west



**Appendix 1 – Inventory of identified sites of cultural heritage significance and/or potential within study area**

CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
CH001	RMP	DU018-017----	Castle unclassified	– Duncan’s map (1821) has ‘castle’ marked here. Taylors map of the Environs of Dublin (1816) has ‘castle of Richmond’ marked on the site. Today there is a two-storey, 5 bay house on the site. There are no surface remains of the castle.	Dublin North City	Very High	716795	736467
CH002	RMP	DU018-030----	Water mill unclassified	– The Archaeological Survey of Ireland (ASI) is in the process of providing information on all monuments on The Historic Environment Viewer (HEV). Currently the information for this record has not been uploaded.	Dublin North City	Very High	716595	736311
CH003	RMP NIAH	DU018-019001-50120177	House 17 <sup>th</sup> /18 <sup>th</sup> century (Clonliffe House)	– Located on the grounds of Clonliffe College in a prominent position above the River Tolka. It is brick built and rises to two storeys over basement. The entrance is W facing. Indicated as the Red House on the latest OS edition, but as Clonliff House on the first OS map. Dillon, Cosgrave (1909, 80) mentions the Red House. The date of construction is uncertain but the form of the staircase with barley-sugar balusters, low risers, broad handrail, paired with staircase panelling would appear to be 17 <sup>th</sup> century. Detached three-bay two-storey double-pile former house over raised basement, built c. 1760, having single-bay bow to side (north)	Dublin North City	Very High	716450	736335



No:	SF-156	Version:	03	Effective Date:	18.08.22
Title:	An Archaeological, Architectural and Cultural Heritage Impact Assessment of a Proposed Development at 158A Richmond Road, Dublin 3.				Page 2

CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				elevation and low flanking wing walls to north and south ends of front (west) elevation. Now in use as clerical offices and counselling centre. Hipped M-profile slate roof with clay ridge tiles, rendered gable-sided chimneystacks, and red brick parapet with granite copings. Red brick walling to front, laid in Flemish bond, over smooth rendered basement walling, roughcast rendered walls to side and rear elevations and recent steel fire escapes to rear. Square-headed window openings with granite sills and raised render reveals, having timber sliding sash windows, first floor having three-over-three pane, ground floor having six-over-six pane and basement having three-over-three pane and replacement timber, with wrought-iron bars; round-headed window opening to bow with render reveal, render sill and fixed timber window; rear elevation has three-over-three pane to first floor and six-over-six pane to lower floors; some timber panelled shutters visible to interior. Elliptical-headed doorway to front, with moulded render surround, masonry doorcase comprising Ionic columns and entablature, two-stage spoked fanlight, and carved timber panelled door, approached by flight of ten				



No:	SF-156	Version:	03	Effective Date:	18.08.22
Title:	An Archaeological, Architectural and Cultural Heritage Impact Assessment of a Proposed Development at 158A Richmond Road, Dublin 3.				Page 3

CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				<p>diminishing granite steps flanked by decorative splayed wrought-iron railings. Roughcast rendered wing walls with round-headed niches. Set in landscaped grounds to east of Clonliffe College.</p> <p>This Palladian-influenced house displays features characteristic of refined domestic architecture of the Georgian period. The classical doorcase acts as a focal point at the centre, emphasized by the diminishing stone steps. The decreasing scale of the somewhat curious fenestration lends a sense of height to the structure, while the wing walls enhance the perception of symmetry and draw the eye out into the landscape. It provides an appealing focal point near the eastern boundary of Holy Cross College. The former demesne within which the college is now situated was called Fortick's Grove. The first owner, Tristram Fortick, was an active philanthropist, and his name is enshrined in alms-houses at Little Denmark Street. It is likely that this house served as a dower house for the estate.</p>				
CH004	NIAH PS	50120046 2032	St. Vincent's Hospital	Detached five-bay two-storey two-pile former house over basement, built c. 1800, having shallow central entrance breakfront to front	Dublin North City	Very High	716800	736470

**No:****SF-156****Version:****03****Effective Date:****18.08.22****Title:****An Archaeological, Architectural and Cultural Heritage Impact Assessment of a Proposed Development at 158A Richmond Road, Dublin 3.**

Page 4

CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				(south) elevation, and single-storey lean-to projection to west gable. Now in use as hospital offices and consultation space. M-profile pitched slate roof with black clay ridge tiles, render copings, rendered parapet with moulded render cornice, rendered chimneystacks with octagonal pots to gable ends of front pile, and cast-iron rainwater goods. Rendered walling with channelled render quoins, eaves course and plinth course to front, and roughcast render to side elevations. Square-headed window openings with granite sills, front elevation having three-over-three pane timber sliding sash windows to ground floor and six-over-six pane to first floor, and three-over-three pane to basement and elsewhere. Round-headed doorway, partly obscured by later flat-roofed porch, with moulded render surround, timber panelled door and spoked fanlight, flanked by square-headed sidelights, having fluted Doric columns and smooth rendered walls to porch supporting moulded cornice, and approached by two granite steps. Recent mild-steel railings to basement area, and wrought-iron railings, set on coursed limestone rubble plinth wall with rounded render coping, to boundary to				





No:

SF-156

Version:

03

Effective Date:

18.08.22

Title:

An Archaeological, Architectural and Cultural Heritage Impact Assessment of a Proposed Development at 158A Richmond Road, Dublin 3.

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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				<p>east. Situated in grounds of Saint Vincent's Hospital.</p> <p>The classical proportions of this former house are characteristic of residential design in the late Georgian era, with a central breakfront creating a pleasingly balanced facade. The building retains a strong sense of its original character, through the preservation of salient details. It provides an appealing focal point near the south entrance to St. Vincent's Hospital, being set at the end of a straight driveway that enhances the building's presence. Richmond Road was laid out in the eighteenth century to provide access to Drumcondra Castle. John Rocque's map of 1760 shows the road running west from Ballybough Bridge and turning north at Goosegreen Lane (Grace Park Road). The routeway allowed for the development of several small villas, beyond the developing city, sited to take advantage of the views of sea and mountains; this house was part of that early development and is characteristic of villas of the period, set in its own grounds. The building is associated with the Grose family, one of whose members, Francis, was a noted</p>				





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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				antiquary. Later the building was used as a hospital by the Daughters of Charity.				
CH005	NIAH	50120047	Woodbine Lodge, Richmond Road	Detached former house over basement, comprising two blocks, western being two-storey over basement and built c. 1820 and eastern being slightly higher and three-storey and built c. 1850. Presents two bays each to road (south), being bowed to west block, three bays to west, mainly blank to east and four bays to north (east block having two-storey canted-bay at east end and porch at west). Possibly originally faced east. Now in use as part of Saint Vincent's Hospital complex. Hipped slate roofs, half-hipped to north end of west block, with terracotta ridge tiles, brick parapet having brick courses to west block with cut granite coping, detailed red brick chimneystacks to ridge-line of west block, and with cast-iron rainwater goods. Red brick walling, laid in Flemish bond, to south elevation of west block, ruled-and-lined render elsewhere, painted except for east elevation. West block has square-headed window openings with six-over-six pane timber sliding sash windows, having wrought-iron balconettes to ground floor of north elevation, and one round-headed barred	Dublin North City	High	716773	736390

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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				<p>opening to middle bay of first floor of west elevation; east block has square-headed openings to canted-bay with render sills and reveals and single and double one-over-one pane timber sliding sash windows, with decorative cast-iron balconette to first floor; camber-arch window openings elsewhere with granite sills and two-over-two pane timber sliding sash windows. Square-headed doorway with timber panelled door and plain overlight set within open-fronted glazed gabled timber porch with cusped round-headed lights, pointed finial to apex, panelled risers, and tiled threshold flanked by benches. Cast and wrought-iron fire escape stairs to southwest. Red and brown brick boundary wall having pointed render capping.</p> <p>This multi-period former house, with its eye-catching red brick elevation, is a particularly notable feature on Richmond Road. The unusual arrangement, with the street elevation forming the rear of the property, is intriguing. The elegant proportions allow the main phases of its construction, Georgian and Victorian, to exist in harmony. The building retains varied timber sash windows and rainwater goods and a late nineteenth-century</p>				



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				porch, giving the building historic integrity, and attests to the skills employed in historic craftsmanship. Richmond Road was laid out in the late eighteenth century to provide access to Drumcondra Castle. A number of villas comprised the focus of early development in the area. As the 1800s progressed, smaller middle-class suburban houses, of which this is a probable example, were added. Industrial developments in the later nineteenth century led to a building boom and it is likely that the large extension to this building was added in this phase of economic development and prosperity.				
CH006	NIAH PS	50120053 7359	Building misc Richmond Road	Brick and stone building east of Tivoli centre and stone warehouse fronting onto Richmond Road. Detached nine-bay two-storey triple-pile warehouse, built c. 1875, having six-bay southeast and multiple-bay northwest side elevations. Hipped triple-pile roof with cut granite eaves course and mixed cast-iron and replacement uPVC rainwater goods. Coursed squared calp limestone rubble walls with block-and-start limestone quoins. Signage to front (east) elevation. Square-headed window openings with yellow brick voussoirs, red brick or raised render reveals, cut granite sills,	Dublin North City	High	716739	736373



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				<p>and having multiple-pane metal windows, replacement timber windows, and mesh security screens; some openings blocked up; oculus to north elevation with brick surround. Square and segmental-arch doorways to front elevation with yellow brick surrounds and double-leaf timber battened doors, some with sidelights, having cut granite sills and multiple-pane metal windows. Flat hood to easternmost doorway, on render brackets. Flight of recent concrete steps and steel railings to east. Sited northeast of former Jones's Road Whiskey Distillery.</p> <p>This former warehouse evokes a strong sense of its industrial past, through the preservation of its original walling fabric and openings. The textural contrast between the limestone walls and brick surrounds to the openings is pleasant. Built in association with the nearby distillery complex, it forms an important group that dominates the south side of historic Richmond Road, along the River Tolka, and representing the industrial importance of the area in the late nineteenth century.</p>				
CH007	NIAH PS	50120052 2292	Tivoli Centre (Now	Detached former whiskey distillery, built 1872-3 but possibly multi-period. Principal elevation faces northeast. Now in use as	Dublin North City	High	716669	736375



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
			Distillery Lofts)	apartments and offices. Comprises nine-bay three-storey middle block, having square-plan three-bay four-storey block at rear with rounded west corner, and flanking blocks to northwest and southeast ends; northwest block (former granary) is six storeys high and seven bays deep, with three-bay southwest (rear) elevation; southeast block (still house) is only slightly deeper than middle block and has five-bay front elevation, having ground floor with very high upper floor and having lower multiple-bay block running along rear wall; recent glazed infill to re-entrant corner of middle and northwest blocks; multiple-bay four-storey former north block (former granary) to northeast elevation of northwest block and having recent timber stairwell addition; scar of lower block to southeast side of southeast block. Recent flat roofs throughout, with recessed further flat-roofed storey throughout, some cast-iron rainwater goods; paired terracotta brackets supporting panelled copper tanks to parapets to southern blocks. Red brick walling, laid in English garden wall bond, with rusticated granite quoins and cast-iron tie-plates, and recent smooth rendered walls with rusticated granite				

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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				quoins to four-storey block. Blocked segmental-headed waterwheel gearshaft openings to south elevation, one with cut granite sill and one with cast-iron surround. Round-headed double and triple-height window openings to front of southeast and middle blocks, to southeast elevation of block at rear of middle block, and to southeast elevation of block attached to rear of southeast block. Square-headed window openings to north block and to ground floor front of middle and southeast blocks, camber-arch elsewhere, with some granite and some render sills, and replacement timber windows throughout, some with recent red brick voussoirs, some with raised render reveals. Round-headed openings have rusticated granite surrounds, some with yellow brick risers. Row of oculi under eaves of front elevation of southeast block. Square-headed doorways with recent glazed timber and sliding timber battened doors. Three-bay single-storey roofless outbuilding to east with squared limestone walling, and square-headed or camber-arch window openings with cut granite sills and brick reveals, and camber-arch doorway with brick voussoirs				



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				<p>and cut limestone reveal, all now blocked. Set on banks of Tolka River, with large single-storey warehouse at northeast, along Richmond Road.</p> <p>This former distillery complex dominates its environs, lending its name to the nearby Distillery Road and towering over the buildings on Richmond Road. The complex plan form is highlighted by the granite quoins that break the regularity of the brick walls. The water tanks to the roof illustrate the fire safety measures employed when the distillery functioned and add a sense of context while testifying to the engineering skill used in the overall design. The openings for a gearshaft at the south pinpoint the probable location of the original waterwheel. Water-power sites were preferred in the majority of Irish whiskey distilleries, although the presence of a chimney, indicated on the OS maps, shows that this building also used some steam power, probably to run the turbines when the water level in the River Tolka was low. The bonded warehouses located further south, and the warehouse to the north, are undoubtedly associated with the complex, as whiskey distilling was dependent on large warehouse</p>				



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				<p>complexes to allow for maturation. The site has been suggested as one of the hiding places used by Éamon de Valera after his escape from Lincoln Jail in 1918.</p> <p>Exterior Description: Distillery complex built c.1875 for the Dublin Whiskey Distillery comprising attached three, four and six-storey blocks having rounded corner wall to four-storey block to the south; now with modern additions to facilitate use as apartment complex and office accommodation. Former water tanks supported on granite corbels at roof level of four and six-storey blocks; modern roof covering to remainder. Brown brick walls laid in English garden wall bond with rock-faced granite quoins to four and six-storey blocks; rendered walls to four-storey block to north. Variety of openings comprising square-headed window openings having red brick relieving arches; segmental-headed window openings with granite sills and brick arches; round-headed window openings with rock-faced granite dressings and block-and-start surrounds; semi-circular window and oculus openings with brick dressings. Three round-headed door openings in a tripartite arrangement to the south elevation having</p>				



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				rock-faced granite block-and-start surrounds with pronounced key stones. Appraisal of Condition: Substantial remains Appraisal: This is a fine example of a large multi-storey former distillery complex with a pleasing brick edifice punctured by a variety of window openings. The sighting of the complex, on the banks of the River Tolka is likely to have facilitated a plentiful supply of water used in the distilling process. Founded by the Dublin Whiskey Distillery in 1875 the complex operated for 25 years before joining Geo. Roe & Co., Distillers in 1889 to form a trading unit called the Dublin Distilling Company, LTD. Despite the loss of some original fabric the complex has been sympathetically redeveloped and is a landmark within the area.				
CH008	NIAH	50120037	Post box	Freestanding cast-iron pillar post-box, erected c. 1985. Round plan, with shallow moulded cap, moulded neck and plinth base. Raised 'An Post' insignia to front (west) face. Maker's mark to rear. Set at northeast corner of Grace Park Avenue, at junction with Richmond Road.  This attractive piece of street furniture is an example of the continuing presence of this	Richmond	High	716480	736631



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				mass-produced cast-iron model in the latter decades of the twentieth century. The insignia, representing the national postal service (renamed 'An Post' in 1984), provides subtle decorative as well as contextual interest. It was cast, like all post-boxes supplied to An Post in this period, by the Dublin foundry of Tonge & Taggart Ltd. The simplicity of its form, with restrained lettering and gentle curves, is typical of the iconic pillar box design.				
CH009	NIAH PS	50120038 7356	House	Mid-terrace five-bay single-storey house over raised basement, built c. 1825, with shallow central breakfront to front (south) elevation, and having return. Hipped slate roof having shared rendered chimneystack with clay pots to east party wall. Pebble dashed walling to front, bearing name plate 'Elm Lodge'; smooth rendered elsewhere. Square-headed window openings with cut granite sills, moulded render architraves, and replacement aluminium frames. Round-headed doorway with carved stone Gibbsian doorcase, timber panelled door and spoked fanlight; cut granite platform and flight of ten steps flanked by cast-iron railings with decorative posts on cut granite copings. Random rubble wall to front boundary, with recent steel gate.	Richmond	Very High	716563	736568



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				The oblique positioning of this house to the road, along with the dense foliage to the front garden, almost conceals it from the street. The house displays a facade of stepped plan, adding incident to the streetscape. Early fabric remains in the Gibbsian doorcase and fanlight, the style of which were popular from the mid-eighteenth to the early nineteenth centuries. Front garden boundaries remain intact, contributing to the historic character of Richmond Road, which was laid out in the eighteenth century to provide access to Drumcondra Castle.				
CH010	NIAH	50120042	House	Attached three-bay single-storey former house over raised basement, built c. 1870, of two-storeys with return to rear (south) elevation. Now in use as apartments. M-profile pitched slate roof, partly hidden behind parapet with moulded render cornice; rendered chimneystacks to end walls with clay pots. Yellow brick walling, laid in Flemish bond to ground floor of front elevation, with granite plinth course over rendered basement walling; pebble dashed walling to east elevation; rendered elsewhere. Square-headed window openings with cut granite sills, rendered reveals and replacement uPVC windows.	Richmond	High	716481	736604



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				<p>Elliptical-headed doorway with moulded render reveal and timber doorcase comprising panelled pilasters, replacement console brackets and stepped cornice, early timber panelled door and spoked fanlight, approached by flight of nine nosed cut granite steps with decorative cast-iron boot scrape to platform, flanked by cast-iron railings with wrought-iron handrail having decorative panels with fleur-de-lis finials; granite platform to foot of steps. Brick-paved forecourt on site of front garden.</p> <p>'Tolka Lodge', as it is called on the third edition Ordnance Survey map, is unique in style on this road. It retains its early form and character, enhanced by the well-proportioned openings and salient features such as the early doorcase and fanlight. The survival of cast-iron details attests to the artisanship in mass-produced ironwork of the later nineteenth century, and contributes to the historic character of the road. The level of the road was built above the flood plain of the Tolka River, facilitating later development to either side to provide living space for an expanding city.</p>				
CH011	PS	7357	163 Richmond Road	Two-storey Georgian-style house	Richmond	Very High	716670	736487



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
CH012	PS	7358	165 Richmond Road	Two-storey Georgian-style house	Richmond	Very High	716677	736485
CH013	NIAH PS	50120201 2291	Bonded Store (Corn Mill Apartments)	<p>Exterior Description: Fourteen-bay single-storey elevation of bonded store, built c.1880 fronting onto Distillery Street with Italianate two-stage entrance tower to the south; twelve-bay single-storey extension of the façade to the north added c.1900 with terminating Italianate two-stage tower; now incorporated within modern residential and office development c.2006. Pyramidal roof to towers with overhanging eaves and bracketed eaves course. Rendered façade with base plinth, pilasters and projecting cornice. Square-headed window openings to ground floor with tripartite round-headed openings to towers. Square-headed pedestrian door openings with large square-headed goods openings having timber and metal double-leaf sliding doors.</p> <p>Appraisal: Despite the loss of much original fabric this section of façade, now incorporated within a modern development represents the part survival of the former bonded stores. The façade is of simple classical design with terminating towers of Italianate appearance adding interest to the composition. The</p>	Clonliffe East	Medium / High	716569	736192



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CH No.	Category	ID	Summary	Description	Townland	Baseline Value	ITM E	ITM N
				extension of the façade to the north c.1900 in a replica style adds a further chapter to the development of the site with the continuous cornice and second terminating tower adding a unifying element to the structure.				
CH014	TB	-	Townland Boundary	Townland boundary between Richmond and Clonliffe East	Richmond/ Clonliffe East	Medium / Low	716483	736513
CH015	UCH (2)	-	House	Depicted as Waterfall Cottage on Second edition 25-inch Ordnance Survey map	Richmond	Medium / Low	716631	736466
CH016	UCH (2)	-	House	Depicted on Second edition 25-inch Ordnance Survey map	Richmond	Medium / Low	716645	736469
CH017	UCH (2)	-	House	Depicted on Second edition 25-inch Ordnance Survey map	Richmond	Medium / Low	716648	736464
CH018	UCH (2)	-	Building	Depicted on Second edition 25-inch Ordnance Survey map	Richmond	Medium / Low	716672	736462
CH019	UCH (2)	-	Building	Depicted on Second edition 25-inch Ordnance Survey map	Richmond	Medium / Low	716697	736447
CH020	UCH (2)	-	Buildings	Buildings depicted on Second edition 25-inch Ordnance Survey map	Richmond	Medium / Low	716687	736422
CH021	CA	-	Conservation Area	The River Tolka	Clonliffe East	High	716571	736419
CH022	AAP	-	Area of Archaeological Potential	The development site as a whole is also regarded as an area of high archaeological potential.	Clonliffe East	Medium / Low	716662	736441



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**Note:** The abbreviations that have been used for the 'Category' section are as follows:

RMP:	Recorded archaeological monument
PS:	Protected Structure
NIAH:	Site recorded in NIAH
ACA:	Architectural Conservation Area
UBH:	Unregistered built heritage site
UCH (1):	Unregistered cultural heritage site that comprises extant remains
UCH (2):	Unregistered cultural heritage site that does not comprise extant remains
TB:	Townland boundary
AAP:	Area/feature of archaeological potential

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## Appendix 2 Previous archaeological investigations

An examination of previous excavations carried out within and around the area proposed for development provides a useful framework for assessment of the study area in terms of its archaeological significance as well as its archaeological potential. The Archaeological Excavations Bulletin is an annual fieldwork gazetteer for Irish Archaeology; it was checked for a record of any licensed archaeological investigations carried out in the vicinity of the development area between 1970 and 2017.

**County:** Dublin **Site name:** EIRCOM SITE, DISTILLERY ROAD, DUBLIN

**Sites and Monuments Record No.:** N/A **Licence number:** 05E0891

**Author:** Franc Myles, Margaret Gowen & Co. Ltd, 27 Merrion Square, Dublin 2.

**Site type:** No archaeological significance

**ITM:** E 716589m, N 736207m

Ground reduction of this site, which is near SMR 18:30, a watermill site, was undertaken over the autumn and winter of 2005 under archaeological supervision. It was found that the mass concrete foundations of 20th-century structures had cut through the upper level of the subsoil, truncating anything that may have survived the construction of the 19th-century distillery buildings.

**County:** Dublin **Site name:** Distillery Road, Dublin

**Sites and Monuments Record No.:** N/A **Licence number:** 03E1067

**Author:** Sinead Phelan, Margaret Gowen & Co. Ltd, 2 Killiney View, Albert Road Lower, Glenageary, Co. Dublin.

**Site type:** Urban

**ITM:** E 716589m, N 736207m

An assessment took place at the Jordan's Finishing Site, Distillery Road, Dublin 3. The zone of archaeological potential of SMR 18:30, a watermill, is c. 10m north-west of the proposed development area. The Jordan's Finishing Site is a protected structure; the front facade dates to the 1940s and extends beyond the property to the neighbouring Eircom site.

The assessment did not indicate that any archaeological material survived at the site pre-dating the 19th century. A 19th-century mixed silty clay layer directly overlay the undisturbed natural levels.

**County:** Dublin **Site name:** 145 Richmond Road, Dublin

**Sites and Monuments Record No.:** N/A **Licence number:** 07E0512

**Author:** Alan Hayden, Archaeological Projects Ltd, 27 Coulson Avenue, Rathgar, Dublin 6.

**Site type:** No archaeological significance

**ITM:** E 716626m, N 736136m

Three trenches excavated on the site showed it has been inundated by the river until the 18th or 19th century, and nothing of archaeological interest survived.


**County:** Dublin **Site name:** 2 Waterfall Avenue, Drumcondra

**Sites and Monuments Record No.:** - **Licence number:** 06E0729

**Author:** Claire Walsh, 27 Coulson Avenue, Dublin 6.

**Site type:** No archaeological significance.

**ITM:** E 715826m, N 736326m

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This site was in the vicinity of DU018–017, a possible castle site. Nothing of archaeological significance was found.

**County:** Dublin **Site name:** RIVER TOLKA, DRUMCONDRA BRIDGE TO LUKE KELLY BRIDGE, DUBLIN


**Sites and Monuments Record No.:** N/A **Licence number:** 04D020, 04D021

**Author:** Rex Bangerter, The Archaeological Diving Company Ltd, Castlecomer, Co. Kilkenny.

**Site type:** Riverine survey

**ITM:** E 716980m, N 736067m

Assessment of the riverbed/associated bank structures and recording took place at four sites along the River Tolka: river walling (Site 1), wall stub associated with Clonliffe Paper Mills (Site 2), quay wall, weir and distillery buildings (Site 3), distillery mill access bridge (Site 4). All sites were recorded by written and photographic record, supplemented with total station recording and photo-mosaic elevations where appropriate. The assessment was undertaken on 18 May 2004 as part of the archaeological assessments made prior to the River Tolka Flood Alleviation Scheme.

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## Appendix 3 Legislative and Policy framework

### *EIA Legislation*

EIA Directive 85/337/EEC as amended by 97/11/EC, 2003/35/EC and 2009/31/EC requires that certain developments be assessed for likely environmental effects before planning permission can be granted. This original directive and its amendments were consolidated informally in EIA Directive 2011/92/EU and further amended 2014/52/EU.

Directive 2014/52/EU that among other factors, information is to be provided on:

‘cultural heritage, including architectural and archaeological aspects’ (Annex IV, Section 3)

Each of these assets is addressed within this assessment report.

### *Cultural Heritage Legislation*

#### *Archaeological Monuments/Sites*

Archaeological heritage is protected primarily under the National Monuments Acts 1930-2004. Section 2 of the 1930 National Monuments Act defines the word ‘monument’ as including:


‘any artificial or partly artificial building, structure, or erection whether above or below the surface of the ground and whether affixed or not affixed to the ground and any cave, stone, or other natural product whether forming part of or attached to or not attached to the ground which has been artificially carved, sculptured or worked upon or which (where it does not form part of the ground) appears to have been purposely put or arranged in position and any prehistoric or ancient tomb, grave or burial deposit, but does not include any building which is for the time being habitually used for ecclesiastical purposes’.

Under the 1994 Act, provision was made for a Record of Monuments & Places (RMP). The RMP is a revised set of SMR (Sites and Monuments Record) maps, on which newly-discovered sites have been added and locations which proved not to be of antiquity have been de-listed by the National Monuments Service.

In effect, the National Monuments Acts 1930-2004 provide a statutory basis for:

- Protection of sites and monuments (RMPs)
- Sites with Preservation Orders
- Ownership and Guardianship of National Monuments
- Register of Historic Monuments (pre-dating 1700AD)
- Licensing of archaeological excavations
- Licensing of Detection Devices
- Protection of archaeological objects
- Protection of wrecks and underwater heritage (more than 100 years old)

In relation to proposed works at or in the vicinity of a recorded archaeological monument, Section 12 (3) of the National Monuments (Amendment) Act 1994 states:

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‘When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded [in the Record of Monuments and Places] or any person proposes to carry out, or to cause or permit the carrying out of any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice.’

#### *Archaeological artefacts*

Section 2 of the 1930 National Monuments Act (amended) defines an archaeological object as (in summary) any chattel in a manufactured or partly manufactured state or an unmanufactured state but with an archaeological or historical association. This includes ancient human, animal or plant remains.

Section 9 (1) of the National Monuments (Amendment) Act 1994 states that any such artefact recovered during archaeological investigations should be taken into possession by the licensed archaeological director and held on behalf of the state until such a time as they are deposited accordingly subsequent to consultation with the National Museum of Ireland.

#### *Architectural Sites*

In 1997 Ireland ratified the Granada Convention on architectural heritage. This provided the basis for a national commitment to the protection of the architectural heritage throughout the country. The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 and Local Government (Planning and Development) Act 2000 made the legislative changes necessary to provide for a strengthening of the protection of architectural heritage. The former Act has helped to provide for a forum for the strengthening of architectural heritage protection as it called for the creation of a National Inventory of Architectural Heritage which is used by local authorities for compiling the Record of Protected Structures (RPS). The Record of Protected Structures (RPS) is set out in each respective county’s Development Plan and provides statutory protection for these monuments.

Section 1 (1) of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 1999 states:


‘architectural heritage means all—

- (a) structures and buildings together with their settings and attendant grounds, fixtures and fittings,
- (b) groups of such structures and buildings, and
- (c) sites, which are of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest”

The 1999 Act was replaced by the Local Government (Planning and Development) Act 2000 where the conditions relating to the protection of architectural heritage are set out in Part IV of the Act. Section 57 (1) of the 2000 Act states that:

‘...the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of –

- (a) the structure, or
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest’

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## *Policy Framework*

### *Dublin City Development Plan 2022–2028*

#### *Chapter 11 Built Heritage and Archaeology*

##### BHA1 Record of Protected Structures

- A) To include those structures that are considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures, and to remove those structures where protection is no longer warranted.
- B) To maintain and review the RPS whilst having regard to recommendations for additions to the RPS made by the Minister under Section 53 of the Planning and Development Act, 2000 (as amended).

##### BHA2 Development of Protected Structures:

That development will conserve and enhance Protected Structures and their curtilage and will:


- A) Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) published by the Department of Culture, Heritage and the Gaeltacht.
- B) Protect Structures included on the RPS from any works that would negatively impact their special character and appearance.
- C) Ensure that works are carried out under supervision of a suitably qualified person with expertise in architectural conservation.
- D) 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.
- E) Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the Protected Structure.
- F) Respect the historic fabric and the special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials.
- G) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the Protected Structure.
- H) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.
- I) Ensure historic landscapes, gardens and trees (in good condition) associated with Protected Structures are protected from inappropriate development.
- J) Have regard to ecological considerations for example, protection of species such as bats.

##### BHA3 Loss of Protected Structures

That the City Council will resist the total or substantial loss of Protected Structures in all but exceptional circumstances

##### BHA4 Ministerial Recommendations



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To have regard to the National Inventory of Architectural Heritage (NIAH) rating of a structure and any associated Ministerial Recommendation in the assessment of planning applications.

#### BHA5 Demolition of Regional Rated Building on NIAH

That there is a presumption against the demolition or substantial loss of any building or other structure assigned a 'Regional' rating or higher by the National Inventory of Architectural Heritage (NIAH), unless it is clearly justified in a written conservation assessment that the building has no special interest and is not suitable for addition to the City Council's Record of Protected Structures (RPS); having regard to the provisions of Section 51, Part IV of the Planning and Development Act, 2000 (as amended) and the Architectural Heritage Protection Guidelines for Planning Authorities (2011).


#### BHA6 Buildings on Historic Maps

That there will be a presumption against the demolition or substantial loss of any building or other structure which appears on historic maps up to and including the Ordnance Survey of Dublin City, 1847. A conservation report shall be submitted with the application and there will be a presumption against the demolition or substantial loss of the building or structure, unless demonstrated in the submitted conservation report this it has little or no special interest or merit having regard to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011).

#### BHA7 Architectural Conservation Areas

- (a) To protect the special interest and character of all areas which have been designated as an Architectural Conservation Area (ACA). Development within or affecting an ACA must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting wherever possible. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA. Please refer to Appendix 6 for a full list of ACAs in Dublin City.
- (b) Ensure that all development proposals within an ACA contribute positively to the character and distinctiveness of the area and have full regard to the guidance set out in the Character Appraisals and Framework for each ACA.
- (c) Ensure that any new development or alteration of a building within an ACA or immediately adjoining an ACA is complementary and/or sympathetic to their context, sensitively designed and appropriate in terms of scale, height, mass, density, building lines and materials and that it protects and enhances the ACA. Contemporary design which is in harmony with the area will be encouraged.
- (d) 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.
- (e) Promote sensitive hard and soft landscaping works that contribute to the character and quality of the ACA.
- (f) Promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to buildings of historic significance within Architectural Conservation Areas.

All trees which contribute to the character and appearance of an Architectural Conservation Area, in the public realm, will be safeguarded, except where the tree is a threat to public safety, prevents

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universal access or requires removal to protect other specimens from disease.

**BHA8 Demolition in an ACA**

There is a presumption against the demolition or substantial loss of a structure that positively contributes to the character of the ACA except in exceptional circumstances where such loss would also contribute to a significant public benefit.

**BHA9 Conservation Areas**

To protect the special interest and character of all Dublin’s Conservation Areas – identified under Z8, Z2 zoning objectives and denoted by red line conservation hatching on the zoning maps. Development within or affecting a Conservation Area must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible. Enhancement opportunities may include:

- 1 Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting.
- 2 Re-instatement of missing architectural detail or important features.
- 3 Improvement of open spaces and the wider public realm and reinstatement of historic routes and characteristic plot patterns.
- 4 Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area.
- 5 The repair and retention of shop and pub fronts of architectural interest.
- 6 Retention of buildings and features that contribute to the overall character and integrity of the Conservation Area.
- 7 The return of buildings to residential use.


Changes of use will be acceptable where in compliance with the zoning objectives and where they make a positive contribution to the character, function and appearance of the Conservation Areas and its setting. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications and will promote compatible uses which ensure future long-term viability.

**BA10 Demolition in a Conservation Area**

There is a presumption against the demolition or substantial loss of a structure that positively contributes to the character of a Conservation Area, except in exceptional circumstances where such loss would also contribute to a significant public benefit.

**BHA11 Rehabilitation and Reuse of Existing Older Buildings**

- (a) To retain, where appropriate, and encourage the rehabilitation and suitable adaptive reuse of existing older buildings/structures/features, which make a positive contribution to the character and appearance of the area and streetscape in preference to their demolition and redevelopment.
- (b) Encourage the retention and/or reinstatement of original fabric of our historic building stock such as windows, doors, roof coverings, shopfronts (including signage and associated features), pub fronts and other significant features.

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(c) Ensure that appropriate materials are used to carry out any repairs to the historic fabric.

**BHA12 Industrial, Military and Maritime, Canal-side and Rural Heritage**

To promote the awareness of Dublin's industrial, military and maritime, canal-side (including lock-keepers' dwellings), rail and rural (vernacular) heritage.

**BHA13 Maritime Heritage and Maritime Villages**

To support maritime heritage in built form, to foster initiatives that give expression to the maritime heritage of Dublin City, including trails, features and public realm design and to promote and develop the character and heritage of coastal and maritime villages.

**BHA14 Mews**

To promote the redevelopment and regeneration of mews lanes, including those in the north and south Georgian core, for sensitively designed, appropriately scaled, infill residential development, that restores historic fabric where possible and that removes inappropriate backland car parking areas.

**BAH15 Twentieth Century Buildings and Structures**

(a) To encourage the appropriate development of exemplar twentieth century buildings and structures to ensure their character is not compromised.

(b) To encourage the retention and reinstatement of internal and external features that contribute to the character of exemplar twentieth century buildings, such as roofscapes, boundary treatments, fenestration pattern, materials, and other features, fixtures and fittings (including furniture and art work) considered worthy of retention.

**BHA16 Industrial Heritage**


To have regard to the city's industrial heritage and Dublin City Industrial Heritage Record (DCIHR) in the preparation of Local Area Plans and the assessment of planning applications To review the DCHIR in accordance with Ministerial recommendations arising from the National Inventory of Architectural Heritage (NIAH) survey of Dublin City.

**BHA17 Industrial Heritage of Waterways, Canals and Rivers**

To support and promote a strategy for the protection and restoration of the industrial heritage of the city's waterways, canals and rivers, including retaining features such as walls, weirs and millraces, and the graving dock structures at Ringsend.

**BHA18 Historic Ground Surfaces, Street Furniture and Public Realm**

(a) To protect, conserve and retain in situ historic elements of significance in the public realm including milestones, jostle stones, city ward stones, bollards, coal hole covers, gratings, boot scrapers, cast iron basement lights, street skylights and prisms, water troughs, street furniture, post boxes, lampposts, railings and historic ground surfaces including stone kerbs, pavement flags and setts and to promote conservation best practice and high standards for design, materials and workmanship in public realm improvements within areas of historic character,

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having regard to the national Advice Series on 'Paving: The Conservation of Historic Ground Surfaces' (2015).

- (b) To maintain schedules of stone setts, historic kerbing and historic pavers/flags, and associated features in the public realm, to be protected, conserved or reintroduced (Appendix 6), and to update and review these schedules during the period of this development plan.

**BHA19 Historic Street Furniture and the RPS**

To maintain a schedule of features in the public realm identified for protection in Appendix 6 whilst also having regard to recommendations for additions to the RPS made by the Minister for such structures under Section 53 of the Planning and Development Act, 2000 (as amended).

**BHA20 Ghost Heritage Signs**

To seek the retention and maintenance of heritage signs and advertising through the city, where appropriate.

**BHA21 Retrofitting Sustainability Measures**

To have regard to the Department of Environment, Heritage and Local Government's publication on Energy Efficiency in Traditional Buildings (2010) and the Irish Standard IS EN 16883:2017 Conservation of Cultural Heritage Guidelines for Improving the Energy Performance of Historic Buildings (2017) and any future updates or advisory documents in assessing proposed works on heritage buildings.

**BHA22 Upgrading Environmental Performance**

To ensure a sustainable future for historic and other buildings subject to heritage protection, the City Council will encourage and support works to upgrade the environmental performance of the existing building stock that incorporates good standards of design and appearance. Where these works involve historic buildings subject to protection (this includes buildings referenced on the Record of Protected Structures and non-protected structures in an Architectural Conservation Area), the works shall not adversely affect the special interest of the structure and thus a sensitive approach will be required, taking into account:

- The significance of the structure, and
- The extent of intervention, including impact on historic fabric, the technical requirements of a traditionally constructed building, visibility, siting and design.


The installation of renewable energy measures and equipment will be acceptable where sited and designed to minimise the visual impact and does not result in any significant loss of historic fabric or otherwise affect the significance of the structure.

**BHA23 Climate Action**

To co-operate with other agencies in the investigation of climate change on the fabric of historic buildings and to enhance adaptive capacity, strengthen resilience and reduce the vulnerability of heritage in line with the National Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage (2020).

**BHA24 Reuse and Refurbishment of Historic Buildings**



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Dublin City Council will positively encourage and facilitate the careful refurbishment of the historic built environment for sustainable and economically viable uses and support the implementation of the National Policy on Architecture as it relates to historic buildings, streetscapes, towns and villages, by ensuring the delivery of high quality architecture and quality place-making, and by demonstrating best practice in the care and maintenance of historic properties in public ownership.

#### BHA25 Loss of Upper Floor Access

There will be a presumption against the loss of upper floor access to buildings from street frontages, and the City Council will seek reinstatement of upper floor access points wherever possible from the street.

#### BHA26 Archaeological Heritage

1. To protect and preserve Monuments and Places listed on the statutory Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994 which have been identified in the Record of Monuments and Places and the Historic Environment Viewer ([www.archaeology.ie](http://www.archaeology.ie)) and all wrecks over 100 years old including those in the Shipwreck Inventory of Ireland.
2. To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of re-use of standing buildings, the construction of light buildings, low impact foundation design, or the omission of basements (except in exceptional circumstances) in the Monuments and Places listed on the statutory Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994.
3. 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; all wrecks and associated objects over 100 years old 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 Housing, Heritage and Local Government.
4. Development proposals within the Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994, notification of sites over 0.5 hectares size with potential underwater impacts and of sites listed in the Dublin City Industrial Heritage Record, will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged.
5. To preserve known burial grounds and disused historic graveyards. Where disturbance of ancient or historic human remains is unavoidable, they will be excavated according to best archaeological practice and reburied or permanently curated.
6. Preserve the character, setting and amenity of upstanding and below ground town wall defences.
7. Development proposals in marine, lacustrine and riverine environments and areas of reclaimed land, shall have regard to the Shipwreck Inventory maintained by the Department of Housing, Local Government and Heritage and be subject to an appropriate level of archaeological assessment

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8. To have regard to national policy documents and guidelines relating to archaeology and to best practice guidance published by the Heritage Council, the Institute of Archaeologists of Ireland and Transport Infrastructure Ireland.

**BHA27 Dublin City Heritage Plan**

To implement the current Dublin City Heritage Plan and to support the preparation and implementation of the Dublin City Strategic Heritage Plan 2022-2028.

**BHA28 Historic Place and Street Names**

To preserve historic place and street names and ensure that new street names reflect appropriate local archaeological, historical or cultural associations.

**BHA29 World Heritage Nomination**

To support and pursue a World Heritage nomination for the Historic City of Dublin, in partnership with the Department of Housing, Heritage and Local Government.

**BHA30 Moore Street National Monument**

To co-operate with, and facilitate, the state in its preservation of the National Monument at 14-17 Moore Street on a joint venture basis, and to support the retention and refurbishment of the cultural quarter associated with 1916 on Moore Street and taking account of the contents and relevant recommendations of the Moore Street Advisory Group Report to the Minister for Heritage and Electoral Reform and the minister's response.

**BHA31 St. Sepulchre's Palace Complex**

To work with all stakeholders and interested parties to develop a Conservation Plan to safeguard the future of St. Sepulchre's Palace complex (Kevin Street Garda Station), identify appropriate future use(s) that reflect its historic and architectural importance and unlock the cultural tourism potential of the site in the context of the cathedral quarter and the historic city.

**BHA32 Water Related Heritage Strategies**


To support the creation and implementation of water- related heritage strategies in partnership with restoration and enhancement of river and canal corridors within the city.

**BHA33 Dublin Port Heritage Quarter**

To support the vision of the Dublin Port Company for the Flour Mill and surrounding heritage assets of the port to deliver a new cultural heritage quarter and maritime museum for the city, that documents Dublin's rich maritime history and the social history of the Dock workers.

**BHA34 OPW Historic Sites**

To co-operate with and facilitate the Office of Public Works to improve visitor experience/interpretation and upgrade key historic sites, including the Dublin Castle complex, St. Sepulchre's Palace complex, Werburgh Street/Ship Street, the Debtors Prison, Royal Hospital at Kilmainham, the Irish National War

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Memorial Gardens and Commemorative Bridge, Phoenix Park (including the Built Heritage and Archaeology | Chapter 11 377 It is the Policy of Dublin City Council: Visitors Centre and Magazine Fort), Collins Barracks, National Library of Ireland, the Casino at Marino, and The Custom House and the 1916 Moore Street National Monument.

### *Chapter 15 Development Standards*

#### 15.15 Built Heritage and Archaeology

Dublin City Centre and its suburbs comprise a number of significant historic and other buildings, streetscapes and spaces which contribute to the character and heritage of the city. There are also a number of areas that fall within zones of archaeological interest. It is essential that new development in these historic and distinct areas respects the existing character, safeguards the historic setting of the streets and spaces and addresses built heritage and archaeology. In this regard, a series of development management standards are provided to guide new development in these areas and to ensure that our built heritage and archaeology are protected. The following section sets out the relevant guidelines and policies that apply to all new development and any extension or refurbishment in the historic areas or areas of significance in the city.

##### 15.15.1 Archaeology

The definition of archaeological heritage includes structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their context, whether situated on land or under water, in accordance with the Valletta Convention, 1992. In order that the City Council's policy on archaeology is implemented, the following shall apply:

##### 15.15.1.1 Preparing Planning Applications

Applicants shall have regard to Archaeology in the Planning Process (Office of the Planning Regulator, 2021) and Archaeology and Development Guidelines Good Practices for Developers (Heritage Council, 2000).


All applications for proposed new developments at sites marked as Sites and/or Zones of Archaeological Interest identified on the development plan zoning maps shall be subject to pre application discussion/consultation with the Archaeology Office.

Where a site is located within a Zone of Archaeological Interest, an Archaeological Assessment as defined in National policy and guidelines shall be prepared in consultation with the City Archaeologist and provided as part of the planning application. The assessment will evaluate the archaeological potential of the site for and the impact of the proposed development on them.

##### 15.15.1.2 Exempted Development

Exempted development does not apply to any development that would consist of or comprise the alteration of any archaeological site, the preservation or protection of which is an objective of the relevant local authority development plan.

Where a development site is within a Zone of Archaeological Interest, is over 0.5 hectares in size, or for linear developments more than 1km in length, the applicant shall employ a suitably qualified archaeologist to carry out an archaeological assessment in consultation with the City Archaeologist at

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pre-planning stage and report on any necessary site investigation works prior to an application being lodged.

#### 15.15.1.3 Best Practice

All archaeological reports submitted with a planning application and/or prepared in compliance with planning permission shall be produced in accordance with Excavation Reports Guidelines for Authors, (NMS, 2006).

All development shall be carried out in accordance with the Framework and Principles for the Protection of the Archaeological Heritage, 1999 and other National policy and guidelines for the archaeological heritage.

Archaeological work shall be carried out in accordance with current archaeological best practice policy and guidance published by the National Monuments Service, and with reference to technical guidelines issued by the Institute of Archaeologists of Ireland and Transport Infrastructure Ireland. Where National technical best practice guidelines are unavailable, internationally recognised best practice guidance may apply.

Where archaeology services are incorporated into fixed priced contracts, the contract shall be prepared with regard to Standard and Guidance Procedures for Archaeological Services in Fixed Price Contracts used in the Republic of Ireland, (IAI, 2012).

Archaeological work shall be undertaken in accordance with the Policy and Guidelines on Archaeological Excavation, (NMS, 1999). All archaeological monitoring shall be done under licence.

Archaeological excavations shall comprise a specialist-led environmental site strategy and conducted in accordance with Environmental Sampling: Guidelines for Archaeologists, (IAI, 2007).

#### 15.15.1.4 Basements

New basement development in the medieval core and known medieval sites shall be avoided. Approved basements may be rescinded where undue damage to in situ archaeological deposits will occur as a result.

#### 15.15.1.5 Industrial Heritage


Archaeological assessments shall have regard to the Dublin City Industrial Heritage Record and evaluate any above and below ground industrial heritage features. Where industrial remains are identified, the application may be required to engage the services of an industrial heritage expert to prepare a specialist report.

#### 15.15.1.6 Foundations

The impact and merits/demerits of foundation type and soil hydrology shall be archaeologically assessed to determine appropriate mitigation (including avoidance, redesign, etc.).

#### 15.15.1.7 Archaeological Excavation

When planning permission for development involving sub-surface excavation is granted, the applicant's attention will be drawn to the legal obligation to report the discovery of archaeological finds to the National Museum of Ireland.

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#### 15.15.1.8 Archaeological Mitigation

Where a site has tested positive for archaeology, in situ remains shall be evaluated for preservation in situ. In situ medieval structures shall be carefully evaluated with the aim of preservation and presentation in situ within the new development.

Where preservation in situ is not feasible, sites of archaeological and/or industrial heritage interest shall be subject to a full archaeological excavation and post excavation analysis according to best practice in advance of redevelopment.

Where an excavation is the agreed mitigation strategy the licenced archaeological director shall submit bi-weekly briefing notes to the City Archaeologist for the full duration of the excavation. A preliminary excavation report in digital and hard copy shall be submitted to the planning authority for the attention of the City Archaeologist within four weeks of the completion of the excavation or of each phase of the excavation and a detailed final report submitted within twelve months of the completion of the excavation.

The results of all archaeological excavations shall be evaluated for publication either as a monograph or scholarly article, within 1 year after archaeological site completion. Information about medieval sites will be disseminated to the public through the Friends of Medieval Dublin or similar free event within 1 year of site completion.

The excavation archive shall be prepared in accordance with Dublin City Archaeological Archive (DCC, 2008) and submitted to the Dublin City Archaeological Archive within 1 year of excavation completion.

#### 15.15.1.9 Preservation In Situ

Where a proposed development is at a known Monument / Site or within an Archaeological Zone, discussions about the retention of features within / below developments (preservation in situ) and mitigation options shall take place at the outset of project planning and shall be reviewed at each stage of the project.

Before considering whether an archaeological site can be appropriately retained within a development (preserved in situ), the following shall be addressed:

1. The current state of preservation of the archaeological finds and deposits and how they contribute to the site's significance.
2. The likely development and how these will affect the site's significance.
3. For sites containing waterlogged archaeological remains, the availability and quality of water on the site and how sensitive this hydrological regime is to changes.


Preservation assessments shall form a discrete part of desk-based assessments and site evaluation reports. Consideration shall be given to the impact of any development proposal on waterlogged deposits that could be potentially threatened through changes to the hydrological regime, water levels and quality.

Test excavations shall be carried out to investigate and evaluate the deposits and the artefacts they contain in sufficient detail to establish their significance, their state of preservation and their susceptibility to adverse impact from proposed development.

Preservation assessments (including characterisation of the environmental conditions of the deposits) to form a regular part of the evaluation methodology for sites where retention within the development is likely to be the final mitigation outcome.

When the state of preservation of material is poor, and further burial following development is likely to cause additional damage to that material, excavation of the archaeological remains to recover their



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remaining significance and evidential value is the most appropriate strategy.

Where sites contain waterlogged archaeological remains, water environment studies to determine water availability and water stresses may be required.

If the condition of surviving material and deposits is good and development risks are not going to cause a change to below ground environments (including site hydrology), then harm to significance may be limited. In these instances, the retention of the site and its future management as part of the development may be achievable. For such sites, monitoring will not normally be necessary.

Where there is concern about potential impacts of development on well preserved archaeological remains, it is good practice for monitoring to only be considered appropriate if a mitigation scheme is in place to manipulate water levels or provide access for future excavation if environmental conditions deteriorate.

#### 15.15.1.10 Piling and Archaeology

Where piling is being considered as part of a foundation design on a site containing archaeological remains, a range of site-specific information will be needed to enable sound decision taking with regard to the particular technical issues raised by the use of piled foundations.


- The applicant shall provide sufficient information demonstrating an adequate understanding of the significance of the archaeological site and assessment of potential harm to that significance arising from the development.
- The planning application shall include an appropriate desk-based assessment and where necessary the site will be evaluated by way of archaeological testing in advance of the grant of permission.
- Sufficient geotechnical site investigation shall be undertaken in accordance with Eurocode 7, early in the design process to ensure that appropriate engineering information is available to allow for a flexible foundation design and reduce the impact on archaeological remains.
- The developer shall consider foundation options and inform the piling contractors that archaeological remains are present on site before they tender.

Technical aspects associated with piled foundations will be appropriately assessed. These include but are not necessarily limited to:

1. The potential for the particular pile type utilised to damage archaeological deposits.
2. The cumulative impact of successive piling on a site resulting in damage to so much of a site that future re-examination would not be worthwhile.
3. The potential for piling to change the site hydrology, draining waterlogged deposits.

#### 15.15.1.11 Recording of Historic Buildings

Buildings on the first edition OS that are not protected structures shall be recorded as part of the archaeological assessment that accompanies the planning application. Appropriate specifications for the recording of historic buildings will be determined in consultation with the City Archaeologist. Records of historic buildings will inform decisions relating to the approval or implementation of a scheme of development as part of the planning process or to document buildings, or parts of buildings, which will be lost as a result of demolition or alteration.

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## 15.15.2 Built Heritage

### 15.15.2.1 Architectural Conservation Areas

There are currently 24 Architectural Conservation Areas (ACA's) within the city as identified in Chapter 11 and as indicated as a green hatch on the zoning maps. Development in these zones must respect the existing character of the area and protect and enhance the setting and appearance of the streetscape and / or protected features. Details on the requirements for development within ACA's are set out in Policy BHA7 and BHA8 as set out in Chapter 11 as well as in the specific Framework for each ACA accessed in the link below: <https://www.dublincity.ie/residential/planning/archaeology-conservation-heritage/conservation-built-environment/architectural-conservation-areas>.

Many Architectural Conservation Areas (ACA's) contain significant groupings of protected structures, streetscapes and views and vistas of significance as well as buildings that individually may be of local significance, but collectively would have a greater significance as a group.

Larger scale applications within or immediately adjacent to an ACA will need to provide an assessment, carried out by a suitably qualified conservation professional, of the impact of the development on the ACA the streetscape and the buildings in the immediate vicinity and demonstrate that there will be no material, adverse impact arising. Such an assessment should be accompanied by appropriate drawings, imagery and photomontages of the site and the surrounding context to assist the planning authority in assessing the impacts of the development.

### 15.15.2.2 Conservation Areas


Conservation Areas include Z8 (Georgian Conservation Area) and Z2 (Residential Conservation Area) zones, as well as areas identified in a red hatching on the zoning maps which form part of the development plan. These red-hatch areas do not have a specific statutory protection but contain areas of extensive groupings of buildings, streetscapes, features such as rivers and canals and associated open spaces of historic merit which all add to the special historic character of the city.

All planning applications for development in Conservation Areas shall:

- Respect the existing setting and character of the surrounding area.
- Be cognisant and/ or complementary to the existing scale, building height and massing of the surrounding context.
- Protect the amenities of the surrounding properties and spaces.
- Provide for an assessment of the visual impact of the development in the surrounding context.
- Ensure materials and finishes are in keeping with the existing built environment.
- Positively contribute to the existing streetscape Retain historic trees also as these all add to the special character of an ACA, where they exist.

### 15.15.2.3 Protected Structures

There are almost 8,500 protected structures in the city, as identified on the Record of Protected Structures, Volume 4 of the plan. The inclusion of a structure in the Record of Protected Structures does not prevent a change of use of the structure, and/or development of, and/or extension to the structure, provided that the impact of any proposed development does not adversely affect the character of the Protected Structure and its setting. Conservation is the careful and sensitive management of change and DCC would support new proposals to conserve, repair and adapt Protected Structures to ensure they stay in long term sustainable use.

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Any works which materially affect the character of a Protected Structure require planning permission. Some works may be considered exempted development where they do not materially affect the character of the building or those elements of the structure that contribute to its special interest.

A Section 57 Declaration may be requested from the Planning Authority in relation to the type of works that it considers would or would not materially affect the character of the structure or of any element of special interest of the structure. Separately, a Section 5 Declaration can be sought from the Planning Authority to establish if specific works (such as repairs and other modest works) proposed would be considered exempted development (i.e. would not materially affect the character of the structure or any element of special interest of the structure).

A Protected Structure, unless otherwise stated, includes the interior of the structure, the land lying within the curtilage of the structure, any other structures (and their interiors) lying within that curtilage. The protection also extends to any features specified as being within the attendant grounds including boundary treatments.

Works to a protected structure should be carried out in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and the Conservation Advice Series published by the Department of Housing, Local Government and Heritage

All planning applications for development/works to Protected Structures must provide the appropriate level of documentation, including an Architectural Heritage Impact Assessment, in accordance with Article 23 (2) of the Planning and Development Regulations, 2001 (as amended) and chapter 6 and appendix B of the 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011), to assist in the assessment of proposals.


This report should be prepared by an accredited conservation architect or equivalent conservation professional/expert (a useful list of suitably qualified professionals is available on the Irish Georgian Society <https://www.igs.ie/> and RIAI <https://www.riai.ie/> websites). The report should:

- Outline the significance of the building(s) or structure(s) and their settings and an assessment of how the proposed works would impact on that significance.
- Include a detailed drawn survey of the building/structure identifying all surviving original/early and later features that may contribute to its significance and associated photographic survey.
- Include a conservation focused method statement and specification of works.
- Details of proposed works should be clearly identified on the accompanying survey drawings by way of colour coding and/or annotated notes to distinguish clearly between the existing structure, the proposed works including demolition of existing fabric and/or features. The colour coding should also show the provenance of the historic building, including identification of the various stages of its development, identifying original, historic and later intervention.

The detail required to be submitted will be dependent on the significance of the building and the nature and extent of works proposed. It may be of benefit to discuss specific requirements, with an Architectural Conservation Officer, prior to making a planning application; through the pre-planning consultation process.

#### 15.15.2.4 Retention and Re-use of Older Buildings of Significance which are not Protected

Our built heritage is rich and varied. Much of our built heritage is not protected nor located within an ACA. The re-use of buildings/structures of significance is a central element in the conservation of the

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built heritage of the city and important to the achievement of sustainability.

In assessing applications to demolish buildings/structures of significance that are not protected, the planning authority will actively seek the retention and re-use of buildings and other structures of architectural, historical, archaeological, artistic, cultural, scientific, technical, social and/or local interest or those that make a positive contribution to the character and identity of streetscapes and the sustainable development of the city; also having regard to Policies BHA 05: Demolition of Regional Rated Buildings on NIAH and BHA 06: Buildings on Historic Maps. Where the planning authority accepts the principle of demolition, a detailed written and photographic inventory of the building may be required for record purposes.

#### 15.15.2.5 Historic Buildings and Access

In assessing planning applications which relate to protected structures, regard shall be had to the protected status of the structure and the need to protect its special character. Detailed advice is provided in the Architectural Heritage Protection Guidelines for Planning Authorities (re-issued by DAHG, 2011) and in Access – Improving the Accessibility of Historic Buildings and Places (Advice Series, DAHG, 2011). There is a need for flexibility in the use of protected structures and in making them accessible to people with disabilities, whilst respecting their architectural integrity.

#### 15.15.2.6 Barrier Free Access and Protected Structures


The creation of barrier free access to protected structures can be difficult to reconcile. Where access devices are proposed, the following information should be submitted:

- An assessment of the building's access requirements, including details on the circulation and user requirements of the building.
- An assessment of the impact of access devices on the special character and setting of the protected structure, particularly where architectural details such as plinths, thresholds, steps, staircases and railings, which contribute to the special interest of the building, are involved.
- An assessment of alternative design options considered to ensure the proposal would represent the most sensitive access solution available.
- Details of the materials and specifications of both permanent and temporary devices which should be appropriate to the location so as to reduce the visual impact of the mechanism.

Creative architectural responses which represent the most sensitive access solution will be actively encouraged. Proposals should be so designed to ensure the device can be removed without damage to the fabric of the building, where possible i.e. reversible. In certain cases, it may be necessary to locate such devices on/in less significant parts of the building. All works should retain the maximum amount of historic fabric in situ and should be designed to cause minimum interference to the historic building fabric and reduce the visual impact of the mechanism.

#### 15.15.2.7 Fire Safety Works and Protected Structures

Fire protection works to protected structures relate directly to the use and requirements of a building and can have a significant impact on the character of a protected structure and require planning permission, if they give rise to significant impacts and/or alter the character of the protected structure. When considering proposals for fire safety measures, a strategic approach to fire protection works to the building will be encouraged. Uses which may diminish the special interest of a protected structure through inappropriate alterations will generally not be encouraged. Applications for fire protection

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works shall be guided by the principles of minimum intervention to the historic fabric and the reversibility of alterations, where achievable.


#### 15.15.2.8 Lighting of Protected Structures and Buildings in Conservation Areas

Well-designed exterior lighting of landmark buildings, structures and spaces can play an important role in defining the character of the built heritage. A successful lighting scheme will relate to the architectural form of the building and will sensitively utilise the detailing and features of such buildings with low wattage and/or dimmable light sources in an appropriate colour, and discreet light fixtures. It will also minimise the spillage of potential obtrusive light to adjacent areas and will avoid unnecessary over lighting, which can alter the appearance of a building or area.

In considering applications for lighting schemes, the need for such schemes should be clearly established. Proposals for lighting schemes should include details of the size, type, siting, and number of fixtures and fixing methods, as well as wattage, colour of light source, light pattern and potential impact on the building material and features, and include visualisations to demonstrate the intended effects.

To avoid conflict, proposals should demonstrate how lighting schemes would enhance and protect the character of an area or group of protected structures and/ or co-ordinate with any adjacent lighting schemes. Powerful wide-angled over-lighting which can diminish the architectural features of a building, its setting or surrounding area will be discouraged. Lighting schemes may not be appropriate in certain residential areas, as the spillage of light from lighting schemes can impact on the amenities of such areas.



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#### Appendix 4 Terms and definitions used

The following sets out the definitions of the terms which are used throughout the report:

- (i) The phrase ‘cultural heritage’ is a generic term used in reference to a multitude of cultural, archaeological and architectural sites and monuments. The term ‘cultural heritage’, in compliance with Section 2(1) of the Heritage Act (1995), is used throughout this report in relation to archaeological objects, features, monuments and landscapes as well as all structures and buildings which are considered to be of historical, archaeological, artistic, engineering, scientific, social or technical interest.

For the purpose of this assessment, each identified cultural heritage site is assigned a unique cultural heritage number with the prefix ‘CH’.

- (ii) A feature recorded in the ‘Record of Monuments and Places’ (RMP) refers to a recorded archaeological site that is granted statutory protection under the National Monuments Act 1930-2004. When reference is made to the distance between an RMP and the proposed development site (see below), this relates to the minimal distance separating the site from the known edge of the RMP. Where the edge of the RMP is not precisely known, the distance relates to that which separates the site from the boundary of the RMP zone of archaeological potential as represented on the respective RMP map; where this is applied, it is stated accordingly.
- (iii) An ‘area of archaeological potential’ refers to an area of ground that is deemed to constitute one where archaeological sites, features or objects may be present in consequence of location, association with identified/recorded archaeological sites and/or identifiable characteristics.
- (iv) The term ‘proposed development site’ refers to the defined area of land within which the proposed development, including access tracks etc, may be constructed.
- (v) In relation to the term ‘study area’ please see Section 1.3 above.
- (vi) The term ‘receiving environment’ refers to the broader landscape within which the study area is situated. Examination of the site’s receiving environment allows the study area to be analysed in its wider cultural context.
- (vii) The terms ‘baseline environment’ and ‘cultural heritage resource’ refer to the existing, identifiable environment against which potential impacts of the proposed scheme may be measured.

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## Appendix 5 Glossary and definition of archaeological terms

**Barracks** A building or group of buildings used to house members of the police or armed forces. These date from the late 17th century AD onwards.

**Brewery** A commercial complex of buildings for the brewing of beer. These date from the 19th century AD onwards.

**Bridge** A structure of wood, stone, iron, brick or concrete, etc., built to span a river or ravine in order to facilitate the crossing of pedestrians or vehicles. These date from the medieval period (5th - 12th centuries AD) onwards.

**Burial ground** An area of ground, set apart for the burial of the dead, not associated with a church. These date from the medieval period (5th - 16th centuries AD) onwards. See also Children's burial ground and Graveyard.

**Castle (unclassified)** A castle that cannot be more precisely classified. They can date from the late 12th to the 16th century AD. See also Castle - Anglo-Norman masonry castle; Castle - hall-house; Castle - motte; Castle - motte and bailey; Castle - ringwork; Castle - ringwork and bailey; Castle - tower house.

**Chapel** A free-standing building which is used for private worship. These date from the late medieval period (c. 1400 to the 16th century AD) onwards.

**Church** A building used for public Christian worship. These can be of any date from c. 500 AD onwards.

**Corn store** A large building used for the storage of grain. These date to the 18th and 19th centuries AD.

**Country house** The rural residence of the landed gentry. These houses date from the late 17th century to the first half of the 19th century AD.


**Courthouse** A building in which a judicial court is held. These date from the 16th century AD onwards.

**Culvert** A culvert is a structure that allows water to flow under a road, railroad, trail, or similar obstruction. Typically embedded so as to be surrounded by soil, a culvert may be made from a pipe, reinforced concrete or other material

**Drydock** A narrow basin or vessel that can be flooded to allow a load to be floated in, then drained to allow that load to come to rest on a dry platform. Dry docks are used for the construction, maintenance, and repair of ships, boats, and other watercraft.

**Enclosure** An area defined by an enclosing element (e.g., bank, wall, fosse, scarp), or indicated as such cartographically, and occurring in a variety of shapes and sizes, possessing no diagnostic features which would allow classification within another monument category. These may date to any period from prehistory onwards.

**Fulacht fiadh** Prehistoric site potentially used for a variety of purposes such as cooking, brewing, bathing, textile dyeing etc. Characterised by a crescentic mound of burnt stone; usually located in damp areas, where the trench (trough) for cooking would fill with water; usually found in groups (plural: *fulachta fiadh*).

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**Graveyard** The burial area around a church. These date from the medieval period (5th-16th centuries) onwards.

**Headstone** An upright stone placed over the head of a grave. These date from 17th century AD onwards.

**Hermitage** A secluded place, either a man-made structure or a natural feature, such as a cave, where a hermit lived. These date from the medieval period (5th-16th centuries AD).

**Historic town** A settlement of pre-AD 1700 date that occupied a central position in the communications network, functioned as a market centre and had an organised layout of streets with a significant density of houses and associated land plots. In addition, examples of one of the following monument classes should be present: town defences; castle/tower house; house (which functioned as a manor house); parish church/cathedral; religious house(s); administrative institution (e.g., town hall, market-house); judicial institution (e.g., courthouse, prison); monuments indicating specialised technological production (e.g., mill, kiln, tannery, ironworking site); bridge; hospital; school; quays. Where only documentary evidence survives to suggest a town was present then the term 'Historic town possible' applies.

**Holy well** A natural spring or well associated with a saint or a tradition of cures.

**Hospital** A building for the care of the sick, aged, infirm and poor. These date from the medieval period (5th-16th centuries AD) onwards.

**House (18<sup>th</sup>/19<sup>th</sup> century)** A building for human habitation which dates to the 18th/19th century, and which is not classifiable as either a country house or a vernacular house.

**House (20<sup>th</sup> century)** A building for human habitation which dates to the 20th century, and which is not classifiable as either a country house or a vernacular house.

**Library** A building, room or suite of rooms where books, or other materials, are classified by subject and stored for use by the library's members. These date from the 17th century AD onwards.

**Market-house** A market building incorporating other function rooms, e.g., theatres, courtrooms, schoolrooms. In Ireland market-houses are sometimes colloquially referred to as tholsels. These date from the later medieval period (12th-16th centuries AD) onwards.

**Mass-rock** A rock or earthfast boulder used as an altar or a stone-built altar used when Mass was being celebrated during Penal times (1690s to 1750s AD), though there are some examples which appear to have been used during the Cromwellian Period (1650s AD). Some of these rocks/boulders may bear an inscribed cross. See also Penal Mass station.

**Milling complex** A series of post-1700 AD structures associated with milling, including any of the following: mill, millpond, millrace, engine house, industrial chimney, administrative buildings and workers' factory.

**Mill (unclassified)** A mill, including where present the millrace and millpond, where corn is ground or where raw material is processed. This classification is used, in the context of this database, when it



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is unclear whether the mill in question is a water mill or a windmill. These may date from the late medieval period (c. 1400 to the 16th century AD) onwards.

**Millrace** The current of water that turns a water wheel, or the channel (sluice) conducting water to or from a water wheel.

**Pier/jetty** A structure, extending out into the water, built of iron, wood or stone, for docking or accessing ships or boats. They may also serve to protect a harbour, influence the current or tide and are sometimes used as promenades. These may date to any period from prehistory onwards.

**Prison** An establishment where offenders are confined. These date from the late medieval period (c. 1400 to the 16th century AD) onwards.

**Quay** A stone or timber landing-place built parallel to, or projecting out from, the shoreline, to serve in the loading and unloading of vessels. These date from the Iron Age (c. 500 BC - AD 400) onwards.

**Redundant record** Records classed as 'Redundant record' are those that fulfil one or more of the following criteria: (1) a record identifying a location where, according to documentary sources (e.g., published reference, cartographic sources) or personal communication, a monument might have existed, but which, on inspection, was found not to be an archaeological monument (e.g. a natural feature); (2) a record classified using a term which is now obsolete (e.g. ecclesiastical remains); (3) a record created in error, a duplicate record or one which has no supporting evidence recorded on file or in the database; (4) an archaeological object (i.e. an artefact), e.g. a quernstone; (5) a record entered as a 'Shipwreck'. Shipwrecks are recorded in a separate database.

**Ringfort** Early medieval Christian (c. 500 AD to 1100) defended secular settlement consisting of a bank and external ditch defining a central circular area that contained dwelling structures of occupants; also called fairy fort, rath, lios, or cashel (the latter constructed of stone as opposed to earth).


**School** An establishment in which people, usually children, are taught. These date from the late medieval period (c. 1400 to the 16th century AD) onwards.

**Shambles** Structure/structures where animals were slaughtered and/or where meat and fish were sold. These date from the medieval period (5th-16th centuries AD) onwards.

**Souterrain** An underground structure consisting of one or more chambers connected by narrow passages or creepways, usually constructed of drystone-walling with a lintelled roof over the passages and a corbelled roof over the chambers. Most souterrains appear to have been built in the early medieval period by ringfort inhabitants (c. 500 - 1000 AD) as a defensive feature and/or for storage.

**Standing Stone** A stone which has been deliberately set upright in the ground, usually orientated on a north-east-south-west axis, although other orientations do occur, and varying in height from 0.5m up to 6m. They functioned as prehistoric burial markers, commemorative monuments, indicators of routeways or boundaries and date from the Bronze and Iron Ages (c. 2400 BC - AD 500), with some associated with early medieval ecclesiastical and burial contexts (c. 5th-12th centuries).

**Tomb (chest tomb)** A free standing, box-like funerary monument. These date from the 13th century AD onwards. Examples that are incorporated in a wall are classified as Wall monument. Examples with an effigy are classified as Tomb – effigial.

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**Town hall** A large building used for the transaction of the public business of a historic town (pre-1700 AD), the holding of courts of justice, entertainments and other activities. In Ireland, town halls are sometimes colloquially referred to as tholsels.

**Weir – regulating** A dam constructed on the reaches of a canal or navigable river designed to retain the water and to regulate its flow. These date from the late medieval period (c. 1400 to the 16th century AD) onwards.