

**ARCHAEOLOGICAL ASSESSMENT  
AT  
GOWAN MOTORS COMPOUND,  
169-177 MERRION ROAD,  
DUBLIN 4**

**ON BEHALF OF: 1 MERRION COMPOUND LAND LIMITED**

**ITM: 719511, 731061**

**AUTHOR: FAITH BAILEY**

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## DOCUMENT CONTROL SHEET

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## ABSTRACT

This assessment has been prepared on behalf of 1 Merrion Compound Land Limited, to study the impact, if any, on the archaeological and historical resource of a proposed Large Scale Residential Development (LRD) at Gowan Motors Compound, 169-177 Merrion Road, Dublin 4 (Figure 1; ITM 719511, 731061). It was carried out by Faith Bailey of IAC Archaeology.

There are five recorded monuments within 500m of the proposed development area, none of which are located within the development area itself. The closest site consists of an armorial plaque (DU023-001003) of the Fitzwilliam Coat of Arms located c. 146m to the southeast of the proposed development and situated within the historic grounds of the Fitzwilliam family's Merrion Castle (DU023-001001).

The assessment has shown that the proposed development area has been cleared of structures and is now in use as a compound. The western and southern boundaries are formed by stone walls first shown on the first edition OS map (1837). The stone walls have been altered to some extent with brick and concrete blocks introduced along the western boundary and concrete capping topping the southern boundary. The architectural heritage resource is assessed in a separate report produced by Molloy & Associates. The stone walls will be retained as part of the development.

The proposed development area has been cleared of upstanding structures and previous monitoring of SI works has shown the site has been subject to disturbance. It remains possible that there may be small or isolated archaeological remains beneath the current ground level, which would be directly impacted by ground works associated with the proposed development. As such, it is recommended that all ground disturbances associated with the proposed development be monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the DoHGLH and the Dublin City Archaeologist.

As noted above, the western and southern boundary walls will be retained as part of the proposed development and subject to conservation works as detailed in section 2 of the Architectural Heritage Assessment. This represents a positive impact on the surviving heritage in the area.

No further archaeological mitigation is required for the boundary walls, as they will be retained and conserved as per the Architectural Heritage Assessment (Molloy & Associates).

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# 1 INTRODUCTION

## 1.1 GENERAL

The following report details an archaeological assessment undertaken in advance of a proposed Large Scale Residential Development (LRD) at Gowan Motors Compound, 169-177 Merrion Road, Dublin 4 (Figure 1; ITM 719511, 731061). This assessment has been carried out to ascertain the potential impact of the proposed development on the archaeological and historical resource that may exist within the area. It was undertaken by Faith Bailey of IAC Archaeology (IAC), on behalf of 1 Merrion Compound Land Limited.

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

Architectural Heritage is assessed in a separate report (Molloy & Associates Conservation Architects) and is cross-referenced where appropriate.

## 1.2 THE DEVELOPMENT

Planning permission is sought for a Large-Scale Residential Development delivering 200 no. student residential units within two blocks. The blocks range in height up to 6 storeys. Block A and B will have a single storey basement. All associated internal and external amenity space, car and cycle parking, landscaping, bin stores, service provision and vehicular and pedestrian accesses are also proposed (Figure 2).

As per Opinion Item 4 from Dublin City Council, the archaeological assessment has been compiled in accordance with the Framework and Principles for the Protection of Archaeological Heritage (1999). The Dublin City Archaeologist was contacted on the 29th August 2024 for any other observations on the proposed development.

## 2 METHODOLOGY

A study area, defined as 500m from the boundary of the proposed development area, was assessed to inform this report. Research was undertaken in two phases. The first phase comprised a paper survey of all available archaeological, historical and cartographic sources. The second phase involved a field inspection of the site.

### 2.1 PAPER SURVEY

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- National Monuments in State Care Database;
- Preservation Orders List;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- Dublin City Development Plan (2022–2028);
- Aerial photographs;
- Excavations Bulletin (1970–2024);
- Dublin City Industrial Heritage Record.

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

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

**National Monuments in State Care Database** is a list of all the National Monuments in State guardianship or ownership. Each is assigned a National Monument number whether in guardianship or ownership and has a brief description of the remains of each Monument. The Minister for the DoHLGH may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments (other than dwellings) may also appoint the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or guardianship of the state, it may not be interfered with without the written consent of the Minister.

**Preservation Orders List** contains information on Preservation Orders and/or Temporary Preservation Orders, which have been assigned to a site or sites. Sites

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

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

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

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

**Development Plans** contain a catalogue of all the Protected Structures and archaeological sites within the county. The Dublin City Development Plan 2022-2028 was consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development area and contains a number of policies in relation to the archaeological assessment and development of sensitive archaeological sites.

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

**Excavations Bulletin** is a summary publication that has been produced every year since 1970. This summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the SMR and RMP files. This information is also available online ([www.excavations.ie](http://www.excavations.ie)) from 1970–2024.

The **Dublin City Industrial Heritage Record (DCIHR)** is maintained by DCC. It is a policy of the Council ensure that any development areas containing a DCIHR site is subject to consultation with the City Archaeologist.



## **2.2 FIELD INSPECTION**

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

The archaeological field inspection entailed -

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

## 3 RESULTS OF ARCHAEOLOGICAL ASSESSMENT

### 3.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The proposed development area is located on the southwestern side of Merrion Road, c. 55m east of the Strand Road Dart Line level crossing. The site is c. 106m west of the current coastline and faces a terrace of small Victorian houses on the northeastern side of Merrion Road. It is bordered to the immediate west by Elm Court Apartment block and to the southwest by Caritas Convalescent Centre. A short terrace of three single-story late Georgian houses borders the immediate southeast of the site.

There are five recorded monuments within 500m of the proposed development area, none of which are located within the development area itself. The closest site consists of an armorial plaque (DU023-001003) of the Fitzwilliam Coat of Arms located c. 146m to the southeast of the proposed development and situated within the historic grounds of the Fitzwilliam family's Merrion Castle (DU023-001001).

Monitoring of Site Investigation (SI) works took place within the development area in 2021 (Ni Cheallachain 2021, Licence No. 21E0562). No archaeological finds of significance were identified during the course of ground disturbance, which was found to have been extensively disturbed in the past.

The Architectural Heritage resource is assessed in a separate report (Molloy & Associates Conservation Architects), submitted as part of the overall planning application.

#### 3.1.1 Prehistoric Period

This period includes the Mesolithic (c. 8000-4000 BC), Neolithic (4000–2500 BC), Bronze Age (2500–800 BC) and Iron Age (800 BC–AD 500). Scattered evidence of activity dating to these periods has been recorded within Dublin City as a whole, but no prehistoric sites have been recorded within the immediate landscape surrounding the proposed development area. This is likely due to subsequent coastal erosion and development in the last three centuries. Prehistoric occupation is suggested by stray finds, including the earlier caches of flint flakes from Rathfarnham, Dun Laoghaire, Dalkey Island and Loughlinstown and may indicate small-scale transient settlement along the riverbanks and seashores of County Dublin (Corlett 1999).

Evidence for Neolithic settlement is tentative, again coming from stray finds of polished stone axe heads at Sandymount (NMI IA/54/76) and Farranboley (NMI 1935:38). Fragments of two Bronze Age gold torcs (NMI 107/108) and a bronze pin (NMI 5286:W139) were discovered in Donnybrook. A relatively high number of stray finds from this period have been retrieved from along the banks of the Dodder and other rivers, which hint at societies that included high-status individuals. There are no recorded Iron Age (500 BC–AD 400) finds or sites within the vicinity of the area under assessment; however, it is probable that this area continued to be occupied throughout the prehistoric period due to the coastal resources available.

### 3.1.2 Early Medieval Period (AD 500–1100)

This area, bordered by the sea to the east and Wicklow and Dublin Mountains to the west, was well settled during the early medieval period. Known as *Cualu* the area was controlled by the *Dal Messin Corb*, a leading Leinster tribe. St Kevin of Glendalough was a member of this tribe and was also responsible for helping to spread Christianity during the 6th century. During the 8th century, it was under the leadership of the *Ui Briuin* tribe that ruled much of southeast Dublin. They arrived from the north of Kildare, bringing with them the influence of the famous monastery in Kildare, which was devoted to St Brigid (c. AD 500). Many of the commonly recorded settlement features of this period, including ringforts, are likely to have been levelled and or removed by development over the last three centuries.

The Vikings arrived in Ireland in the 9th century and founded a settlement at Dublin in AD 917. The development of Dublin as a major centre of trade and industry had implications on the hinterlands to the south, known as *Dyflinarskiri*, extending as far as Greystones. Many Vikings settled in this area and by AD 980 most had converted to Christianity. Although there were attacks on the Vikings by the native Irish, it appears that the Scandinavians left a lasting impression within the Rathdown area. Many place names such as 'Windgates' and 'Coolnagad' preserve the Norse word *gata*, meaning 'street'. A circular mound (DU022-084) excavated in 1877 was found to contain an estimated 50 human remains to the rear of Aylesbury Road c. 1.2km to the west-northwest of the proposed development area. The remains lay 'piled above each other' except for one extended inhumation which was accompanied by an iron sword (NMI 2007:41), its handle inlaid with gold and silver. Other finds included weapons and personal jewellery (NMI SA1900:29, 30; SA1900:41). This is thought to be a Viking cemetery. In 2003 further human remains a portion of a skull and part of a humerus were revealed and preserved in situ (Cahill and Sikora 2011).

### 3.1.3 Medieval Period (AD 1100–1600)

The beginning of the medieval period is characterised by political unrest that originated from the death of Brian Borumha in 1014. Diarmait MacMurchadha, deposed King of Leinster, sought the support of mercenaries from England, Wales and Flanders to assist him in his challenge for kingship. Norman involvement in Ireland began in 1169, when Richard de Clare and his followers landed in Wexford to support MacMurchadha. Two years later de Clare (Strongbow) inherited the Kingdom of Leinster and by the end of the 12th century the Normans had succeeded in conquering much of the country. The initial stage of the invasion of the country is marked by the construction of motte and bailey castles.

The earliest recorded settlement evidence in Merrion and its environs dates to the Anglo-Norman invasion. In 1173 Strongbow granted all the lands of Donnybrook, which included *Tracht Muirbtean* (Merrion) and *Cnorco* (part of Mount Merrion), to Walter de Rideleford, Lord of Bray, who erected an earthen rampart and castle. The rampart was made up of a stout thorn fence, which led to it being given the name Thorncastle. This castle was approached from Dublin by a bridge across the Dodder and by a highway, which led directly from the bridge to the castle. De Rideleford built a roadway between the castle and his headquarters at Donnybrook. This roadway was evident in

places between Donnybrook and Merrion and formed the Parliamentary boundary between the same two points. The existing road from Merrion to Blackrock is its continuation. Merrion seems to have been held in conjunction with the manor of Thorncastle, which extended between Merrion and Blackrock. The garrison of the castle was to be made up of de Rideleford's planted tenants. As a result, he decided not to plant them apart, as had been the norm previously, but to house them close together in a village. This arrangement led the locals to refer to the settlement as *Baile an Bothair*, or 'the town on the road'. This became modified to *Ballybothair* and became anglicised as Booterstown, c. 1.2km south of the proposed development area.

De Rideleford's property passed through several hands during the 13th and 14th centuries, coming into the possession of Sir John Cruise who was responsible for building Merrion Castle (DU023-001001) located c. 156m to the southeast of the proposed development area and most likely founded the Chapel of Ease (DU023-053001), which occupied a graveyard (DU023-053002). Although the precise date of construction for the castle is unknown it is mentioned in a deed of 1334 (SMR File). It was during Cruise's occupation that the area experienced attacks from the native Irish. The O'Byrnes and the O'Tooles, who had been expelled from the lands of *Ofelan* and *Omurthy* in Kildare by de Rideleford, 'gave no rest or peace to the occupants' (Donnelly 1911), especially after the Bruce Invasion. Cruise suffered so much from their incursions that he was allowed to hold his property rent free for life. By the early 15th century, the castle was in the possession of a branch of the Fitzwilliam family and was made the seat of the family by Sir Tomas Fitzwilliam in the 1550s.

Excavation to the south of the castle site in 2004 revealed evidence of medieval occupation likely to be associated with the medieval manor of Merrion (Bennett 2004:0559, Licence No. 04E0272).

### **3.1.4 Post-Medieval Period (AD 1600–1800)**

A graveyard (DU023-053002) originally enclosed the church of Merrion (DU023-053001), which is described in the SMR file as marked on the Down Survey map of 1650 as 'Chapel of Merryon'. The barony and parish maps show 'Merriyong' castle (DU023-001001) although a chapel building is not represented at this time. The later 18th and 19th century maps indicate the area as a 'Burying Place' and 'Burying Ground' off Church Yard Lane. Buildings are shown within and adjacent to the burial ground in these later maps which may represent the chapel (DU023-053001). The present gravestones date from c. 1760–1820 and all burials appear to have ceased by c. 1866. The most significant memorial here is one that records the tragic drowning of hundreds of passengers in Dublin Bay in November 1807, when two ships 'The Prince of Wales' and 'The Rochdale' were driven ashore during a violent storm.

The original castle at Merrion had become ruinous by 1729 and it was described by Austin Cooper in 1780 as being in ruins. The castle was subsequently demolished in c. 1780. A house (DU023-001002) which now stands on the site c. 206m southeast of the proposed development, was then built incorporating some surviving material from the earlier castle. This included a plaque showing the Fitzwilliam Coat of Arms (DU023-001003) and a stone head (DU023-001004), which were incorporated into the coach

house, located c. 146m to the southeast of the proposed development. A new building called 'Fitzwilliam Hall', built on the historic site of the coach house also incorporated these architectural elements. The 18th century house has been the residence of the Sisters of Charity since 1866 who constructed a convent and home for the blind there. The Sisters increased the size of the original house by adding a convent, school and large granite church.

During the 18th century, the Fitzwilliam family owned all the land at Merrion. Here they developed vast brick fields where clay was dug and bricks were baked. The Fitzwilliams used their strong position to take full advantage of the large-scale building which was taking place at this time. They were able to supply the building materials required and exploited their position as landowners to meet the demand for land in the area. They were also the developers and owners of Merrion Square, Fitzwilliam Square and a large proportion of Dublin 4 (Pearson 1998).

During this period, the area of Merrion and Booterstown became a fashionable place to live resulting in an increased number of houses being built. This boom in building included the construction of large county residences by the wealthy as country retreats set in large, landscaped demesnes. According to the first edition Ordnance Survey map (Figure 4) the development area was occupied by a house that is marked as 'Elm Cottage' and portions of associated gardens. The 1865 map shows semi-detached buildings within the site, labelled as Elm Cottage and Marino Lodge, with Merrion Terrace located to the immediate southeast. In 1870, Thom's Irish Almanac and Official Directory lists the owner of Elm Cottage as being Mrs Doyle ([www.askaboutireland.ie](http://www.askaboutireland.ie)).

### **3.2 SUMMARY OF PREVIOUS ARCHAEOLOGICAL FIELDWORK**

A review of the Excavations Bulletin (1970–2024) has revealed that monitoring of SI works took place within the development area in 2021 (Ni Cheallachain 2021, Licence No. 21E0562). No archaeological finds of significance were identified during the course of ground disturbance, which was recorded as being extensively disturbed in the past.

The former lands of the Sisters of Charity at Merrion Road and Bellevue Avenue c. 226m southeast of the proposed development area have been subject to numerous investigations. A programme of archaeological test trenching (Bennett 2002:0563, Licence No. 02E1260) revealed a low density of archaeological features including medieval ditches, a pit, several ditches and gullies, a possible medieval stone rubble foundation and several post-medieval ditches and pits.

Subsequent archaeological monitoring was undertaken for topsoil stripping ahead of construction (Bennett 2004:0558, Licence No. 04E0167). The ditches of indeterminate date previously identified during testing were investigated and deemed to be drainage features and cultivation ditches dating to the 18th/19th centuries. The former shoreline was once much further west of the development area and this area appeared to have been reclaimed. The frequent identification of land drains points to an area prone to flooding and its subsequent management. Brick manufacturing activity, as illustrated on Rocque's map of 1760, dating to the 18th/19th century may have been suggested by deposits of clay, albeit heavily truncated by land drains. Heavily truncated medieval

activity consisting of a series of truncated pits and surfaces was excavated along the southern limit of the site (Bennett 2004:0559, Licence No. 04E0272). The excavator suggested that the presence of industrial features and lack of structural evidence would indicate that this was an area for processing at the periphery of the manor of Merrion (ibid.).

Three trial trenches were excavated at the southern end of St Marys Centre on the Former lands of the Fitzwilliam's 18th century House (DU023- 001002), c. 231m to the southeast of the proposed development (Bennett 2000:0279, Licence No. 00E0886). The investigations did not yield any artefacts or features of archaeological significance.

The excavation of nine test pits and a subsequent programme of archaeological monitoring were carried out during the redevelopment of the old Tara Towers Hotel located c. 490m to the southeast of the proposed development (Bennett 2019:375, Licence No. 19E0043). Areas of made ground and disturbed ground were encountered, but no archaeologically significant features were identified. It is likely that any previously existing archaeological features were removed by development in the mid-20th century.

### **3.3 CARTOGRAPHIC ANALYSIS**

#### **Down Survey Map of the Barony of Rathdown and Parish of Donabrook and Tanee, c. 1655**

The Down Survey maps do not contain a large amount of detail. The townland of 'Merry young' is marked on this map as is the Castle (DU023-001001) and several trees indicating the presence of the grove mentioned in the 1655-6 Parish terrier (SMR files). The area of the proposed development sits to the north of the former castle site but nothing of significance is indicated on the map.

#### **John Rocque's Survey of the City Harbour Bay and Environs of Dublin, 1757**

By the time of this map, an early version of the current Merrion road is visible. It is bounded by fields and small houses many of which are depicted with gardens, orchards and small enclosed fields. Two structures, likely houses, are depicted within the vicinity of the proposed development area and an orchard is shown to the southwest.

#### **John Rocque's Map of the City and County of Dublin, 1760 (Figure 3)**

This map contains less detail of the proposed development area than that of 1757, However, the two structures (most likely representing houses), and small gardens remain marked within the vicinity of the proposed development area. The remains of the castle (DU023-001001) are also labelled near Merrion House to the southeast.

#### **John Taylor's Map of the Environs of Dublin, 1816 (Figure 3)**

Much of the proposed development area and the grounds of Merrion House to the south are obscured by a seam in this map. The current route of the modern Merrion Road is visible and it is apparent that the area to the northwest of the proposed development has become more densely populated. The house of Elm Park and the

wider parkland of the estate is also visible to the west. This is evidence of the construction boom of wealthy country estates in the late Georgian and Regency periods. A small house is depicted along the southwestern side of what is now the Merrion Road within the proposed development area. It is labelled as 'Elm Cott.' and likely takes its name from Elm Park, further to the west. Other short terraced rows are depicted on either side of Merrion Road and are further evidence of the new wealth in the area, as are the seaside baths depicted on the coast to the east. To the south 'Old Merrion Castle' is shown although much of the site is obscured.

#### **William Duncan's Map of the County of Dublin, 1821**

By the time this map was produced new houses had been constructed in the area. The lands defined by the proposed development are a little clearer in this map in addition to the structure 'Elm Cottage', a second short terrace is visible. This is likely the current housing that borders the proposed development to the immediate southeast. The strand road along the coast to the north is also clearly visible on this map.

#### **First Edition Ordnance Survey Map, 1843, scale 1:10,560 (Figure 4)**

This is the first accurate historic mapping coverage of the area containing the proposed development area. 'Elm Cottage' is labelled within the proposed development area and the small terrace to the southeast is labelled as 'Merrion Ter.' Together these properties and their respective gardens outline much of the site boundary as it exists today. To the west, more housing has been developed, including a terrace called 'Jane Ville' to the northwest of the proposed development area. To the south the house at Merrion Castle is depicted with the 'Site of Castle' (DU023-001001). A serpentine fishpond (DU023-001005) is also included in the grounds of Merrion Castle.

#### **Ordnance Survey Map, 1865, scale 1:1056 (Figure 4)**

In the brief period between 1837 and 1865, the local area had undergone considerable development. In addition to Elm Cottage, a structure in the centre of the proposed development area is labelled as 'Marino Lodge' and associated out-buildings have been built in the immediate surroundings. Many new terraced rows, such as 'Longford Terrace' and 'Gibbson's Cottage.' have been constructed on the northeastern side of Merrion Road. The grounds of Merrion Castle to the southeast have also undergone considerable development by the Sisters of Charity who were now residents. The much-expanded site of the former Merrion House is labelled 'St. Mary's Asylum'.

#### **Ordnance Survey Map, 1911, scale 1:2,500 (Figure 5)**

From the mid-19th to early 20th Century the area continued to develop. The proposed development area changed slightly as garden divisions have been moved, and several small structures were built. Elm Cottage has been demolished and only Marino Lodge is upstanding with a new outbuilding to the southwest. In the surrounding area, several new terraces have appeared as the Dublin suburbs continued to grow.

### **Ordnance Survey Map, 1940, scale 1:2,500 (Figure 5)**

There are no notable changes within the proposed development area by the time this map was produced. The site of St Mary's Asylum to the south has grown in size and is now labelled St Mary's Home for the Blind.

### **3.4 DEVELOPMENT PLAN**

The Dublin City Development Plan (2022-2028) recognises the statutory protection afforded to all Record of Monuments and Places (RMP) sites under the National Monuments Legislation (1930–2014). The plan lists a number of aims and objectives in relation to archaeological heritage (Appendix 2).

With regards to the proposed development area, it is not located within the RMP site for the historic core of Dublin (RMP DU018-020), nor within any additional recorded monument.

Given the site is not within a recorded monument, does not contain an DCIHR site and is c. 0.3ha in size, none of the policies in Chapter 11 of the plan are applicable (Ref.: BHA26).

Section 15.15, pg. 629, Chapter 15 (Development Standards) includes the following:

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

The final above point is pertinent to the proposed development area, as the western and southeastern elements of the boundary surrounding the proposed development area are formed by historic garden boundaries associated with structures that once occupied the proposed development area (Elm Cottage, Marino Lodge and the gardens associated with the adjacent Merrion Terrace. These will be retained as part of the proposed development.

There are five recorded monuments within 500m of the proposed development area (Table 1; Figure 1; Appendix 1). The closest site consists of an armorial plaque (DU023-001003) of the Fitzwilliam Coat of Arms located c. 146m to the southeast of the proposed development and situated within the historic grounds of the Fitzwilliam family's Merrion Castle (DU023-001001).

**TABLE 1:** Recorded archaeological sites in the study area

RMP NO.	LOCATION	CLASSIFICATION	DISTANCE
DU023-001003	Merrion	Armorial plaque	c. 146m southeast
DU023-001004	Merrion	Stone head	c. 146m southeast
DU023-001001	Merrion	Castle - tower house	c. 156m southeast
DU023-001002	Merrion	18th century house	c. 206m southeast
DU023-001005	Merrion	Fish pond	c. 245m southeast

### 3.5 TOPOGRAPHICAL FILES OF THE NATIONAL MUSEUM OF IRELAND

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

### 3.6 DUBLIN CITY INDUSTRIAL HERITAGE RECORD

A review of the Dublin City Industrial Heritage Record (DCIHR) has shown that no sites are listed within the proposed development area. Six structures are found within 500m (Figure 1; Table 2).

**TABLE 1:** DCIHR sites within the study area

CLASSIFICATION	LOCATION	UPSTANDING REMAINS	DISTANCE
Tramway	Merrion Road	No visible remains	c. 6m northeast
Railway line	Dublin & Southeast Railway	Substantial remains	c. 38m northeast
Level crossing	Dublin & Southeast Railway	Yes	c. 51m northeast
Station	Dublin & Southeast Railway	Yes	c. 121m southeast
Dye works	Merrion Road	Original replaced	c. 365m southeast
Slip	Strand Road	No	c. 465m north

### **3.7 AERIAL PHOTOGRAPHIC ANALYSIS**

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995–2013), Google Earth (2008–2024) and Apple Maps, revealed that the proposed development area and its immediate surroundings remained largely unchanged from the mid-1990s until 2022. Plate 1 shows that the site was occupied by houses, ancillary structures and car parking in the recent decades before being demolished in 2021/2022 (Google Earth, March 2022) (Plate 2). No previously unrecorded sites of archaeological potential were noted within the coverage and the site is now in use as a compound.

### **3.8 FIELD INSPECTION**

The field inspection sought to assess the site, its previous and current land use, the topography and any additional information relevant to the report. During the course of the field investigation the proposed development site and its surrounding environs were inspected (Figure 1).

As shown in Plate 2, the proposed development area has been cleared of structures and is now in use as a compound with a number of temporary cabins present (Plates 3-4).

The remains of 19th century boundary walls, depicted on the first edition OS map, are present running along the western and southern limits of the site (Plates 5-8). The wall contains a number of later interventions. It is predominantly composed of sub-rounded blocks of granite but some calp is incorporated (large angular blocks as well as rounded cobbles). Patches of lime render survives in places. In others modern plaster has been applied, concealing the fabric of the wall.

Distinct breaks in the wall indicate it was built in segments. Sections of the western wall have been built up with red brick and some concrete blocks. The southern section of the boundary wall has been capped by coarse (shuttered poured) concrete.

The boundary walls will be retained and conserved as part of the proposed development (see Architectural Heritage assessment for further details).

## 4 CONCLUSIONS

This archaeological assessment was commissioned by Merrion Compound Land Limited 1, to assess the potential for the survival of archaeological features in advance of a proposed Large Scale Residential Development (LRD) at Gowan Motors Compound, 169-177 Merrion Road, Dublin 4.

There are five recorded monuments within 500m of the proposed development area, none of which are located within the development area. The closest site consists of an armorial plaque (DU023-001003) of the Fitzwilliam Coat of Arms located c. 146m to the southeast of the site, which is situated within the historic grounds of the Fitzwilliam family's Merrion Castle (DU023-001001). A review of the Dublin City Industrial Heritage Record (DCIHR) has shown that six structures are found within 500m of the development, none of which are found within the site footprint.

A review of the Excavations Bulletin (1970–2024) has revealed that monitoring of SI works took place within the development area in 2021 (Ni Cheallachain 2021, Licence No. 21E0562). No archaeological finds of significance were identified during the course of ground disturbance, which was recorded as being extensively disturbed in the past.

Analysis of the historic cartographic resource has revealed that post medieval development commenced within landscape containing the proposed development at the end of the 18th century. A structure is definitively depicted within the site on the 1816 map and shown in more detail on the first edition OS map of 1837. The site was subject to additional development over the remainder of the 19th century, but the western and southern boundaries to the development area are marked on the first edition OS map and will be retained as part of the development.

Inspection of the aerial photographic coverage of the proposed development area failed to reveal any sites of archaeological potential. The site was formerly occupied by a number of structures and car parking in recent decades before being demolished in 2022. Today the site has been cleared and is in use as a compound.

The field inspection confirmed the results of the baseline survey. The site has been cleared and is in use as a compound. The western and southern boundaries are formed by stone walls first shown on the first edition OS map (1837). The stone walls have been altered to some extent with brick and concrete blocks introduced along the western boundary and concrete capping topping the southern boundary. The architectural heritage resource is assessed in a separate report produced by Molloy & Associates.

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## 5 IMPACT ASSESSMENT AND MITIGATION STRATEGY

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

### 5.1 IMPACT ASSESSMENT

- The proposed development area has been cleared of upstanding structures and previous monitoring of SI works has shown the site has been subject to disturbance. It remains possible that there may be small or isolated archaeological remains beneath the current ground level, which would be directly impacted by ground works associated with the proposed development.
- The western and southern boundary walls will be retained as part of the proposed development and subject to conservation works as detailed in section 2 of the attached Architectural Heritage Assessment. This represents a positive impact on the surviving heritage in the area.

### 5.2 MITIGATION

- It is recommended that all ground disturbances associated with the proposed development be monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the DoH/LGH and the Dublin City Archaeologist.
- No further archaeological mitigation is required for the boundary walls, as they will be retained and conserved as per the Architectural Heritage Assessment (Molloy & Associates).

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

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

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### CARTOGRAPHIC SOURCES

- Down Survey Map of the Barony of Rathdown and Parish of Donabrook and Tanee, c. 1655
- John Rocque's Maps of Dublin, 1757, 1760
- John Taylor's Map of the Environs of Dublin, 1816
- William Duncan's Map of the County of Dublin, 1821
- Ordnance Survey maps of County Dublin, 1843, 1865, 1911, 1940

### ELECTRONIC SOURCES

- [www.excavations.ie](http://www.excavations.ie) – Summary of archaeological excavation from 1970–2024.

[www.archaeology.ie](http://www.archaeology.ie) – DoH LGH website listing all SMR/RMP sites.

[www.heritagemaps.ie](http://www.heritagemaps.ie) – The Heritage Council web-based spatial data viewer which focuses on the built, cultural and natural heritage.

[www.geohive.ie](http://www.geohive.ie) – Ordnance Survey Ireland National Townland and Historical Map Viewer (including Aerial imagery 1995, 2000, 2005 and 2013).

[www.googleearth.com](http://www.googleearth.com) – Satellite imagery (2005–2024).

[www.apple.com/maps/](http://www.apple.com/maps/) – Satellite imagery (2024).

[www.libraryireland.com](http://www.libraryireland.com) – Thom's Irish Almanac and Official Directory.

## APPENDICES

### APPENDIX 1 SMR/RMP SITES WITHIN THE STUDY AREA

<b>SMR NO.</b>	DU023-001003
<b>RMP STATUS</b>	Scheduled for inclusion in the next revision of the RMP
<b>TOWNLAND</b>	Merrion
<b>PARISH</b>	Donnybrook/ Booterstown
<b>BARONY</b>	Dublin/Rathdown
<b>I.T.M.</b>	719581/730899
<b>CLASSIFICATION</b>	Armorial plaque
<b>DIST. FROM DEVELOPMENT</b>	c. 146m southeast
<b>DESCRIPTION</b>	St. Mary's Home for the Blind is built on the site of Merrion Castle, the ancestral home of the Fitzwilliam family since the 15th-century. Within the present building complex, a plaque with the Fitzwilliam Coat of Arms has been built into the S gable of a new building called 'Fitzwilliam Hall' on the site of the coach house which had contained this plaque (L 0.33m; Wth 0.44m).
<b>REFERENCE</b>	<a href="http://www.archaeology.ie/">www.archaeology.ie/</a> SMR file

<b>SMR NO.</b>	DU023-001004
<b>RMP STATUS</b>	Scheduled for inclusion in the next revision of the RMP
<b>TOWNLAND</b>	Merrion
<b>PARISH</b>	Donnybrook/ Booterstown
<b>BARONY</b>	Dublin/Rathdown
<b>I.T.M.</b>	719581/730896
<b>CLASSIFICATION</b>	Stone head
<b>DIST. FROM DEVELOPMENT</b>	c. 146m southeast
<b>DESCRIPTION</b>	Situated within the flat urban site of St. Mary's Home for the Blind located to the W (c.200m) of Dublin Road and the coastline. A carved stone head (L 0.33m, Wth 0.18m).
<b>REFERENCE</b>	<a href="http://www.archaeology.ie/">www.archaeology.ie/</a> SMR file

<b>SMR NO.</b>	DU023-001001
<b>RMP STATUS</b>	Scheduled for inclusion in the next revision of the RMP
<b>TOWNLAND</b>	Merrion
<b>PARISH</b>	Donnybrook/ Booterstown
<b>BARONY</b>	Dublin/Rathdown
<b>I.T.M.</b>	719627/730901
<b>CLASSIFICATION</b>	Castle - tower house
<b>DIST. FROM DEVELOPMENT</b>	c. 156m southeast

<b>DESCRIPTION</b>	<p>Situated on a flat built up urban site to the W (c.200m) of Dublin Road and the coastline. Noted as the location of a castle. An armorial plaque (DU023-001003; L 0.33m; Wth 0.44m) with the Fitzwilliam Coat of Arms is built into the S gable of a new building called 'Fitzwilliam Hall' on the site of an older coach house. A carved stone head (DU023-001004) and a house 18th/19th century (DU023-001002) are also located within the grounds.</p> <p>Merrion Castle, the ancestral home of the Fitzwilliam family since the 15th-century was built by Sir John Cruise (Ball 1900, 312-16). The earliest mention of a castle at the site is in a deed of 1334. The castle came into possession of a branch of the Fitzwilliam family in the early 1400's and was made seat of the family by Sir Thomas Fitzwilliam c. 1550's. It was damaged in the 1641 rebellion but was afterwards restored. In 1710 the castle was abandoned by the 5th Viscount Fitzwilliam.</p> <p>In the Down Survey (1655-6) Parish terrier it is described as a 'faire stone castle and a grove of trees'. A drawing by Beranger dated 1766 shows a long hall-like building with a corner tower and stepped battlement (Harbison 1998, 38-9). In 1780 when Austin Cooper inspected the remains; the ground floor had been used as a cow-house and part of the outlying buildings as a stable (ibid.316). Duncan's map (1821) shows the castle as still standing.</p>
<b>REFERENCE</b>	www.archaeology.ie/ SMR file

<b>SMR NO.</b>	DU023-006
<b>RMP STATUS</b>	Scheduled for inclusion in the next revision of the RMP
<b>TOWNLAND</b>	Donnybrook/ Booterstown
<b>PARISH</b>	Dublin/Rathdown
<b>BARONY</b>	Dublin South City
<b>I.T.M.</b>	719581/730899
<b>CLASSIFICATION</b>	House 18th/19th century
<b>DIST. FROM DEVELOPMENT</b>	206m southeast
<b>DESCRIPTION</b>	<p>Situated on a flat built up urban site to the W (c.200m) of Dublin Road and the coastline. Mount Merrion House, the former Irish Seat of the Earls of Pembroke, was built by Richard 5th Viscount Fitzwilliam in 1711 as the castle at Merrion (DU023-001001-) had become uninhabitable. It was built as a country residence, together with stables within an elaborately laid out demesne complete with an ice and shell house. In addition to the main house there was another smaller house called the Lodge just S of the main block and further S of that were the stables. All were depicted by William Ashford in an oil on canvas painting dating to approximately 1800, now held in the Fitzwilliam Museum, Cambridge, Great Britain along with other images of the demesne by Ashford. According to Ball (1898, 329-44) it was a handsome building containing one or two fine rooms and with its deep window-seats, curious door-frames and moulded cornices. A photograph taken by Rolf Loeber (Kane, 2011) shows it as a substantial detached double pile dwelling. The front elevation was two storey five bay in construction with a central, pedimented, breakfront three bays wide. The first floor</p>



	central window was round-headed with a Diocletian window above within the pediment. The roof was hipped with dormer windows flanking the pediment and tall brick chimney stacks, deep within the plan, rising above. The photograph shows the W façade which boasts a row of four round-headed windows at first floor level above a pair of round-headed ones at the N end with a pair of flat-headed windows to the south, both pairs divided within the elevation by a downpipe. The house was demolished in 1976. An armorial plaque (DU023-001001) and a stone head (DU023-001004) are recorded at the site.
<b>REFERENCE</b>	www.archaeology.ie/ SMR file

<b>SMR NO.</b>	DU023-001005
<b>RMP STATUS</b>	Scheduled for inclusion in the next revision of the RMP
<b>TOWNLAND</b>	Merrion
<b>PARISH</b>	Donnybrook/ Booterstown
<b>BARONY</b>	Dublin/Rathdown
<b>I.T.M.</b>	719694,730856
<b>CLASSIFICATION</b>	Fish-pond
<b>DIST. FROM DEVELOPMENT</b>	c. 245m southeast
<b>DESCRIPTION</b>	Situated along the shore, just south of, and probably associated with, Merrion Castle. On Barker's 'A Map of Old Merrion and Simmonscourt' of 1862 (NAI MSS. 211/2/2/2) an unusual feature is depicted as a d-shaped enclosure bound by a curving earthwork with one edge defined by the shore. At this location on the first edition of the OS 6 " maps a serpentine 'Fish Pond' is indicated (DU023-001005-).
<b>REFERENCE</b>	www.archaeology.ie/ SMR file

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## **APPENDIX 2 LEGISLATION PROTECTING THE ARCHAEOLOGICAL RESOURCE**

### **PROTECTION OF CULTURAL HERITAGE**

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

### **THE ARCHAEOLOGICAL RESOURCE**

The *National Monuments Act 1930 to 2014* and relevant provisions of the *National Cultural Institutions Act 1997* are the primary means of ensuring the satisfactory protection of archaeological remains, which includes all man-made structures of whatever form or date except buildings habitually used for ecclesiastical purposes. A National Monument is described as 'a monument or the remains of a monument the preservation of which is a matter of national importance by reason of the historical, architectural, traditional, artistic or archaeological interest attaching thereto' (National Monuments Act 1930 Section 2). A number of mechanisms under the National Monuments Act are applied to secure the protection of archaeological monuments. These include the Register of Historic Monuments, the Record of Monuments and Places, and the placing of Preservation Orders and Temporary Preservation Orders on endangered sites.

### **OWNERSHIP AND GUARDIANSHIP OF NATIONAL MONUMENTS**

The Minister may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments (other than dwellings) may also appoint the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or guardianship of the state, it may not be interfered with without the written consent of the Minister.

### **REGISTER OF HISTORIC MONUMENTS**

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

### **PRESERVATION ORDERS AND TEMPORARY PRESERVATION ORDERS**

Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site illegal. Temporary Preservation Orders can be attached under the 1954 Act. These perform the same function as a Preservation Order but have a time limit of six months,

after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.

### **RECORD OF MONUMENTS AND PLACES**

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

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

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

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

### **THE PLANNING AND DEVELOPMENT ACT 2000**

Under planning legislation, each local authority is obliged to draw up a Development Plan setting out their aims and policies with regard to the growth of the area over a five-year period. They cover a range of issues including archaeology and built heritage, setting out their policies and objectives with regard to the protection and enhancement of both. These policies can vary from county to county. The Planning and Development Act 2000 recognises that proper planning and sustainable development includes the protection of the archaeological heritage. Conditions relating to archaeology may be attached to individual planning permissions.

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

It is the Policy of Dublin City Council:

### 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.
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.

Section 15.15, pg. 629, Chapter 15 (Development Standards):

- 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.
- 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.
- The impact and merits/demerits of foundation type and soil hydrology shall be archaeologically assessed to determine appropriate mitigation (including avoidance, redesign, etc.).
- 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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## **APPENDIX 3 IMPACT ASSESSMENT AND THE CULTURAL HERITAGE RESOURCE**

### **POTENTIAL IMPACTS ON ARCHAEOLOGICAL AND HISTORICAL REMAINS**

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

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

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

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

### **PREDICTED IMPACTS**

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

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

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## APPENDIX 4 MITIGATION MEASURES AND THE CULTURAL HERITAGE RESOURCE

### POTENTIAL MITIGATION STRATEGIES FOR CULTURAL HERITAGE REMAINS

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

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

### DEFINITION OF MITIGATION STRATEGIES

#### ARCHAEOLOGICAL RESOURCE

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

*Archaeological Test Trenching* can be defined as ‘a limited programme of intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate’ (ClfA 2020a).

*Full Archaeological Excavation* can be defined as ‘a programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified area or site on land, inter-tidal zone or underwater. The records made and objects gathered during fieldwork are studied and the results of that study published in detail appropriate to the project design’ (ClfA 2020b).

*Archaeological Monitoring* can be defined as ‘a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive’ (ClfA 2020c).



*Underwater Archaeological Assessment* consists of a programme of works carried out by a specialist underwater archaeologist, which can involve wade surveys, metal detection surveys and the excavation of test pits within the sea or riverbed. These assessments are able to access and assess the potential of an underwater environment to a much higher degree than terrestrial based assessments.



Legend

- Site location
- Recorded Monuments

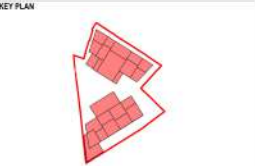
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	Project: Gowan Motors Compound Site, 169-177, Merrion Road, Dublin 4		Date: 15.08.24		Checked By: MB	
			Job No.: J3830		Fig. 1	Rev. 0



REV	DATE	DESCRIPTION	BY
P1	21/05/2024	ISSUED FOR PLANNING	AG



— SITE BOUNDARY  
 - - PERMITTED PLANNING PERMISSION OUTLINE REF 4477/19 AND 40501/21



Client:	1 MERRION COMPOUND LAND LIMITED
Project:	GWAN MOTORS COMPOUND
Title:	PROPOSED SITE LAYOUT PLAN
Stage:	STAGE 2 LRD
Status:	<b>S5   FOR SUBMISSION</b>
Sheet Number:	MRC-MDO-00-SI-DR-A-05000
Scale As Indicated @ A1	Current Rev: P1 Project No.: 1495

1 **PROPOSED SITE PLAN**  
 Scale: 1:200



Title: Plan of proposed development  
 Project: Gowan Motors Compound Site, 169-177, Merrion Road, Dublin 4  
 Job No.: J3830

Scale: NTS	Drawn By: JA
Date: 19.08.24	Checked By: FB
Fig. 2	Rev. 0

DESIGN IDEAS & USE VALUES ARE SUBJECT TO CHANGE AND ARE SUBJECT TO THE FINAL PLAN TO BE PRODUCED IN THE BOUNDARY OF A LOCAL AUTHORITY'S DESIGN AUTHORITY. APPROVED 14/09/2023

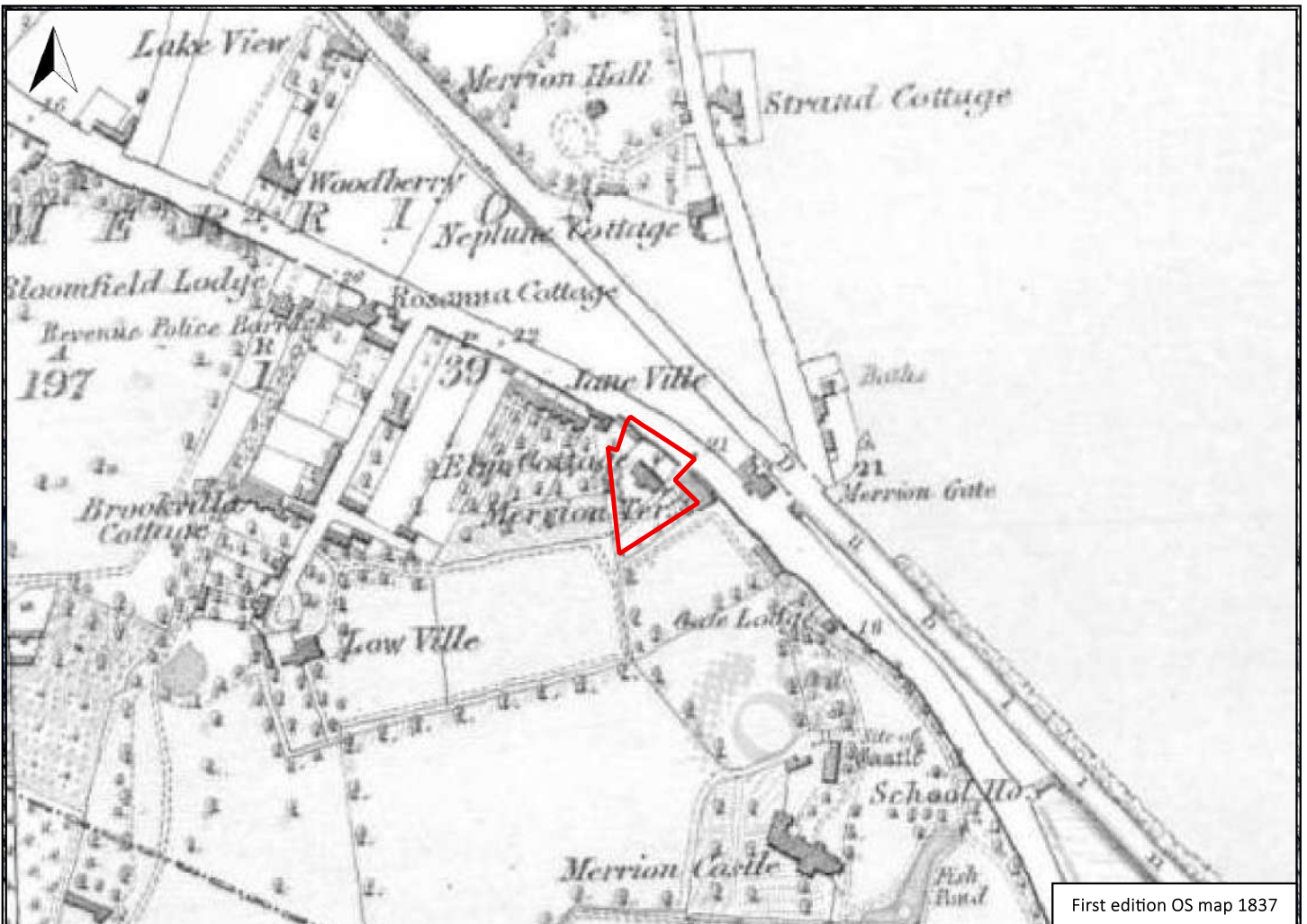


Rocque 1760

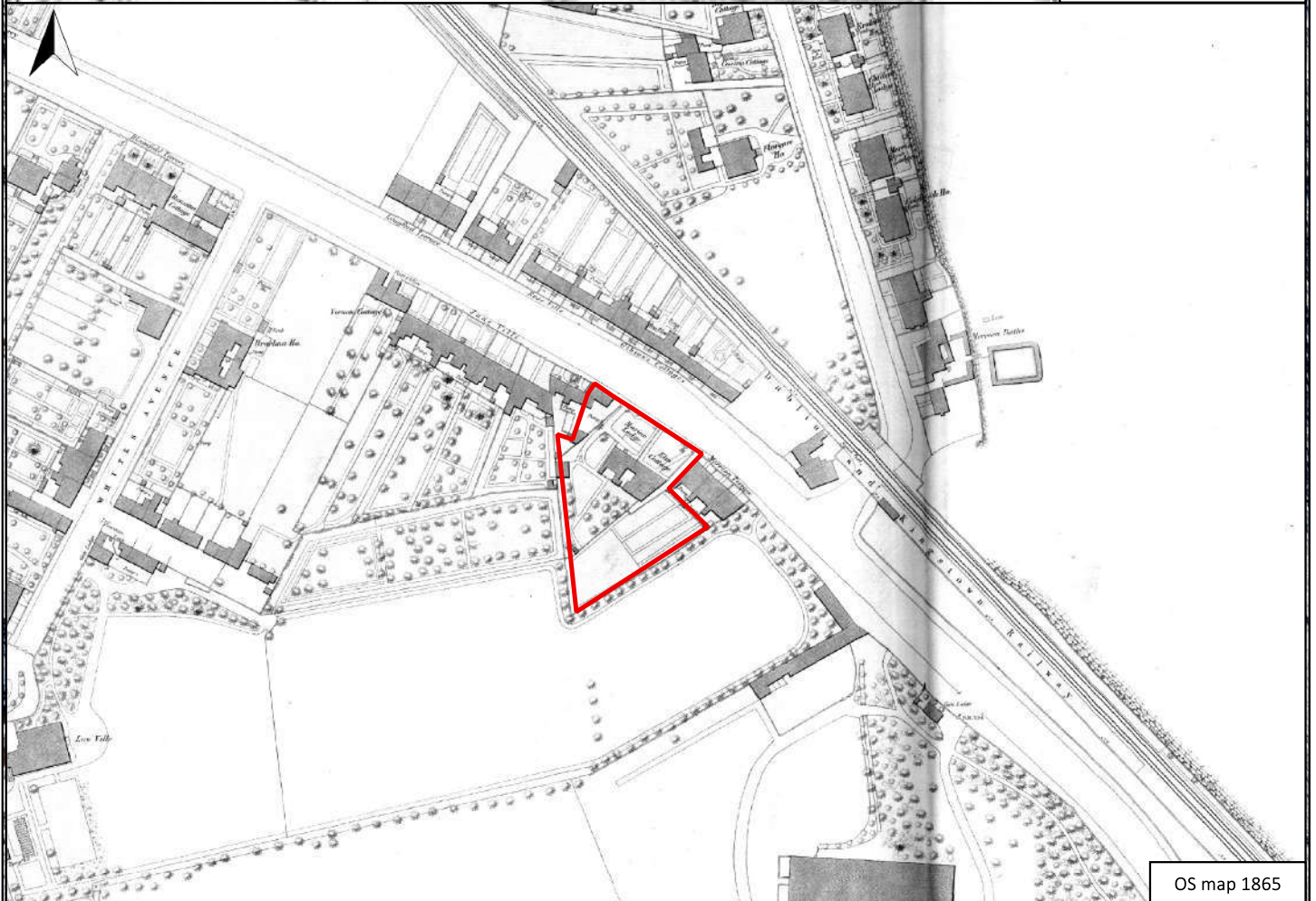


Taylor 1816

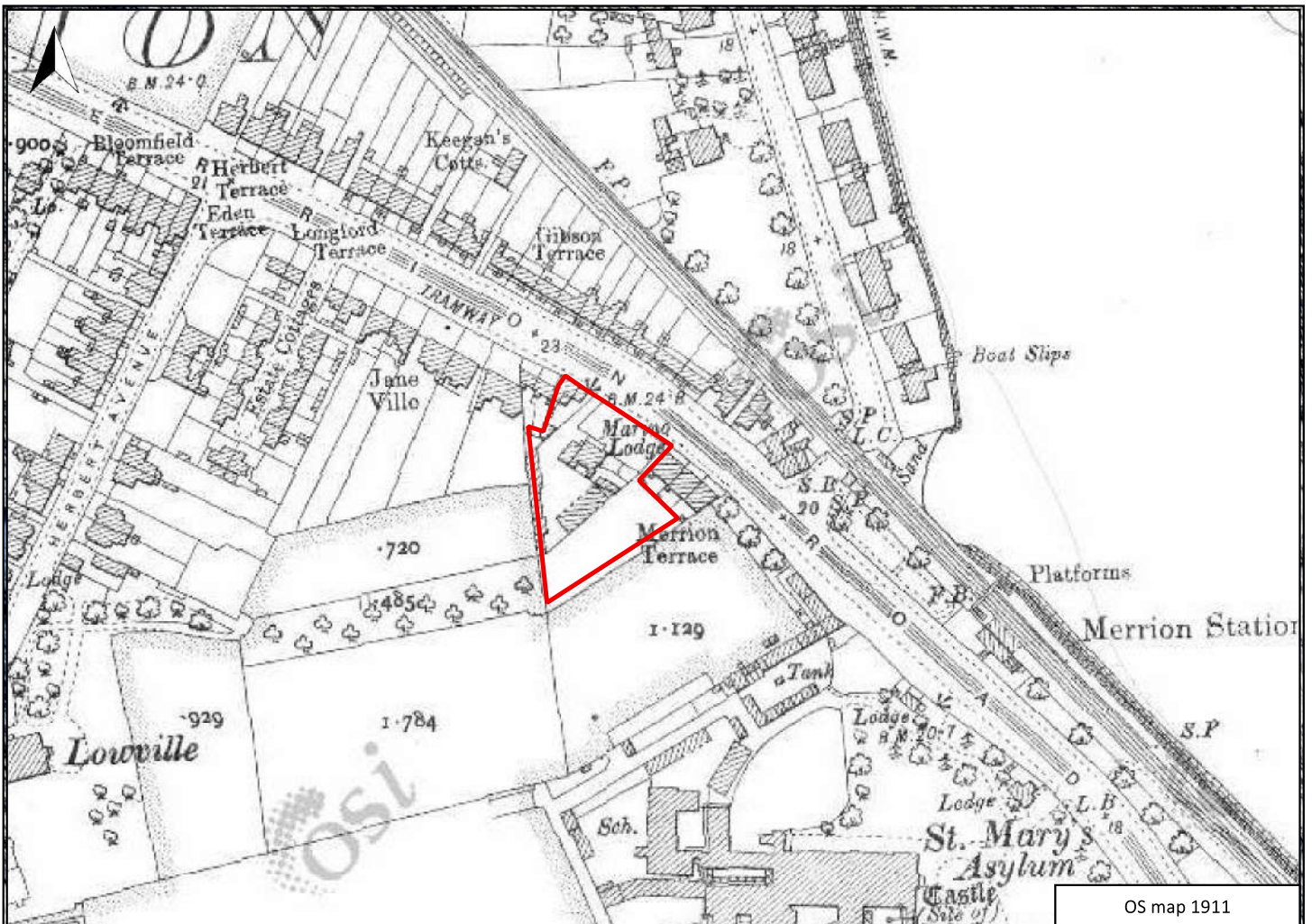
	Title: Extracts from historic maps (1757 and 1816) showing approximate location of the proposed development area		Scale: NTS	Drawn By: JA
	Project: Gowan Motors Compound Site, 169-177, Merrion Road, Dublin 4		Date: 15.08.24	Checked By: MB
			Job No.: J3830	Fig. 3



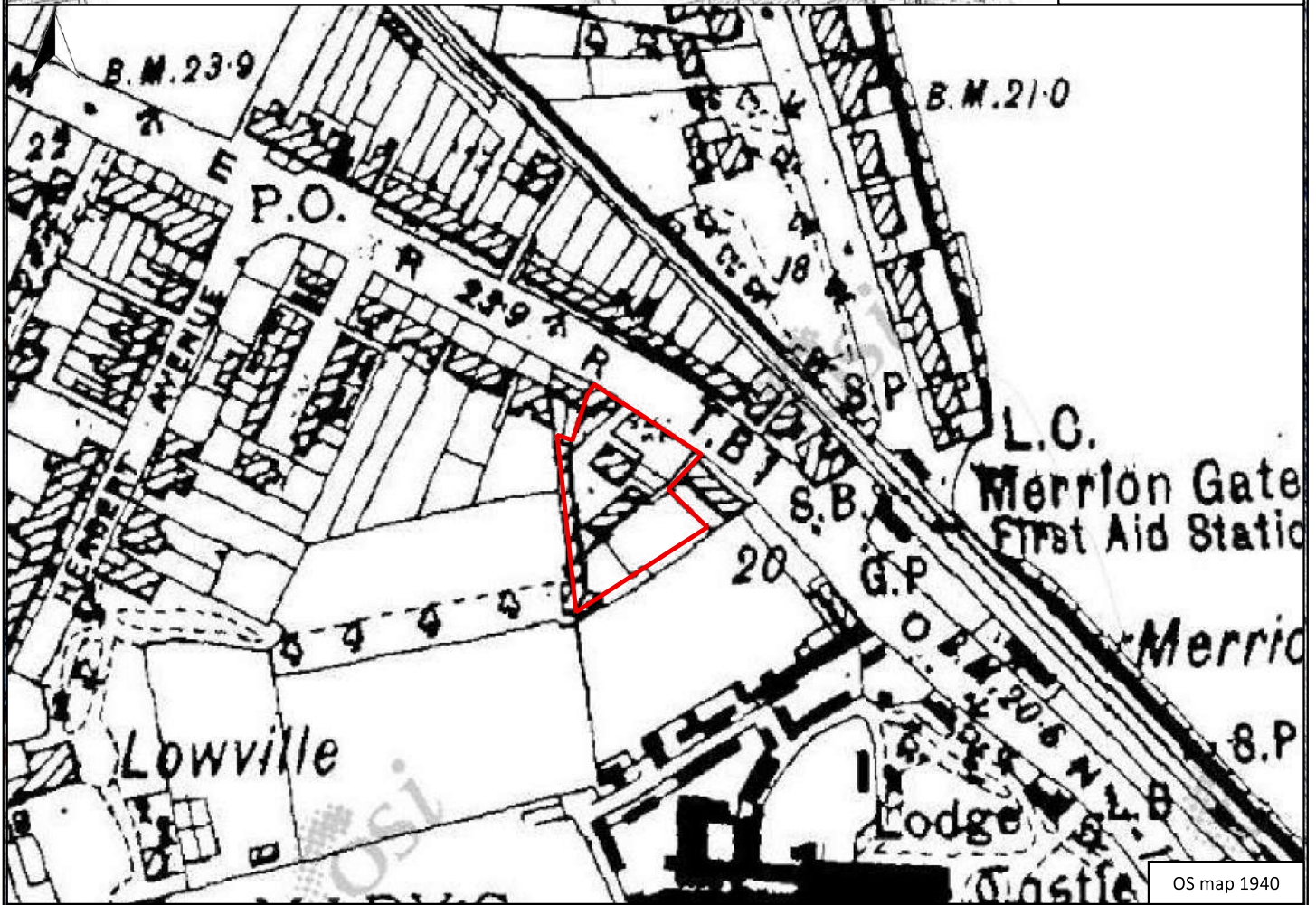
First edition OS map 1837



OS map 1865



OS map 1911



OS map 1940



Plate 1: 2021 Google Earth coverage of proposed development area



Plate 2: 2023 Google Earth coverage of the proposed development area



Plate 3: Proposed development area, facing south



Plate 4: Proposed development area, facing southwest



Plate 5: Detail of wall at western limit of site, showing join, facing west



Plate 6: Western wall showing brick upper portion, facing southwest



Plate 7: Wall at the southern limit of the site, facing east



Plate 8: Southwestern corner of site, facing southwest