



Dr. Charles Mount
Project Archaeologist

**Archaeological and Cultural Heritage Impact Assessment of a
proposed apartment development at Newcastle North, Newcastle,
South Dublin County**

Report For

**demesne
Architects + Interior Designers**

Author

Dr. Charles Mount



1. Introduction

This cultural heritage impact assessment report was prepared by Dr. Charles Mount for demesne Architects + Interior Designers. It represents the results of an assessment of the impact of the proposed development of duplex units / apartments within an application site of 0.4265 hectares on the known archaeological and cultural heritage of the development lands and vicinity. The application site is situated in South Dublin County, in the west part of the village of Newcastle, in the townland of Newcastle North on the north side of the R405 Road. The proposed development land is currently occupied by upstanding structures with some greenfield.

1.1. The Development Proposal

The proposed development consists of a residential development comprising of 18 no. residential units consisting of duplexes and apartments within two and three storey blocks. Currently the site contains derelict buildings namely McEvoy's Public House. The development includes 1 to 3 bedroom units, all dual aspect and facing on to a landscaped open space. The development also includes parking for 26 No. vehicles. The existing vehicular entrance is retained, along with new vehicular exit and pedestrian access on to Main Street (Fig 1).




 PROPOSED SITE BLOCK PLAN
SCALE 1:500

Fig. 1. Plan of the proposed development.



2. Methodology

This is an archaeological and cultural heritage assessment that includes a collation of existing written and graphic information as well as a site visit to identify the likely archaeological and cultural heritage potential of the proposed development site and vicinity. The overall study area is presented in Fig. 1. This area was examined using information from the:

- Record of Monuments and Places (RMP) for County Dublin
- The Sites and Monuments Record that is maintained by the Dept of Housing, Local Government and Heritage
- The South Dublin County Development Plan 2016-22 and the draft County Development Plan 2022-28
- Aerial photography
- Excavation and assessment reports; and
- Cartography

An impact assessment has been prepared and recommendations have been made.

2.1. County Development Plan

The County Development Plan is the statutory plan detailing the development objectives/policies of the local authority. The plan includes objectives and policies, relevant to this assessment, i.e., with regard to archaeological and cultural heritage. The draft County Development Plan 2022-28 has several policies in relation to archaeological monuments (see below).

Policy NCBH13: Archaeological Heritage

Manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.

NCBH13 Objective 1:

To favour the preservation in-situ of all sites, monuments and features of significant historical or archaeological interest in accordance with the recommendations of the Framework and Principles for the Protection of Archaeological Heritage, DAHGI (1999), or any superseding national policy document.

NCB13 Objective 2:

To ensure that development is designed to avoid impacting on archaeological heritage including previously unknown sites, features and objects.

NCBH13 Objective 3:

To protect and enhance sites listed in the Record of Monuments and Places and ensure that development in the vicinity of a Recorded Monument or Area of Archaeological Potential does not detract from the setting of the site, monument, feature or object and is sited and designed appropriately.

NCBH13 Objective 4:

To protect and preserve the archaeological value of underwater archaeological sites including associated features and any discovered battlefield sites of significant archaeological potential within the County.

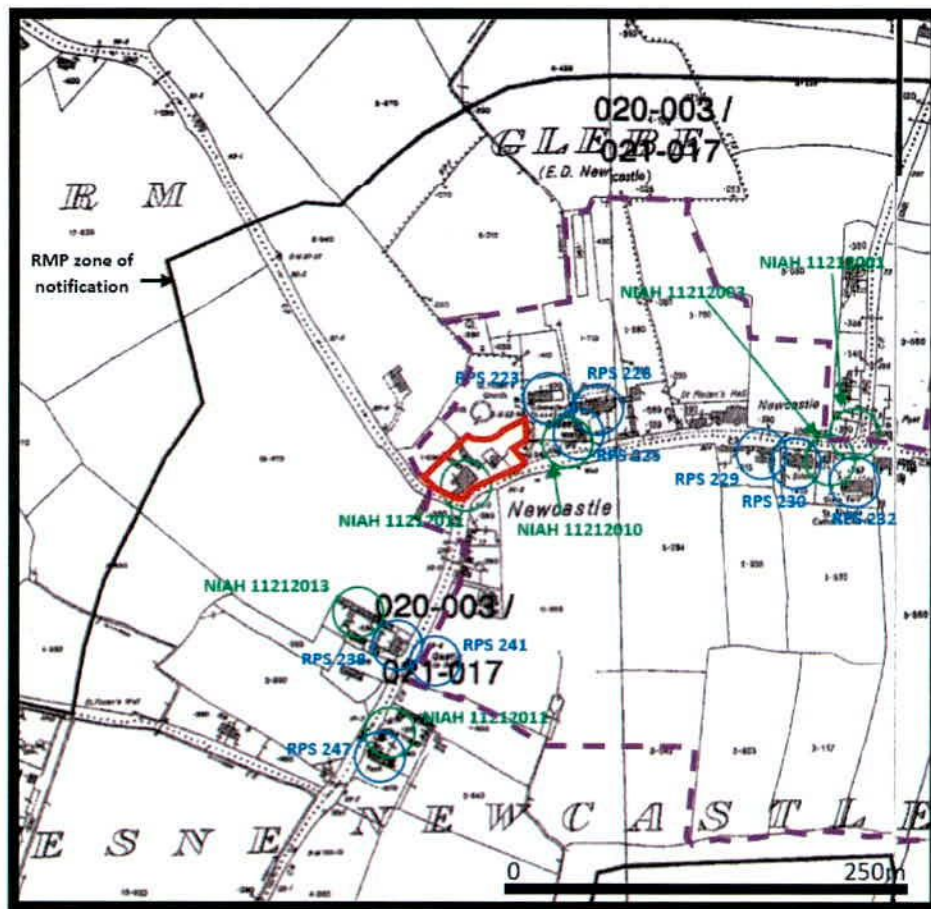


Fig. 2. The proposed development site indicated on an excerpt from the Record of Monuments and Places Co. Dublin map sheets No. 20 and 21. The proposed application site is outlined with the red line. The RMP zone of notification for Newcastle village is indicated with the thick black line. Structures in the RPS are indicated with blue circles and in the NIAH with green circles. The Newcastle ACA is indicated by the dashed purple line.

NCBH13 Objective 5:

To protect historical burial grounds within South Dublin County and encourage their maintenance in accordance with conservation principles.

Newcastle Architectural Conservation Area (ACA)

The application site is located within an area designated in the draft County Development Plan 2022-28 as the Newcastle Architectural Conservation Area (ACA) (Fig. 2 purple dashed line). This is described in the Development Plan (Chapter 3, p. 118) as;

Newcastle Village

Newcastle is an historically significant village originally established as a medieval manor in the thirteenth century. Its large number of surviving archaeological monuments and well-preserved medieval land holding system of burgage plots preserved in hedgerows makes Newcastle a village of national significance. The built fabric of the village core has been classed as some of the oldest in the region. The buildings of interest within the ACA envelope are medieval structures such as



tower houses constructed before 1500, the Church of Ireland, the mid-eighteenth century Glebe House, and the Old National School and St Finian's Roman Catholic Church which date from the early to mid-nineteenth century.

The draft County Development Plan 2022-2028 also has several relevant policies and objectives related to ACA (Chapter 3, p. 120-22) that are included below.

Policy NCBH20: Architectural Conservation Areas

Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.

NCBH20 Objective 1:

To avoid the removal of distinctive features that positively contribute to the character of Architectural Conservation Areas including building features, shop fronts, boundary treatments (including walls), street furniture, landscaping and paving.

NCBH20 Objective 2:

To prohibit demolition of a structure that positively contributes to the architectural character of the ACA.

NCBH20 Objective 3:

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

NCBH20 Objective 4:

To address dereliction and to welcome, encourage and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.

NCBH20 Objective 5:

To reduce and prevent visual and urban clutter within Architectural Conservation Areas including, where appropriate, traffic management structures, utility structures and all signage.

NCBH20 Objective 6:

To promote and support the reimagining of public spaces and places within Architectural Conservation Areas as part of improving positive placemaking (refer to Section 3.5.4 subsection Placemaking and the Historic Built Environment).

NCBH20 Objective 7:

To ensure proposals for shopfronts and retail signage within ACAs adhere to best practice and achieve high quality designs which respect the character of the area. In this regard, applicants shall be required to have regard and adhere to the principles laid out in South Dublin's Shopfront Design Guide.

NCBH20 Objective 8:

To ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Impact Assessment and Design Rationale addressing design



considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.

NCBH20 Objective 9:

To continue and complete the work on information leaflets and guidance documents for owners, occupiers and practitioners within Architectural Conservation Areas.

3. Cultural Heritage Assessment

The western end of Newcastle Village constitutes the well-preserved remains of a medieval manorial village, with extant elements including a castle - motte, a medieval church with residential tower built on the site of an earlier ecclesiastical foundation, a tower house in the grounds of the Glebe house and the ruins of another tower house on the Athgoe Road. The earliest evidence for Anglo-Norman activity in Newcastle is the construction of the castle - motte in Newcastle townland (DU020-00301). This is a 5m-high flat-topped earthen mound that would have formed the initial defensive fortification of the Anglo-Norman settlement. In 1215 Newcastle is first mentioned as a Royal Manor, when the lands of Kilmactalway were taken for the improvement of the Royal Manor from John Fitz Diarmuid (Sweetman 1875, No. 88). In 1221 John de St. John, Bishop of Ferns held the manor. This was renewed in 1225, when: 'the King grants to the bishop of Ferns the manor of Newcastle of Leuan to hold for three years at the farm...' (Sweetman 1875, 197). In 1378 Newcastle was granted the status of a borough and continued to send two members to Parliament until the Act of Union in 1800. The Down Survey of the mid-seventeenth century records a total of seven castles within the village of Newcastle (Fig. 3). Only two castles remain standing, the small tower houses at Glebe (DU020-00304) and Newcastle South (DU020-00307).

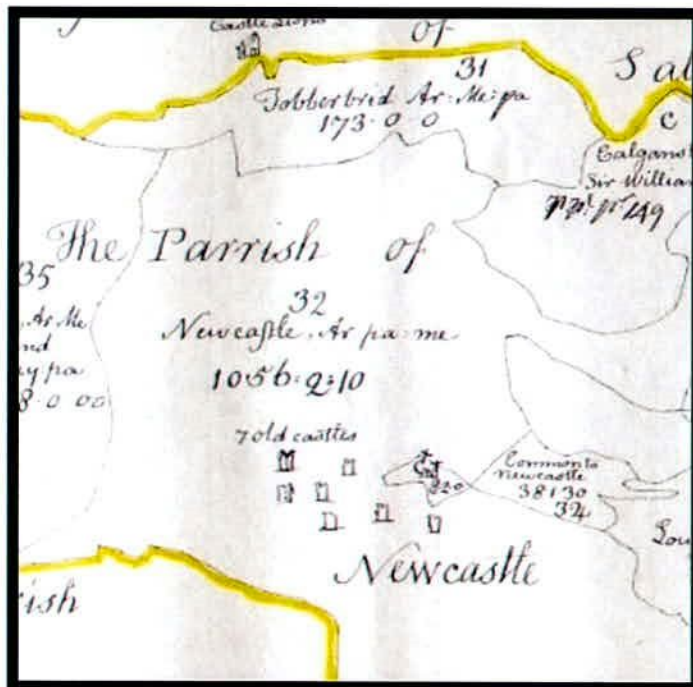


Fig 3. Excerpt from the 1654 Down Survey map of Newcastle parish indicating the seven castles of Newcastle.



3.1. Recorded Monuments

The Record of Monuments and Places (RMP) for Co. Dublin which was established under Section 12 of the National Monuments (Amendment) Act, 1994 was examined as part of the assessment (DAHGI 1998). The historic village of Newcastle (RMP DU020-003--/DU021 -017--) is a Zone of Archaeological Notification that includes ten individual archaeological monuments within its boundary. The former constraint zones of Newcastle village (DU021 -017 and DU020-003) has been consolidated into a new classification called 'Deserted Settlement' (DU020-00308). This review established that the proposed application site is located within the zone of notification of RMP DU020-0030008- Settlement deserted - medieval (indicated by the thick black line in Fig. 2). This is described in the RMP as:

DU020-0030008- Settlement deserted – medieval Newcastle South, Cornerpark, Glebe (Newcastle By., Lucan Ed), Newcastle Demesne, & Farm Newcastle was first mentioned as a royal manor in 1215 and had borough status by the late fifteenth century. The settlement was a linear one based on a single street, running east-west. The marketplace was located in the roughly sub-triangular space in front of the church.

There are several RMPs located within the Settlement deserted – medieval in the vicinity of the proposed application site. The closest to the application site is RMP DU020-0030001- a Castle - motte located c.20m to the north (Plate 1). This is described in the RMP as:

RMP DU020-0030001- Castle -motte Newcastle North Located in a level field of pasture W of the medieval church in the village of Newcastle (DU020-003005-). This is a broad flat-topped mound (diam. of base 26m; diam. of top 14m; H 5m). There is no evidence for a bailey. It was constructed c. 1200 AD. Austin Cooper writing in 1780 describes a very deep, wide fosse which is no longer apparent.



Plate 1. View of the Castle -motte RMP DU020-0030001- looking north.



The next closest RMP is DU020-0030002- is a Church enclosed by a graveyard (RMP DU020-0030010-) located c.23m to the north-east. This is described in the RMP as:

*DU020-0030002- Church Newcastle North
Situating at the W end of Newcastle village. It encloses a medieval parish church (DU020-003002-). In the graveyard is a granite cross (DU020-003003-) and there are 18th and 19th century memorials in the graveyard.*

C. 40m to the east is RMP DU020-0030004- a Castle – tower house in Glebe townland. This is described in the RMP as:

*DU020-0030004- Castle – tower house Glebe
Situating in level ground SE of church yard (DU020-003008-). It is a square tower, which rises to two storeys and is built of coursed limestone blocks with dressed quoins. Formerly entered from the S, now blocked, the present entrance is on E side. There is a vault over the ground floor (int. dims. L 4.7m; Wth 4.55m). The interior has been partitioned in more recent times. The stairwell in the SW corner is entered through a plain pointed doorway and is lit by slit opes. There is a stepped embrasure on the S side before entering the stairs which is an original feature. First floor is totally overgrown. There are remains of chamfered jambs on the E side of the entrance. This is probably the remains of the castle held by the Canons of St. Patrick's in 1547. According to O'Meara there is mention made of this castle in a list of ecclesiastical buildings presented to Henry VIII on the dis-establishment of the monasteries. A building attached to the N end of the tower house contains a limestone tablet on which is the inscription T. M. S. Anno 1727. According to Austin Cooper writing around 1780, this building served as a stable attached to the parsonage.*

3.2. Sites and Monuments Record

The Sites and Monuments Record (SMR) which is maintained by the Department of Housing, Local Government and Heritage was examined as part of the assessment on the 16th of February 2022. This review established that there are no additional sites or monuments entered in the SMR in the proposed application site or vicinity (Fig. 4).

3.3. National Monuments

Examination of the list of National Monuments in State Care: Ownership & Guardianship issued by the National Monuments Service indicated that there are no National Monuments in the Proposed application site or vicinity.

3.4. Protected Structures

A review of the Record of Protected Structures in the draft South Dublin County Development Plan 2022-2028 indicated that there are no Protected Structures in the proposed application site. Note, the proposed application site contains the ruins of McEvoy's Public House, this structure was formerly included in the RPS (No. 234) but was removed from the Schedule in June 2005 following a fire in 2004 that compromised the integrity of the building. There are several Protected Structures in the vicinity of the proposed application site (Table 1 and Fig. 2). The closest external Protected Structure to the proposed application site is RPS 223, St. Finian's Church Of Ireland that is located c.23m to the north-east of the proposed application site. This structure will not be directly impacted by development within the proposed application site.



RPS No	Address	Description	Townland	NIAH No.	Type
223	St. Finian's Church of Ireland	Church	Glebe	11212009	Church
225	St. Finian's Church of Ireland Church	Medieval Four Storey Tower House Arched	Glebe	-	Tower House
226	The Old Glebe	House, .	Glebe	11212007	Rectory
229	The Loft	Detached Five Bay Two Storey House	Newcastle South	11212005	House
230	Newcastle National School	Detached Two Bay Two Storey Former Primary School	Newcastle South	11212004	National School
232	St. Finian's Roman Catholic Church	Church, Graveyard & Gates	Newcastle South	11212002	Church, graveyard
238	Newcastle Farm	Detached Five Bay Two Storey Farm House & Range of Outbuildings	Newcastle Farm	11212012	Farm house
241	Newcastle South Castle	Stone Castle (Ruin), Tower House Possible	Newcastle South	-	Tower House
247	Newcastle Lodge	House	Newcastle South	11212015	House

Table 1. Protected Structures in the vicinity of the proposed application site.

3.5. National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) which is maintained by the Department of Housing, Local Government and Heritage was examined as part of the assessment on 17th of February 2022 for additional structures not listed in the RPS. The review established that there is one structure listed in the NIAH located within the proposed application site (see below).

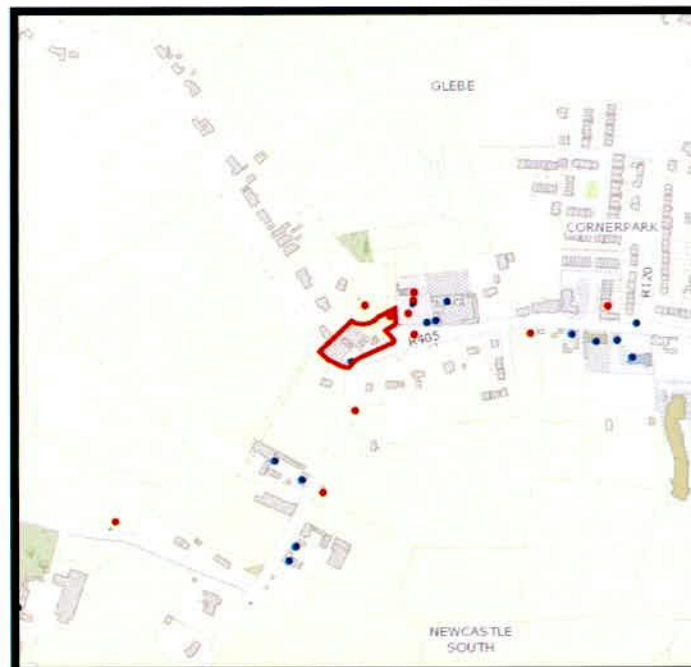


Fig. 4. The proposed development site indicated on the SMR with the red line. Red dots are SMRs and blue dots are structures listed in the NIAH.



NIAH No.	11212011
Structure type	Public House
Townland	Newcastle North
Rating:	Regional
Type of impact:	Demolition
Significance & quality of impact	None
Description	Detached six-bay single-storey public house, c.1840. Severely damaged by fire with roof and all fittings gone and only the ruined rubble walls remain.
Current physical condition	The building is a deteriorating ruin (Plate. 2). The roof has been removed completely along with all its elements including gutters and drains exposing the walls and the interior to rain and damp. The interior is open to the elements. All the original windows and fittings have been removed
Impact Assessment	McEvoy's Public House was included in the RPS (No. 234) but was removed from the Schedule in June 2005 following a fire in 2004 that compromised the integrity of the building. The building has fallen into a hazardous condition reducing its condition value and compromising its survival as an upstanding structure. The continuing deterioration of the structure and the potential for eventual collapse results in a significant negative contribution to the streetscape of the village of Newcastle. Due to its condition the architectural special interest of the building is negative as it contributes negatively to the architectural character of the ACA.
Mitigation proposal	Preservation by record including a full photographic and written record of the structure.
Illustration	Plate 1



Plate 2. View of NIAH 11212011 looking north.



5. a) The applicant/developer shall employ a qualified archaeologist licensed to carry out Archaeological Monitoring of all sub-surface works carried out within the proposed development site. This will include the archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, services, access roadway, etc. associated with the proposed development.
b) Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant/developer shall facilitate the archaeologist in fully recording the material. The applicant/developer shall also be prepared to be advised by the Department of Environment, Heritage and Local Government with regard to the appropriate course of action, should archaeological material be discovered.
c) The archaeologist shall prepare and submit a report, describing the result of the Archaeological Monitoring, to the Local Authority and the Development Application Unit of the Department of Environment, Heritage and Local Government within six weeks following completion of Archaeological Monitoring.
REASON: To facilitate the recording and protection of any items of archaeological significance that the site may possess.
6. An exclusion zone around the adjoining Recorded Monument site (Motte RMP DU020-00301) shall be designated by the archaeologist on site.
Reason: To ensure the safety of a Recorded Monument and to ensure compliance with the National Monuments (Amendment) Act 1994.
7. A full photographic and written record of the existing structures proposed for demolition shall be submitted to the Planning Authority prior to the commencement of works on proposed development.

Reason: To ensure a full record of all structures are provided prior to demolition.

8. a) The existing entrance gates and gate piers to the Motte site shall be retained in situ and that any repairs should be carried out correctly using appropriate materials.
(b) Details for the new entrance gates to the Motte site shall be submitted for agreement of the Planning Authority prior to the commencement of works.
Reason: To ensure architectural features of interest are retained and to ensure the proposed gates to the Motte site are appropriate.

Following appeal to An Bord Pleanála (PL11.220186) The Inspector noted regarding archaeology that:

No archaeological features of significance were found during archaeological assessment. The existing entrance gates and piers to the Motte are to be retained in situ.

The Castle -motte site wall

It is proposed to remove the gates and gate piers as well as part of the stone wall that encloses the field in which the Castle -motte is located. This is a mortared stone wall that was originally rendered (Plates 3 and 5). The wall is now covered in invasive ivy and most of render has come off. The entrance to the Castle -motte site is through an iron gate supported by two piers (Plate 4). The wall and gate are in a deteriorating condition. The development proposal is to remove the gate and section of wall to the west of the gate, but retain, lower and repair the wall section to the east of the gate. Removing the west section of wall and gate will have an insignificant impact on the setting of the ACA. Repairing the wall will improve its condition, enhance the setting and contribute towards the realization of NCBH20 Objective 4.



Plate 3. View of the Castle-motte site wall west of the entrance gate.



Plate 4. View of the Castle-motte site entrance looking north-east.



Plate 5. View of the Castle-motte site wall looking north-east.

Cartographic Sources

The Ordnance Survey 1st and 3rd edition six-inch and 1st edition 25-inch maps of the proposed application site were examined as part of the assessment. There are no additional structures or cultural heritage features indicated in the cartography in the proposed application site (Figs. 6 and 7).

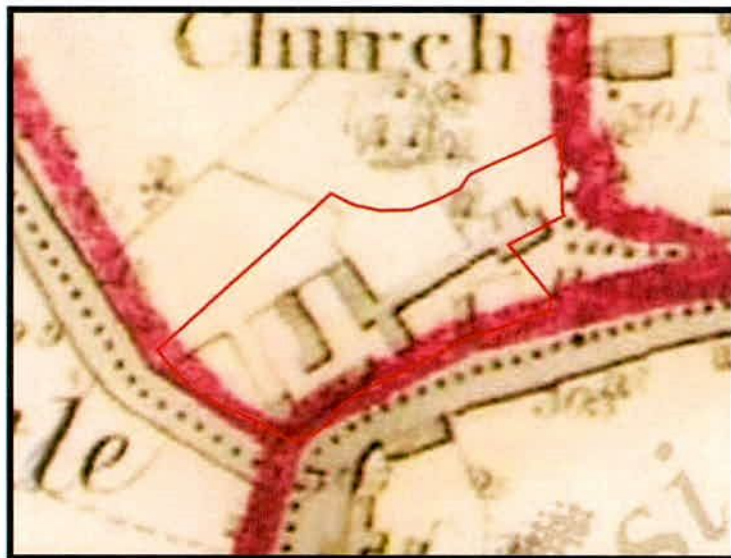


Fig. 6. Newcastle, South Co. Dublin, detail of the Ordnance Survey 1st edition six-inch map sheet No. 120. The proposed application site is outlined with the redline. The cartography indicates a set of structures pre-dating those on the site today.

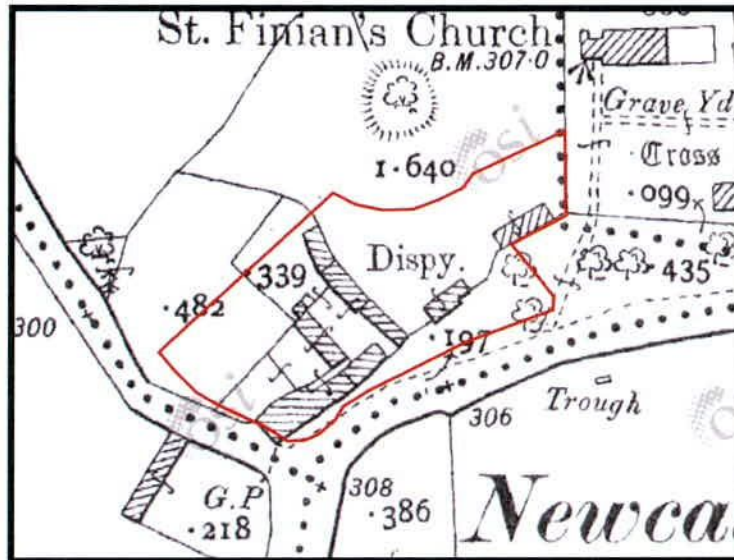


Fig. 7. Newcastle, South Co. Dublin detail of the Ordnance Survey 1st edition 25-inch map sheet. The proposed application site is outlined with the red line.

Aerial Photography

Examination of the Ordnance Survey 1995, 2000 and 2005 aerial imagery as well as Google Earth imagery from 2009, 2012, 2013, 2016, 2017, 2018, 2019, 2020 and 2021 and Bing imagery of the proposed application site were examined as part of the assessment (Plate 6). This analysis did not indicate any additional unrecorded archaeological sites or monuments in the proposed application site or vicinity.



Plate 6. A Google earth aerial image from 2021 with the application area indicated with the red line.



3.6. The vicinity of the application site

The application site is located in the Newcastle Architectural Conservation Area and there are several protected Structures in the vicinity. The Architectural Heritage Impact Assessment Report below assesses the Protected Structure of St. Finian's Church and Graveyard.

Architectural Heritage Impact Assessment Report (AHIAR) on St. Finian's Church Of Ireland

Introduction

The Architectural Heritage Protection Guidelines for Planning Authorities (2011) in section 6.4 sets out the information to accompany planning applications where there are works proposed to a Protected Structure or its curtilage. It states:

6.4.3 The level of documentation required to accompany a planning application works to a protected structure, a proposed protected structure or the exterior of a building within an ACA will depend on the scale, extent or complexity of the works involved. For example, works proposed to a confined area of a protected structure or works within the curtilage should not normally require extensive documentation regarding unaffected parts of the structure.

6.4.15 For more extensive or complex works with a potential to have a major impact on the architectural heritage, a planning authority may require an applicant to submit a more detailed impact statement. This may be necessary to allow the planning authority to assess the full implications of the proposals and allow an informed decision to be made on the appropriateness of the development. An outline of the type of information that could be included in such an architectural heritage impact assessment is found in Appendix B of these guidelines.

In relation to developments affecting the setting of a Protected structure or an ACA the guidelines state:

13.8.1 When dealing with applications for works outside the curtilage and attendant grounds of a protected structure or outside an ACA which have the potential to impact upon their character, similar consideration should be given as for proposed development within the attendant grounds. A visit to the site should be considered an essential part of the assessment.

13.8.2 New development both adjacent to, and at a distance from, a protected structure can affect its character and special interest and impact on it in a variety of ways. The proposed development may directly abut the protected structure, as with buildings in a terrace. Alternatively, it may take the form of a new structure within the attendant grounds of the protected structure. A new development could also have an impact even when it is detached from the protected structure and outside the curtilage and attendant grounds but is visible in an important view of or from the protected structure.

13.8.3 The extent of the potential impact of proposals will depend on the location of the new works, the character and quality of the protected structure, its designed landscape and its setting, and the character and quality of the ACA. Large buildings, sometimes at a considerable distance, can alter views to or from the protected structure or ACA and thus affect their character. Proposals should not have an adverse effect on the special interest of the protected structure or the character of an ACA.

Although there are no works proposed to the structure of any Protected Structure or a structure in an ACA, the development is taking place within the vicinity of a Protected Structure and within an



ACA, therefore an Architectural Heritage Impact Assessment has been prepared in relation to the Protected Structure and potential impacts on structures in the ACA have been considered in accordance with NCBH20 Objective 8.

Architectural Heritage Impact Assessment of St. Finian's Church of Ireland Church

This AHIAI which has been prepared in accordance with Architectural Heritage Protection Guidelines for Planning Authorities 2011, Appendix B (Architectural Heritage Impact Assessments) is a written and illustrated account setting out the core data, short description and analysis of St. Finian's Church and Graveyard. with an impact assessment and recommendations and conclusions.

Core Data

Purpose of the assessment

This Architectural Heritage Impact Assessment Report (AHIAI) was prepared as part of a cultural heritage impact assessment of a proposed development at Newcastle, Co. Dublin.

Name and address of the structure

St. Finian's Church of Ireland Church is located on the R405 road in the townland of Glebe and the village of Newcastle. Note the application site has never been part of the curtilage of St. Finian's Church.

Brief description

The structure is a single cell church built c.1813 that incorporates the west tower and chancel of a fifteenth century church.

Ordnance Survey grid reference

ITM 299669, 228782

Details of the form, or forms, of statutory protection which apply to the site

i. National Monuments

The church is not a national monument.

ii. Record of Protected Structures

The church is listed in the Co. Kildare Record of Protected Structures RPS No. 223.

iii. Architectural Conservation Area designation

The church is located in the designated Newcastle Architectural Conservation Area (Fig. 2)

iv. Archaeological significance

The Church is a Recorded Monument (RMP DU020-003002-) and incorporates an earlier archaeological monument.

Date of assessment/inspection

The structure was inspected by the author on the 23rd of June 2022.



Planning Authority
Kildare County Council

Details of any declaration issued regarding the structure

There are no known declarations concerning the site.

National Inventory of Architectural Heritage number

The National Inventory of Architectural Heritage number is 11212009. The structure has a significance rating of National.

Description of the structure

The structure is a detached single-cell church, built in 1813 according to the Parish Website, incorporating west tower and chancel of fifteenth-century church. Four-bay nave, with further three bays to east, now unroofed. Rubble stone walls. Paired cusp-headed windows with quatrefoil over having smooth limestone surround to nave. Large pointed-arched window with flowing tracery to the east gable of nave. Pitched slate roof. Graveyard to grounds in use since medieval times. Some table graves, legible gravestones dating from the late 1760s, also including medieval cross. Rendered stone rubble boundary wall and gate piers to road.

The fifteenth-century church is a nave and chancel structure with a residential tower attached to the west gable. This tower house is three storeys high with a battlemented parapet and a square turret at the north west corner. A spiral stair inside the turret provided access to the upper floors. The tower and nave are still in use but the chancel is now ruinous. The nave was rebuilt in the 16th/17th century. At this time the traceried window was removed from the east wall of the roofless chancel, and inserted into the east gable. High on the south wall of the chancel, close to the south east corner is a carved head.

Analysis of the structure

The structure was originally built in the fifteenth-century, was rebuilt in the eighteenth century and is still in use as a church.

Current physical condition

The nineteenth century Church of Ireland church is in relatively good condition with roof, windows fittings and furnishings intact. The earlier fifteenth-century church is unroofed and missing all its elements including gutters and drains exposing the walls and the interior to weathering. Much of the external render and the internal plaster has been eroded (Plate 7).



Plate 7. View of St. Finian's Church looking north-west.

Relationship of the structure to its setting

St. Finian's Church is set within a small well-maintained graveyard within its own townland of Glebe which forms the curtilage of the church. The extent of the townland of Glebe can be seen on the Down Survey map of 1656-8 and the Ordnance Survey 1836 1st edition map of Newcastle (Figs. 8 and 9). Note the application site has never been part of the curtilage of St. Finian's Church. The church curtilage is enclosed by a well maintained churchyard enclosed by mortared stone walls with cross, mausoleum and graves stones (Plate 8). There is a substantial screen of mature trees on west boundary (Plate 9). There are no views of the application site and the proposed development will not be visible from the graveyard.

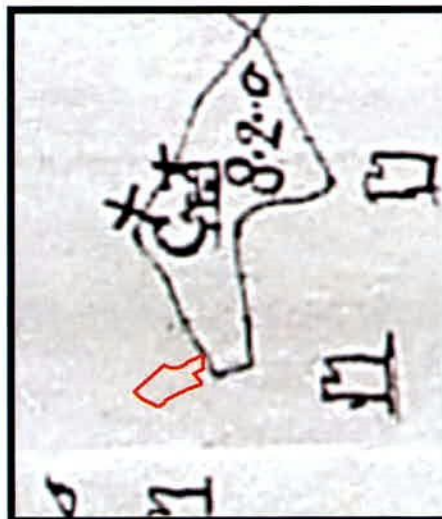


Fig. 8. Excerpt from the Newcastle parish map from the Down Survey 1656-8. Indicating St. Finian's within its own townland (Glebe) and the application site outlined in red. Note, the church has been represented within the townland schematically.



Fig. 9. Excerpt from the Ordnance Survey 1836 1st edition map of Newcastle Indicating St. Finian's Church within its own townland (Glebe) and the application site outlined in red.



Plate 8. View of St. Finian's Grave Yard looking north towards St. Finian's Church.

Persons or organisations associated with the construction

The church was constructed for the Church of Ireland in the nineteenth century.

Impact Assessment

Assessment of the special interest of the structure in accordance with the Architectural Heritage Protection Guidelines 2011, including contribution to special interest made by the setting. The Architectural Heritage Protection Guidelines 2011 (2.5.7) set out the characteristics of architectural interest that may be attributed to a structure and includes (2.5.7 d) a structure which



make a positive contribution to its setting. St. Finian's Church possesses some special architectural interest as an exemplar of a building type, a Nineteenth Century First Fruits Church. The significance of the architectural special interest is assessed below with reference to five criteria: building rarity, ensemble value, fittings and furnishings, condition and use value and summarised in Table 1.

Rarity value

The church is one of many nineteenth century churches developed by the Board of First Fruits in the first quarter of the nineteenth century. The Board is known to have developed 697 churches in the period 1800-1820 (Akenson 1971, Gallagher 2009). Therefore St. Finian's Church is considered to have medium rarity value.

Ensemble

The church is situated within its own curtilage which is in use as a graveyard and forms part of an ecclesiastical ensemble and with an early nineteenth century mausoleum (Reg. No. 11212010), and substantial three-story eighteenth-nineteenth century rectory/glebe/vicarage/curate's house (NIAH Reg. No. 11212007) located just to the east.

Fittings and furnishings

The church survives in good condition with all of its internal and external fittings and furnishings and other original elements that contribute to special interest.

Condition

The church survives in good condition.

Use

The church is still in use for regular ecclesiastical services.

Value	Significance
Rarity	Medium
Ensemble	High
Fittings and furnishings	High
Condition	High
Use	High

Table 1. Summary of assessment of architectural special interest of St. Finian's Church.

Conclusion

The architectural special interest of St. Finian's Church is generally high due to the presence of its graveyard, ensemble value, good condition and the fact that it remains in use.

Assessment of the impact of the proposed development on the setting and special interest of the structure

The Architectural Heritage Protection Guidelines 2011 note (13.8.3) that when dealing with applications for works outside the curtilage of a protected structure consideration should be given to the potential impact of a proposal depends on the character and quality of the protected structure and its setting. It states that proposals should not have an adverse effect on the special interest of the protected structure. Note the application site has never been part of the curtilage of St. Finian's Church and all the proposed works are outside the curtilage of the church. There is a



substantial screen of tall, mature trees on the west boundary and along the entrance path to St. Finian's Church (Plate 9). There are no views of the application site from St. Finian's Grave Yard or St. Finian's Church.

Conclusion

The application site is not located within the curtilage of St. Finian's Church and Graveyard. There are no views of the application site from St. Finian's Grave Yard or St. Finian's Church. The proposed development will have no impact on the curtilage or setting of St. Finian's Church and Graveyard.



Plate 9. Panoramic view of St. Finian's Grave Yard looking west towards the application site. There are no views of the application site.

3.7. The Architectural Conservation Area

The proposed development is located in the Newcastle Architectural Conservation Area (ACA) (Fig. 2). The buildings of interest within the ACA are medieval tower houses constructed before 1500, the nineteenth century Church of Ireland, mid-eighteenth century Glebe House, and the Old National School and St Finian's Roman Catholic Church which date from the early to mid-nineteenth century. The proposal will not lead to the removal of any distinctive features that contribute significantly to the character of the ACA. It is proposed to demolish one structure, McEvoy's Public House, but this is a fire-damaged and derelict structure that has been removed from RPS and the demolition is in accordance with NCBH20 Objective 4.

Assessment of impact on the setting of the ACA

The proposed development is located near the western edge of the ACA. There are no views of the application site from St. Finian's Grave Yard or Church. The proposed development will have no impact on the curtilage or setting of St. Finian's Church and Graveyard. The Castle – tower house (RMP DU020-003004-) located to the south-east of St. Finian's Grave Yard (Plate 10). The views from the castle – tower house to the application site are mostly screened by several very large trees located west of the castle – tower house. The proposed development will not have a significant impact on the setting of the castle – tower house (Plate 11). The buildings further to the east along the R405 road will have no views of the proposed development.

To the south on the east side of the Athgoe Road c. 160m to the south is another Castle – tower house (RMP DU020-003007-) (Plate 12). The Castle – tower house has some views of the



application site, but this is at such a distance that the impact on the setting of the Castle – tower house is considered insignificant (Plate 13). Opposite the Castle – tower house on the west side of the Athgoe Road a farm house (NIAH No. 11212012) has no views of the proposed development (Plates 14 and 15).



Plate 10. View of castle – tower house (RMP DU020-003004-) looking north.



Plate 11. View from Castle – tower house (RMP DU020-003004-) looking west to the application site.



Plate 12. View of Castle – tower house (RMP DU020-003007-) looking east.



Plate 13. View from Castle – tower house (RMP DU020-003007-) looking north to the application site.



Plate 14. View of a farmhouse (NIAH No. 11212012) looking west.



Plate 15. View from the farm house (NIAH No. 11212012) looking north to the application site.

Conclusion

The proposed development in the application site will have no significant impact on the setting of any structures in the Newcastle ACA.



4. Impact Assessment

The application site

The proposed application site is an area with upstanding structures within the zone of notification of the historic village of Newcastle. The lands have been subject to archaeological testing and no significant items of archaeological heritage were identified. There is a potential for any proposed development to disturb previously unknown subsurface deposits or artefacts without preservation by record taking place in the greenfield parts of the proposed application site. Topsoil stripping of greenfield areas within the application site should be subject to archaeological monitoring carried out by a qualified archaeologist.

McEvoy's Public House

The remains of McEvoy's Public House, which was severely damaged by fire in 2004, have been removed from the Record of Protected Structures. Due to its condition the architectural special interest of the building is negative as it contributes negatively to the architectural character of the Newcastle Architectural Conservation Area. The remains of the structure should be Preserved by record including a full photographic and written record before demolition.

The Castle - motte

The existing buffer to the Castle - motte (RMP DU020-0030001-) will remain and there will be no new impact on the setting of the monument.

St. Finian's Church of Ireland Church

The application site is not located within the curtilage of St. Finian's Church or its Graveyard. There are no views of the application site from St. Finian's Grave Yard or St. Finian's Church. The proposed development will have no impact on the curtilage or setting of St. Finian's Church and Graveyard.

The Newcastle ACA

The views from the castle – tower house (RMP DU020-003004-) located to the south-east of St. Finian's Grave Yard to the application site are mostly screened by several very large trees located west of the castle – tower house. The proposed development will not have a significant impact on the setting of the castle – tower house. The buildings further to the east along the R405 road will have no views of the proposed development. To the south on the east side of the Athgoe Road a Castle – tower house (RMP DU020-003007-) house has some views of the application site, but this is at such a distance that the impact on the setting of the Castle – tower house is considered insignificant. On the west side of the Athgoe Road a farm house (NIAH No. 11212012) has no views of the proposed development.

5. Recommendations

1. Topsoil stripping of greenfield areas within the proposed application site should be subject to archaeological monitoring carried out by a qualified archaeologist.
2. The remains of McEvoy's Public House should be preserved by record with a full photographic and written record before demolition.



6. References

- Akenson, D.H. 1971. *The Church of Ireland: Ecclesiastical Reform and Revolution, 1800-1885*. London.
- Architectural Heritage Protection Guidelines for Planning Authorities* 2011. Department of Arts, Heritage and the Gaeltacht.
- Cooper, A. 1942 (ed. L. Price) *An eighteenth-century antiquary; the sketches, notes and diaries of Austin Cooper (1759-1830)*. Dublin. J. Falconer.
- DAHGI 1998. *Recorded Monuments Protected under Section 12 of the National Monuments (Amendment) Act, 1994*. County Dublin.
- Edwards, K. J., et al. *The Medieval Settlement of Newcastle Lyons, County Dublin an Interdisciplinary Approach. Proceedings of the Royal Irish Academy. Section C: Archaeology, Celtic Studies, History, Linguistics, Literature*, vol. 83C, Royal Irish Academy, 1983, pp. 351–76.
- Gallagher, M.C. 2009. *Bishop Thomas Lewis O'Beirne and his church-building programmes in the diocese of Meath 1798-1823*. Thesis for the degree of Ph.D. Department of Modern History National University of Ireland.
- McDix, E.R. 1898 *Kil-Ma-Huddrick, near Clondalkin, Co. Dublin*. *Journal of the Royal Society of Antiquaries of Ireland* 28, 165-6.
- Ball, E.F. 1906 (Reprint 1979) *A history of the County Dublin*, 6 vols. Dublin. Gill and Macmillan.
- McDix, E.R. 1898a *The lesser castles in the Co. Dublin*. 47th article: *The late Ballyfermot Castle*. *Irish Builder* 40, 168.
- McDix, E.R. 1898b *The lesser castles in the Co. Dublin*. 35th article. *Irish Builder*, 40, No. 35, 57.
- McDix, E.R. 1898c *The lesser castles in the Co. Dublin*. 38th article: *Newcastle*. *Irish Builder*, 40, No. 85.
- O'Meara, Rev. C.P. 1903 *Notes on Newcastle Lyons*. *Journal of the Kildare Archaeological Society* 4, 63.
- Price, L. (ed.) 1942 *An eighteenth-century antiquary: the sketches, notes and Diaries of Austin Cooper, 1759-1880*. Dublin.
- Sweetman, H.S. 1875. *Calendar of Documents Relating to Ireland Present in her majesty's Public Record Office, London, 1171-1251*. London

Dr. Charles Mount
12 July 2022

