

Archaeological Desktop Assessment

'Hillview', Dispensary Lane

Lucan, Co. Dublin

Client: John R. Pope

Planning Ref. SD22A/0066

Planning Authority: South Dublin County Council

Issue date: July 2022

Prepared by: Robert Hanbidge, Shanarc Archaeology Ltd.



Copies of this report have been presented to:	The client, John R. Pope.
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Please Note:	<p>The International and European conventions on the protection of cultural heritage ratified in Ireland have been taken into consideration for the purposes of this report. The National Monuments Act 1930 (as amended), the Heritage Act 1995, Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999, The Planning and Development Act 2000 (as amended), and guidelines issued by the statutory bodies have been consulted in the assembly of this report.</p> <p>All of the recommendations made within this assessment are based on design plans and information provided by the client at the time of writing. Should any alterations be made to design plans or development proposals, further assessment may be necessary.</p> <p>Recommendations are subject to approval by the National Monuments Service at the Department of Housing, Local Government and Heritage, and by the National Museum of Ireland.</p>
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Acknowledgements	Shanarc Archaeology acknowledges the information supplied by the client; information gathered from the National Monuments Service (SMR and RMP records), the National Inventory of Architectural Heritage (NIAH), the Topographical files at the National Museum of Ireland, South Dublin County Council, Ordnance Survey Ireland (OSI), Geological Survey of Ireland (GSI) along with various historical sources.
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1. Introduction

The following report details the results of an archaeological desktop assessment undertaken to fulfil a Request For Further Information (RFI) as issued by South Dublin County Council (SDCC) in relation to a residential planning application at 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1, under Planning Ref: SD22A/0066 (Figure 1, ITM 703265, 735189).

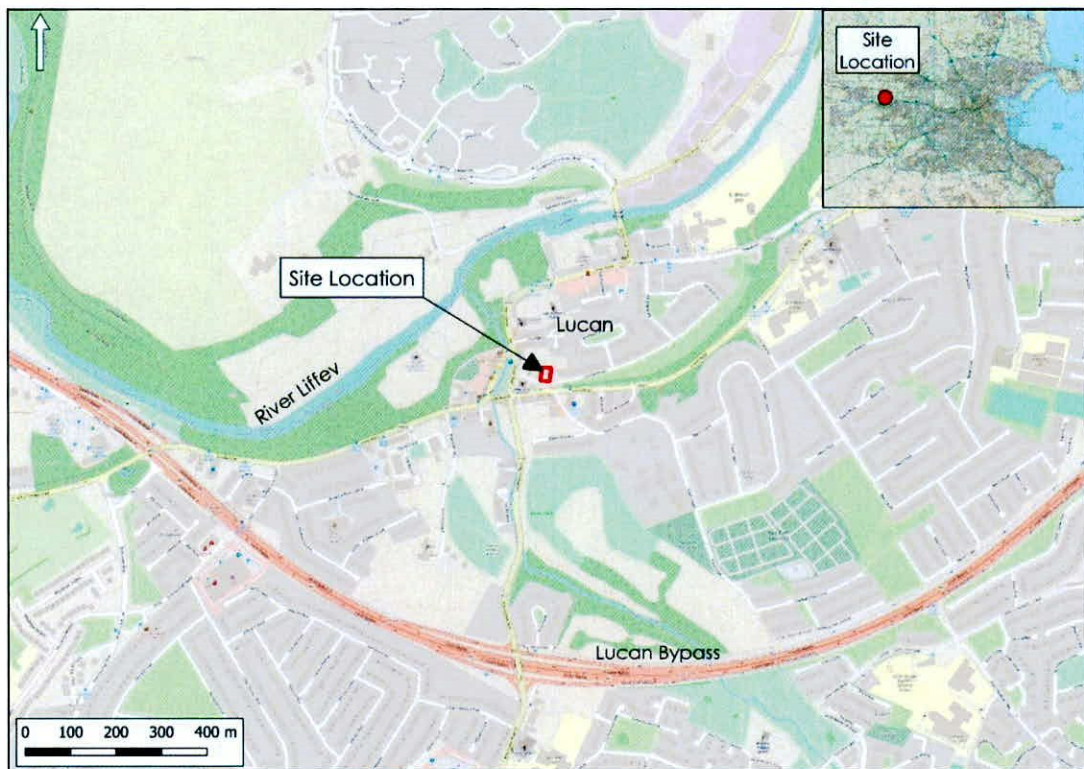


Figure 1 Location of proposed development.

The purpose of the archaeological desktop assessment is to address Item 4 of the FRI under Planning Ref: SD22A/0066 (Appendix 1), by identifying potential archaeological constraints and impacts in respect of the development proposal. To that end, the purpose of the report is to:

- (i) evaluate the nature and extent of the known archaeological and historical resource at the site;

- (ii) address potential impacts on the archaeological and historical resource, including potential impacts on sub-surface archaeological remains; and
- (iii) provide mitigation recommendations to address potential impacts on the archaeological or historical resource.

The archaeological desktop assessment has been prepared by Shanarc Archaeology Ltd. on behalf of the applicant, John R. Pope.

1.1 Site Location

The proposed development extends to 569m² and is located to the south-east of the centre of the town of Lucan, along Dispensary Lane. The site is located within the townland of Lucan and Pettycanon, which forms part of the parish of Lucan in the Barony of Newcastle, Co. Dublin. The town of Lucan is situated on the southern banks of the River Liffey; a tributary of the Liffey, the Griffeen River, flows northwards through the town. The town of Lucan has now been absorbed into the greater Dublin area as a suburban area. The town is serviced by four principal roads; Adamstown Road (R120), Lower Lucan Road (R121) and Leixlip and Lucan Roads (R835). The Lucan Bypass servicing the M4 Motorway diverts around the southern areas of the town.

1.2 Proposed Development

The proposed development site consists of a rectangular area with road frontage along Dispensary Lane to the south. The proposed development will involve the demolition of the existing three-bedroom, single-storey detached house (bungalow) and sheds/outbuildings. The residential redevelopment of this site (Figure 2) consists of the construction of three houses - two 3-bedroom, 3-storey semi-detached houses extending to 131.50m² each, and one 3-bedroom, 3-storey detached house extending to 131.5m² - and all associated site works. Each house will have two off-street parking spaces to the front of the houses (the total number of car spaces will be six).

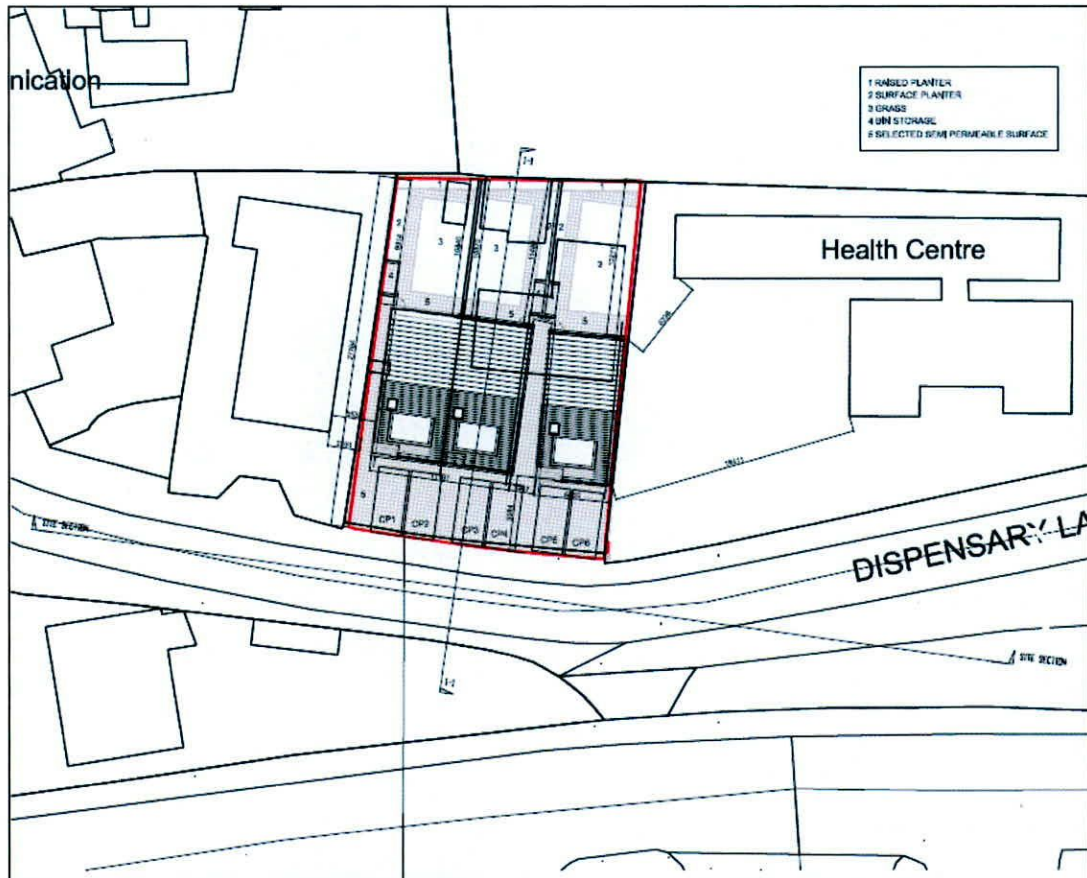


Figure 2 Layout of proposed development (Source: Pames Developments Ltd.).

2. Assessment Methodology

This assessment report is based on a desk-top study of relevant archaeological, architectural and cultural heritage sources, supported by an on-site inspection of the proposed development site. The assessment is guided by relevant legislation, standards and guidelines in respect of archaeology, architecture and cultural heritage, as follows:

2.1 Legislative Protection for Archaeological, Architectural and Cultural Heritage

Ireland has ratified several international and European conventions on the protection of cultural heritage, principally:

- UNESCO World Heritage Convention 1972;
- Charter for the Conservation and Restoration of Monuments and Sites (Venice) 1964;
- European Convention on the Protection of the Archaeological Heritage (Valetta Convention) 1992;
- European Convention on the Protection of the Architectural Heritage (Grenada Convention) 1985;
- European Council Directive on Environmental Impact Assessment (85/337/EEC) (as amended).

National legislation protecting cultural heritage sites comprises:

- National Monuments Act 1930 (as amended);
- Heritage Act 1995;
- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999; and
- Planning and Development Act 2000 (as amended).

The following standards and guidelines were also consulted as part of this assessment:

- Frameworks and Principles for the Protection of the Archaeological Heritage (1999), Department of Arts, Heritage, Gaeltacht & the Islands;
- Policy and Guidelines on Archaeological Excavation (1999), Department of Arts, Heritage, Gaeltacht & the Islands;
- The Heritage Council, 2000. Archaeology & Development: Guidelines for Good Practice for Developers (2000), The Heritage Council;

- Guidance on the preparation of the EIA Report, 2017, European Commission;
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (Draft) (August 2017), Environmental Protection Agency;
- Advice notes on current practice in the preparation of Environmental Impact Statements (2003), Environmental Protection Agency;
- Environmental Protection Agency. 2022. Guidelines on the Information to be Contained in Environmental Impact Statements. Government Publications Office, Dublin.
- Guidelines for the Assessment of Archaeological Heritage Impacts of National Road Scheme (2005), National Roads Authority;
- Guidelines for the Assessment of Architectural Heritage Impacts of National Roads Schemes (2005), National Roads Authority; and
- Architectural Heritage Protection Guidelines for Planning Authorities (2011), Department of Arts, Heritage, Gaeltacht & the Islands.

2.2 Desktop Study

The following were the principal desk-based sources consulted:

National Monuments

Under the National Monuments Act 1930 (as amended), archaeological sites in the ownership or guardianship of the State, a Local Authority, or in private landownership that are designated as National Monuments are afforded the highest level of protection under Irish legislation. The Preservation Orders List contains information on Preservation Orders and/or Temporary Preservation Orders, which have been assigned to a specific site or sites. Sites which are deemed to be in danger of injury or destruction can be allocated Preservation Orders under the Act. Preservation Orders make any disturbance or interference with the site illegal.

Record of Monuments & Places (RMP) and Sites and Monuments

Record (SMR)

The Record of Monuments and Places (RMP) was established under Section 12 of the 1994 National Monuments (Amendment) Act. The statutory RMP is a published list of archaeological monuments known to the National Monuments Service (NMS), and is based on the earlier Sites and Monuments Record (SMR) files housed at the NMS. These sites are afforded statutory protection.

The RMP contains details of all monuments and places (sites) where it is believed there is a monument known to the Archaeological Survey of Ireland (ASI) pre-dating AD 1700, and also includes a selection of monuments from the post-AD 1700 period. The database is available online (www.archaeology.ie) and is maintained by the National Monuments Service (NMS), as part of the Department of Housing, Local Government and Heritage (DoHLGH). The database holds in excess of 150,800 records, and over 138,800 of these relate to archaeological monuments. The remaining 12,000 records are classified as 'Redundant record'; the majority of these relate to obsolete terms, records or features that are not monuments. The records are subject to revision and the data is updated daily.

Topographical Files of the National Museum of Ireland

The topographical files of the National Museum of Ireland (NMI) are the national archive of all known antiquities recorded by the NMI. These files relate primarily to artefacts but also include references to monuments and contain a unique archive of records of previous excavations. The find-spots of artefacts can be an important indication of the archaeological potential of an area.

All archaeological artefacts are protected under National Monument's legislation and are deemed to be in the ownership of the State.

Excavations Bulletin and Excavations Database

The Excavations Bulletin was initially a published annual directory and now forms an up-to-date on-line database, both of which provide summary accounts of all the excavations carried out in Ireland – north and south – from 1969 to the present. The on-line database has been compiled from the published Excavations Bulletins from the years 1970-2010, with additional online-only material from 2011 onwards (www.excavations.ie). The database is

edited by Isabel Bennett and gives access to summary descriptions of archaeological excavation reports and is updated on a constant basis.

South Dublin County Development Plan 2016-2022 (to be superseded by the Draft South Dublin County Development Plan 2022-2028)

Each City and County Development Plan is compiled in accordance with the requirements of the Planning and Development Act 2000 (as amended) and contains lists of national monuments, recorded monuments, a Record of Protected Structures (a list of buildings which cannot be materially altered or demolished without grant of permission under the Act) and Architectural Conservation Areas (to protect and enhance the special character of an area).

Both the current South Dublin County Development Plan (2016–2022) and the soon to be adopted draft South Dublin County Development Plan (2022-2028) were consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development area.

The current Development Plan 2016-2022 addresses Heritage, Conservation and Landscapes in Chapter 9, specifically addressing Archaeological Heritage in Section 9.1.1, Protected Structures in Section 9.1.2. and Architectural Conservation Areas (ACAs) in Section 9.1.3. Chapter 9 also has sections dealing with Older Buildings, Estates and Streetscapes, Features of Interest, Landscapes (of which the town of Lucan is located within the designated Landscape of the Liffey Valley), and Cultural Heritage.

National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) is an ongoing survey within the Department of Housing, Local Government and Heritage. The work of the NIAH involves identifying and recording the architectural heritage of Ireland, from AD1700 to the present day and includes country houses, churches, mills, bridges and other structures of note. Structures rated as being of regional or above importance are included in the Minister's recommendations to the planning authorities for inclusion on the list of Record of Protected Structures.

Cartographic Sources

Information gathered from cartographic sources is fundamental to the identification of archaeological and architectural heritage sites, including cultural landscapes e.g., demesne landscapes, which, based on the level of landscape change, are now often identified from cartographic records alone. The earliest Ordnance Survey maps date to the late 1830s and early 1840s, but much change has occurred in the use and treatment of the landscape in the intervening years, particularly during the second half of the 20th century, making these a valuable resource in tracing the development of a study area.

Toponymy Sources

A townland name may preserve information relating to its archaeology, history, folklore, ownership, topography or land use. Most placenames were anglicised by the Ordnance Survey (1829-1842). Despite some inaccuracies in translation, the Gaelic, Viking, Anglo-Norman and English origins of placenames are generally recognisable. The Placenames Database of Ireland website (www.logainm.ie) hosts online bi-lingual placename research and archival records for townlands. Joyce's *The Origin and History of Irish Names of Places* (1910) is also an invaluable source for townland name meanings.

Aerial Photographs

Aerial photographs are a useful aid in identifying archaeological monuments that are not visible at ground level. Variations in the way plants grow can indicate sub-surface features and can indicate the location of archaeological monuments such as ring-ditches, ringforts and deserted medieval villages, as examples. A number of sources were consulted including aerial photographs held by the Ordnance Survey and Google Earth.

Documentary Sources

Documentary sources are a valuable means of completing the written archaeological, architectural and cultural heritage record of an area, and of gaining insight into the history of the receiving environment. A list of all consulted documentary sources is provided in bibliographic form.

2.3 On-Site Inspection

On-site inspection offers the opportunity to examine a study area in light of desk-based research and evidence. Inspection is essential in determining the nature and extent of any surviving above-ground evidence, and in predicting the potential effects of a proposal on potential below-ground remains. A site inspection was carried out by Thaddeus Breen of Shanarc Archaeology Ltd. on the 30th June 2022.

3. Receiving Environment

3.1 Archaeological and Historical Background

3.1.1 Prehistoric Period

There is no known prehistoric evidence within 500m of the proposed development site; however, the River Liffey, on which Lucan is sited, would have acted as an important routeway in the prehistoric landscape, from the earliest times of widespread human occupation in Ireland in the Mesolithic (8000-4000BC), right through prehistory. Situated c. 2.7km to the west of Lucan, on a rise overlooking the River Liffey in the townland of Cooldrinagh, a large Mesolithic assemblage was recovered in 1996 (DU017-079).

Residual evidence of a Neolithic (4000-2500BC) presence in the greater area is attested to in the records of the Topographical Files, which record a find of a polished stone axehead from the townland of Kellystown, to the north-east of Lucan.

There is further evidence of Bronze Age (2500-500BC) activity around Lucan with stray finds including a bronze stickpin, a bronze latchet-brooch and a bronze ring-pin (NMI 1960:5, 1992:264). Features associated with occupation and burial from the Bronze Age include ring-ditches recorded in the townlands of Lucan Demesne (DU017-094) and in Laraghcon (DU017-096).

3.1.2 Historic Period

The early medieval period (500-1100AD) witnessed many significant events in the cultural development of Ireland, including the introduction of Christianity and the establishment of

ecclesiastical centres, as well as the arrival of the Vikings. The period is characterised by an agricultural based economy, based on a basic territorial unit known as *túath*. Byrne (1973) estimates that there were probably at least one hundred and fifty kings in Ireland at any given time during this period, each ruling over his own *túath*. The most common feature from this period is the ringfort, and it is estimated that over 45,000 ringforts dot the Irish landscape. The nearest ringfort (DU017-021001) is located c. 275m to the south, in Lucan and Pettycanon townland. The Anglo-Norman conquest in the 12th century marks the end of this period.

Lucan is one of the few medieval boroughs in the county of Dublin that was not established by the Archbishops of Dublin. The borough of Lucan was established by the secular lords of either Alard FitzWilliam or by Warisus de Pech (Bradley 2000). The first known reference to the borough dates from 1315, and the street plan was essentially a linear arrangement that centred around one principal street, now The Mall/Main Street. The burgage plots stretched from the street back to the River Liffey, and the Ordnance Survey 6-inch maps show a complementary pattern on the south side of the street. There are no known defensive elements to Lucan (Bradley 2000).

Lucan is probably best known for its association with the Sarsfields, who acquired the Manor of Lucan in about 1560 (Arnold 1967). On receipt of Lucan, William Sarsfield was given the title Earl of Lucan, where it passed after various land seizures, acquisitions and marriage to the Vessy family (Lewis 1837). Lucan House and Demesne are now the Italian Embassy.

In the following centuries, the Griffeen River, and especially the River Liffey, provided excellent power sources to run various mills as the industrial revolution progressed. This milling connection to the area remains to this day, and the milling industry provided one of the main employments to the area before the introduction of large-scale mechanisation in the late 20th century.

In Lewis's Topographical Dictionary of Ireland (1837), he records that the town of Lucan contained 187 houses with 1229 inhabitants in the second quarter of the 19th century. Lewis (1837) also notes that the town served as a tourist destination in the 19th century, as many flocked to the town's spa house to 'drink the waters, which are found efficacious in scorbutic, bilious, and rheumatic affections' (*ibid*). This area of south-west Dublin and northern Kildare is well documented as having geothermally heated springs, a rather

unique feature within the island of Ireland. Lewis (1837) refers to the geothermal spring as being called the 'Boiling Spring'.

3.2 Cartographic Analysis

Relevant extracts are presented from the following consulted historic maps:

- Down Survey maps, 1656-58 (Figure 3);
- John Rocque's *An Actual Survey of the County of Dublin*, 1760 (Figure 4);
- John Taylor's *Map of the Environs of Dublin, extending 10 to 14 miles from the castle*, 1816 (Figure 5);
- William Duncan's *Map of the County of Dublin*, 1821;
- First edition Ordnance Survey 6-inch map, 1843 (Figure 6);
- Ordnance Survey 25-inch map, 1910 (Figure 7); and
- Cassini's Ordnance Survey 6-inch map, 1940 (Figure 8).

Down Survey Maps, 1656-58

The Down Survey was carried out between 1656 and 1658 under the direction of Sir William Petty, and recorded land confiscated from Irish Catholics following the Cromwellian war in Ireland (1649-1653). The Survey resulted in individual barony maps and separate parish maps. These recorded townland boundaries and their areas with precision throughout Ireland. The resulting maps contain other detail, such as on roads, rivers, towns, churches, castles, houses and fortifications, as well as topographic and land use detail.

In the 17th century, there is not much detail regarding the proposed development site. The Barony map of Newcastle shows greater detail to the area around the town of Lucan, which is located on the southern side of the River Liffey, with Lucan Bridge labelled (Figure 3). The marked roadway, 'The high way from Dublin to Lucan,' is shown as passing through Lucan, with the church site of St. Marys (DU017-019002) marked to the east side; this site is located c. 156m to the west of the proposed development. Lucan House is also illustrated and labelled, near the medieval bridge crossing to the west side of the road.



Figure 3 Extract from the Down Survey map of the Barony of Newcastle, Co. Dublin, 1656-58, showing the approximate location of the proposed development site (red circle) (Source: downsurvey.tcd.ie).

John Rocque's *An Actual Survey of the County of Dublin*, 1760

Rocque's mid-18th century map provides a detailed illustration of the rural countryside around Dublin City, and depicts the village/town of Lucan as located around three principal roads on the south side of the River Liffey; a tributary of the Liffey, flowing northwards through the town, is also shown (Figure 4). Lucan is represented by several buildings that are set linearly along the edge of the roads, including on The Mall/Main Street. St. Mary's Church is labelled as 'The Church' and a crossing point over the tributary river provides a link between principal roads leading westwards and southwards from the town. The exact location of the proposed development is not clear on this map; however, it is likely to be represented by the enclosed fields that are located to the eastern side of the principal road leading southwards, part of which could represent the very western extent of Dispensary Lane.

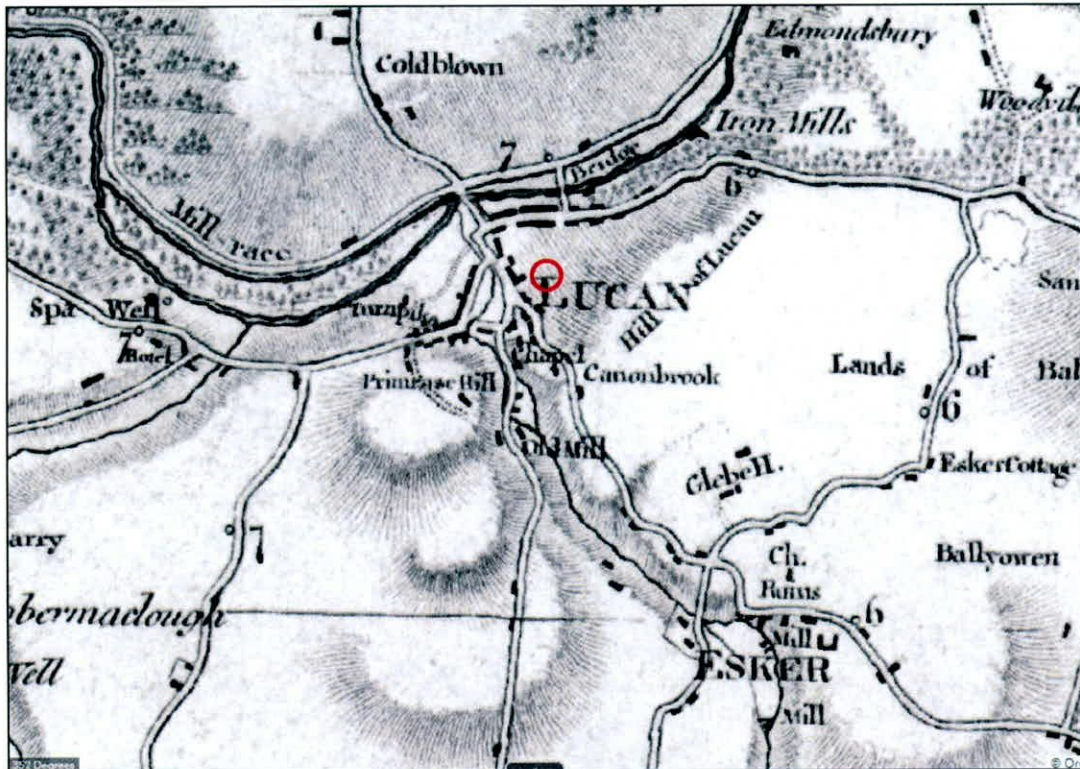


Figure 5 Extract from John Taylor's map of the Environs of Dublin, extending 10 to 14 miles from the castle 1816, showing the approximate location of the proposed development site (red circle) (Source: sdublincoco.maps.arcgis.com).

William Duncan's Map of the County of Dublin (1821)

This slightly later early 19th century map does not show any further developments around the village/town of Lucan in relation to the earlier map by John Taylor (1816).

Ordnance Survey Maps

The first ever large-scale survey of Ireland was undertaken by the Ordnance Survey between 1829 and 1842, producing highly accurate maps at different scales. The first edition Ordnance Survey 6-inch map, Sheet DU017, surveyed in 1836 and published in 1843, depicts the development site within a large enclosed ornamental garden that was located just east of a 'Police Barracks' (Figure 6). This ornamental garden follows the east-west layout of the plots that are located on the eastern side of Lucan.

The proposed development occupies the western end of this enclosed garden, and it is likely that the northern, western and southern boundaries of the proposed development

directly reflect the original enclosing elements of this garden. Running on an east/west axis, just inside the northern and southern walls of the garden, are two pathways that lead around the garden. The interior of the garden, at the location of the proposed development site, is shown to have had either shrubbery or trees that were arranged on an evenly spaced pattern.

The very western extent of Dispensary Lane, being part of the road to Esker to the south-east, is more clearly represented, fronted by the Police Barrack; the road to Esker has been bisected by a new road, now known as Lucan Road.



Figure 6 Extract from Ordnance Survey first edition 6-inch map, sheet DU017, published 1843, showing the location of the proposed development site (outlined in red) (OSi Licence No. EN0077922).

The 25-inch Ordnance Survey map, Sheet DU017-06, surveyed in 1908 and published in 1910, records the individual houses and plots in more detail (Figure 7). The previous ornamental garden is no longer a complete garden, although most of its boundaries appear to still survive. The plot of the proposed development is shown as it is now, containing an inverted T-shaped building fronting the road on the southern boundary, and a small structure in the south-west corner. The T-shaped building is labelled as a Dispensary, and this is what the present name 'Dispensary Lane' is derived from. The rear area to the

Dispensary is shown as an empty space. The modern Dispensary Lane to the east of the proposed development site is not yet developed.

Further advancements in industry and transport are very evident on the 25-inch Ordnance Survey map of Lucan, with the Dublin-Lucan Electric Railway located just to the south of the proposed development, on modern Lucan Road, which follows an easterly route towards Dublin City.

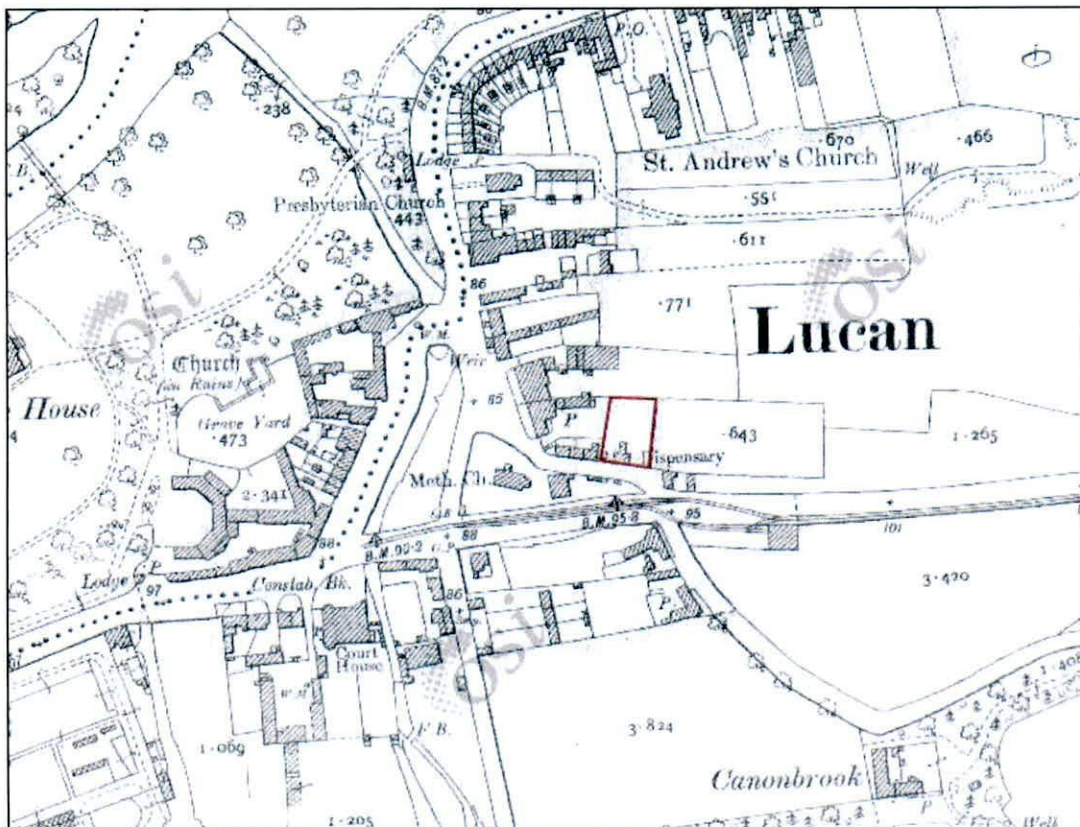


Figure 7 Extract from 25-inch Ordnance Survey map, sheet DU017-06, published 1910, showing the location of the proposed development (outlined in red) (OSi Licence No. EN0077922).

The last historic 6-inch Ordnance Survey map, published in 1940, shows the layout of the proposed development area as generally unaltered (Figure 8). The only notable change is the presence of a small circular feature or annotation to the rear area of the Dispensary building (which is located beside the commencement of its label). The exact nature of this feature or annotation is unclear from the map. The Dublin-Lucan Electric Railway is also shown to have been removed from the alignment of Lucan Road when the map was surveyed in 1937.

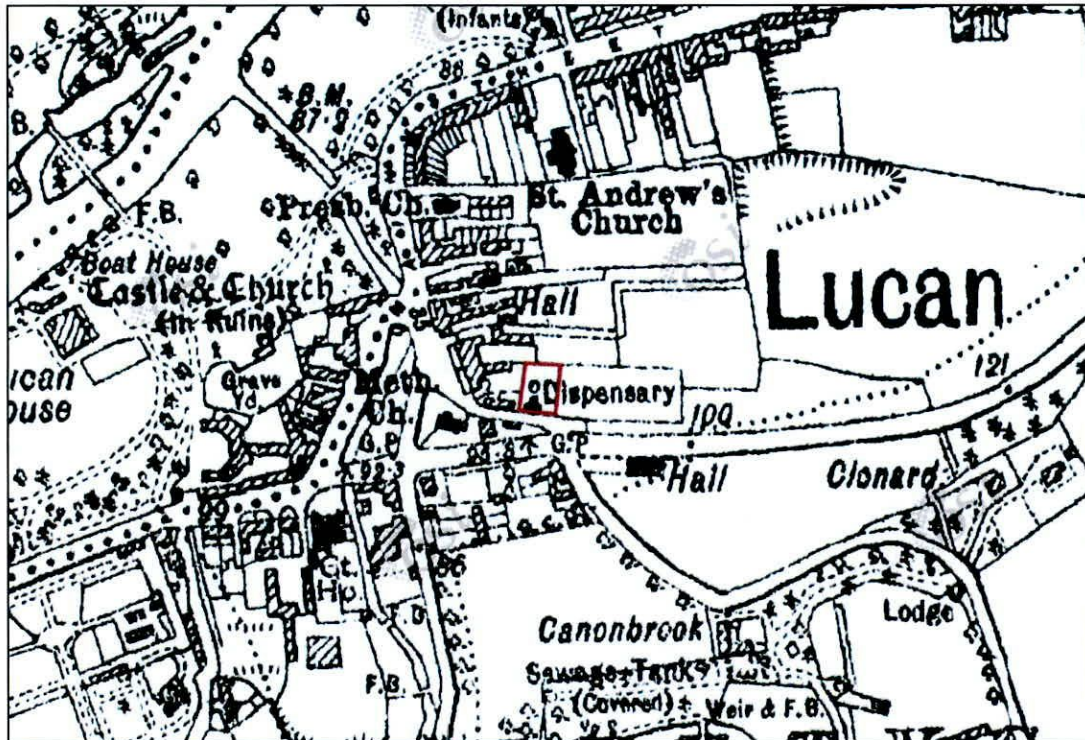


Figure 8 Extract from the last edition 6-inch Ordnance Survey map, published 1940, showing the location of the proposed development (outlined in red) (OSi Licence No. EN0077922).

3.3 Aerial Photographs

The following aerial photographs were consulted on GeoHive, an OSi website providing publicly available spatial data: 1995, 1999-2003, 2004-2006, 2005-2012, 2011-2013, 2013-2018 (accessed 14/07/2022). Further aerial imagery was also examined from Google Earth and Bing Maps.

This analysis confirmed that the proposed development site has remained as a built up area since at least the earliest available OSi images dating from 1995.

3.4 Toponymy

Irish townland names derive from many sources. Just some of the sources for inspiration can be landscape features, family names, religious sites and names for types of habitation. Lucan and Pettycanon derives from the Irish name *Leamhcáin*, which possibly means land abounding in marsh mallows (www.logainm.ie, accessed 14/07/2022). The earliest mention

of the area is in 1179-1275, where it is referred to as Lyuechan, Ecclesia de, with many other variants to this name appearing in written sources from the following centuries.

3.5 Sites and Monuments Record and Record of Monuments and Places

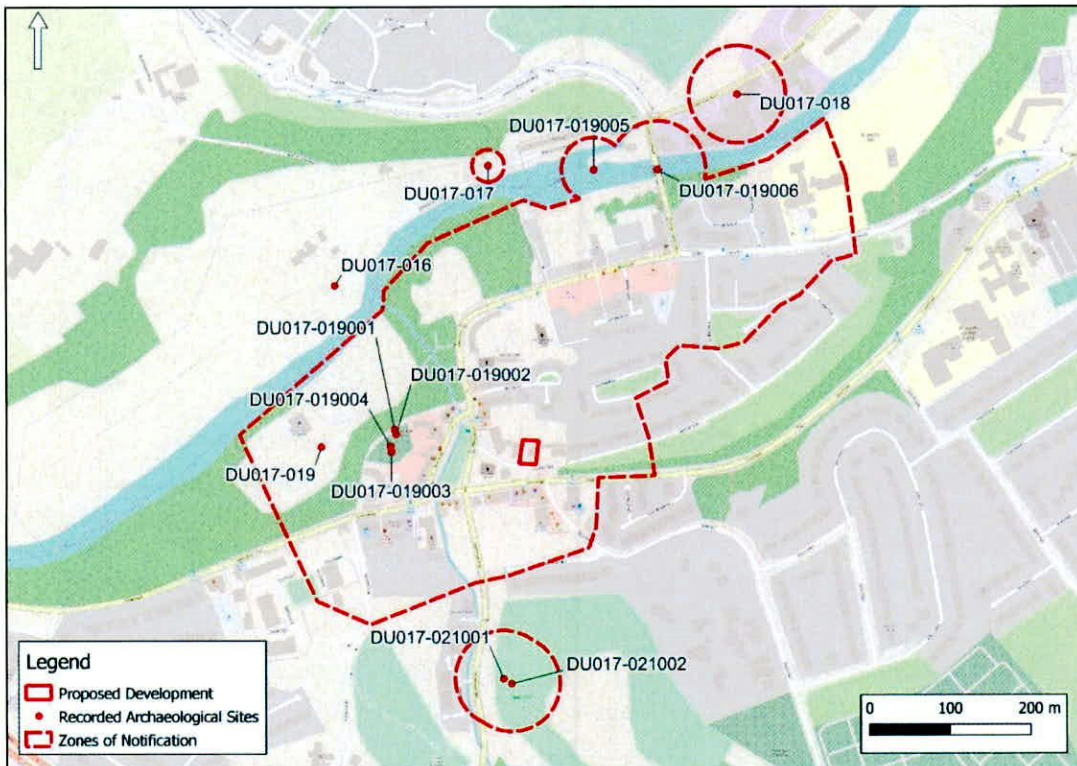


Figure 9 Proposed development showing recorded archaeological sites within 500m study area.

The proposed development site is situated within the zone of archaeological protection (Zone of Notification) for the historic town of Lucan (DU017-019) on the south-eastern bank of the River Liffey (Figure 9, Table 1). In addition to the record associated with the historic town of Lucan, there are a further eleven recorded monuments, which include sub-elements of the historic town, located within a 500m study area around the proposed development site. All twelve sites are included in the RMP list and are afforded legal protection. Apart from the proposed development being located within the zone of archaeological protection for the historic town of Lucan, no sub-elements of the historic town are sited to the proposed development site. The nearest recorded monument is the

graveyard (DU017-019001) containing St. Mary's church (DU017-019002); the boundary of the graveyard is located c. 130m to the west.

The presence of a ringfort (DU017-021001) with a souterrain (DU017-021002) presents a unique feature within the archaeological resource. The significance of the recovery of two artefacts - two Egyptian Alabastra (carved stone vessels) - from the souterrain by George Petrie in the first half of the 19th century is completely unique within an Irish context (<https://www.museum.ie/en-IE/Collections-Research/Collection/Documentation-Discoveries/Artefact/A-Pair-of-Egyptian-Jars-from-a-Ringfort-at-Lucan,/58b1441e-2874-4e5e-b17e-97790cea131f>). Currently, these artefacts are in the reserve collection at Qasr-el-Banat, Fayum, Egypt. Their providence from a souterrain within an early medieval ringfort, albeit gained from a none scientific excavation, does raise many questions on how these artefacts were deposited within the souterrain.

Table 1 RMP sites within a 500m study area around the proposed development.

RMP No.	Townland	Classification	Description	Distance from site (m)
DU017-016	Coldblow	Bridge	A single, pointed, segmental arch section, is all that survives of this medieval bridge. The remains are on the grounds of a house formerly called 'Bleach Green', now a Treeslips. It is well-built of coursed limestone blocks. A cut-water is present on the upstream side. It originally spanned the Liffey at a point on its course where there is an island. The bridge is now fenced off by mesh metalled fence, the later ornamental gate and bridge are within a garden resplendent with washing line. The medieval element is extremely overgrown.	c. 304m to the north-west
DU017-017	Laraghcon	Ritual site - holy well	Formerly located at the entrance into Hillsboro (Ó Danachair 1958, 82). Sunday well site now a gated entrance to a wood lined avenue west of a row of Victorian cottages. Not visible at ground level.	c. 344m to the north-northwest
DU017-018	Laraghcon	Castle - unclassified	The 1937 edition OS 6-inch map shows 'Castle (site of)' on the N bank of the River Liffey at a site which is occupied by a Woollen Mill. This location differs from that shown on the earlier 1837 OS 6-inch map. It is shown on the N side of the road where there is a steep scarp today. Not visible at ground level.	c. 497m to the north-east

DU017-019	Lucan and Pettycanon	Historic town	Lucan is a medieval manorial borough. The first known reference to the borough dates from 1315 (Martin, G. 1981, 45). The street plan of the borough was essentially linear and consisted of one principal street. The burgage plots stretched from the street back to the river and the OS 6-inch maps show a complementary pattern on the south side of the street (Bradley, J. & King, H. 1988, 215-59).	Within zone of notification
DU017-019001	Lucan Demesne	Castle - tower house	There is a residential tower attached to the N side of a medieval parish church (DU017-019002-). It is roughly square in plan with a stair turret in the NW corner. Built of roughly coursed masonry, it rises to three storeys with a vaulted annexe to the E side (int. dims. Wth 4m; L 6.5m). The tower was originally entered through a two-centred arched doorway. There is an inserted lintelled entrance in the E wall with the decorated head of a double-light ogee headed window built into the wall above it. The ground floor is vaulted on an E-W axis with traces of wicker-work centring. There is a fireplace on the ground floor in the W wall with a round-headed recess in the wall to the S of it. A lintelled entrance opens on the first floor with a small garderobe in the N wall beside it. E of this is a recess for a fireplace. The first floor is lit by large rectangular windows in the W and E walls which are built of roughly dressed limestone. The second floor is also vaulted. The entrance to the corbelled chamber in the NE tower is round-headed. Fireplace in the E wall. The stairs continue to parapet level. A chimney stands in the centre of the N wall (McDix 1897, 36; Ball 1902-20, IV, 43).	c. 162m to the west
DU017-019002	Lucan Demesne	Church	Located in a semi-circular, walled graveyard. Dedicated to St. Mary, this church was granted to the Augustinian Priory of St. Catherine, W of Lucan in 1219 (Ball 1906, 55-56; Gwynn & Hadcock 1970, 192). The church is of nave and chancel type with a residential tower attached to the N side (DU017-019001-). The N wall is gone. Built of random rubble	c. 156m to the west

			<p>masonry. The W gable is steeply pitched with a single bellcote. Entered originally through a two-centred arched doorway (blocked) at W end of S wall of nave. The nave (L 14m, Wth 5m) is lit by a cusped ogee-headed, double light W window with concave chamfered jambs and remains of a similar window in the S wall. The E end of the church (L 10.8m, Wth 5m) is lit by two late brick-lined, round headed windows placed high in the S wall. The residential tower attached to the N side is roughly square in plan with a stair turret in the NW corner. Built of roughly coursed masonry, it rises to three storeys with a vaulted annexe to the E side (int. dims. Wth 4m; L 6.5m). The tower was originally entered through a two-centred arched doorway. There is an inserted lintelled entrance in the E wall with the decorated head of a double-light ogee headed window built into the wall above it. The ground floor is vaulted on an E-W axis with traces of wicker-work centring. There is a fireplace on the ground floor in the W wall with a round-headed recess in the wall to the S of it. A lintelled entrance opens on the first floor with a small garderobe in the N wall beside it. E of this is a recess for a fireplace. The first floor is lit by large rectangular windows in the W and E walls which are built of roughly dressed limestone. The second floor is also vaulted. The entrance to the corbelled chamber in the NE tower is round-headed. Fireplace in the E wall. The stairs continue to parapet level. A chimney stands in the centre of the N wall (McDix 1897, 36; Ball 1902-20, IV, 43).</p>	
DU017-019003	Lucan Demesne	Graveyard	<p>The land slopes down to the River Liffey. This is a semi-circular, walled graveyard, the boundary wall is missing in the W-N-NE quadrant. It contains St. Mary's, church (DU017-019002-) which was granted to the Augustinian Priory of St. Catherine, W of Lucan in 1219 (Ball 1906, 55-56; Gwynn & Hadcock 1970, 192).The graveyard is well kept with</p>	c. 130m to the west

			memorials dating largely from the 19th century.	
DU017-019004	Lucan Demesne	Cross	According to Lewis (1837, 2, 322) a cross stood opposite the entrance to Lucan House. Not visible at ground level.	c. 164m to the west
DU017-019005	Lucan and Pettycanon	Weir - fish	According to Went (1954, 53-4) there are records of a fishery at Lucan since the late Thirteenth and Fourteenth centuries. The method of fishing used were 'engines and nets' which indicates the construction of weirs and use of drift netting. There is a weir west of Lucan bridge, marked 'weir, Salmon Pass' which is likely to be the site of this fishery. This has been used since the 1950's for angling.	c. 342m to the north-northeast
DU017-019006	Lucan and Pettycanon, Lucan Demesne	Bridge	Lucan bridge which spans the river Liffey was built in 1814 on an earlier site. The first known reference to a bridge is in 1456 in the Statute Rolls under 34 Henry VI which prescribed that 'two towers with two gates be made, one upon the bridge of Kilmainham, another upon the bridge of Lucan', (O'Keefe, P. & Simington, T (1991, 104, 270-274). Not visible at ground level.	c. 365m to the north-east
DU017-021001	Lucan and Pettycanon	Ringfort - unclassified	Situated on a high natural ravine. The site is a broad oval area (c.55m NW-SE; 28m NE-SW) demarcated by a scarped bank (Wth 7m; H 2.2m) on ground that falls away to the SSW. There is a castellated entrance through the bank in the ENE. A souterrain (DU017-021002-) lies in the NW end of the interior (Anon., 1896, 421-2).	c. 268m to the south
DU017-021002	Lucan and Pettycanon	Souterrain	Situated in the NW end of a ringfort's interior (DU017-021001-). Its position is visible as a sunken area with descending stone steps. It was accessible up to recently. When last inspected in 1971 the entrance led into a passage with a beehive chamber off it. This was built of drystone walling with a corbelled roof closed by a large slab which was thought to be a modern repair. At a point opposite the present entrance was another entrance into a slightly curving passage orientated ENE-WSW. This was blocked at one end (Anon 1896,	c. 272m to the south

			421-2; Ball 1906, 4, 36; Price 1940, 123).	
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3.6 Previous Archaeological Investigations

A review of the Excavations Bulletin has revealed that no previous archaeological investigation has occurred at the proposed development site.

The adjoining site to the east, containing Lucan Health Centre, was subject to a programme of archaeological testing in 2001 under licence 01E0989 (Johnston 2001). The programme of archaeological testing consisted of a single test trench, which revealed no features or deposits of archaeological significance. A find of a sherd of Leinster Cooking Ware dating to the medieval period (12th – 14th centuries) was recovered from a disturbed context. Other features and deposits recorded during testing related to post-medieval and early modern activity. These included a layer of crushed lime and sand mortar, a pure coarse yellowish-brown sand, a small rounded pit and various garden soils that may be related to the site being located within the large enclosed ornate garden as illustrated on the Ordnance Survey first edition 6-inch map (1843) (Figure 6).

Within the surrounding study area, several other archaeological investigations have occurred, and these are summarised below in Table 2.

Table 2 Summary of previous archaeological investigations within a 500m study area around the proposed development.

Licence No.	Description	Distance from Site (m)
95E0057	Archaeological Test Excavation: Revealed nothing of archaeological significance (Bennett 1995:105)	c. 297m to the north-east
96E0066	Archaeological Test Excavation: Revealed nothing of archaeological significance (Bennett 1996:131)	c. 203m to the north-east
96E0089	Archaeological Test Excavation: Revealed nothing of archaeological significance (Bennett 1996:133)	c. 126m to the north
96E0194	Archaeological Test Excavation: Revealed nothing of archaeological significance (Bennett 1996:132)	c. 119m to the west-southwest
98E0149	Archaeological Test Excavation: Revealed nothing of archaeological significance (Bennett 1998:212)	c. 331m to the south-southwest
98E0416	Archaeological Test Excavation: Revealed nothing of archaeological significance. Two cobbled surfaces (Bennett 1998:210)	c. 170m to the north-northeast

Licence No.	Description	Distance from Site (m)
N/A	Archaeological Monitoring: Unlicensed archaeological monitoring revealed nothing of archaeological significance (Bennett 1998:212)	c. 70m to the north
00E0717	Archaeological Monitoring: Nothing of archaeological interest was revealed (Bennett 2000:0325)	c. 259m to the south-southwest
02D0025, 02R041	Geophysical Survey and Archaeological Assessment: Revealed nothing of archaeological significance (Bennett 2002:0620)	c. 160m to the north-northwest
02E0364	Archaeological Test Excavation: A programme of archaeological testing as part of the Griffeen River Flood Alleviation Scheme revealed no features of archaeological significance (Kavanagh 2002a).	c. 368m to the south
02E1103	Archaeological Monitoring: As part of the Griffeen River Flood Alleviation Scheme, archaeological monitoring at several locations revealed features which were associated with post-medieval activity (Halliday 2003).	c. 391m to the south
02E1714	Archaeological Test Excavation: Revealed nothing of archaeological significance (Kavanagh 2002b)	c. 153m to the north
03E0085	Archaeological Monitoring: As part of the Griffeen River Flood Alleviation Scheme, archaeological monitoring of the dismantling of the weir revealed nothing of archaeological significance (Fairburn and Dunne 2003)	c. 77m to the west
03E0241	Archaeological Monitoring: Nothing of archaeological interest was revealed. Post medieval activity in the form of a drystone wall and rubble deposits were recorded. (McCabe 2003)	c. 250m to the north-northeast
03E1486	Archaeological Monitoring: Revealed nothing of archaeological significance (Byrne 2003).	c. 70m to the northwest
04E0254	Archaeological Test Excavation: A programme of archaeological testing revealed three features. Two of these probably relate to 19th-century tenements which would have stood on the site prior to the construction of the AIB Bank (Bennett 2004:0615). The third feature consisted of a clay-bonded foundation from which a possible piece of medieval pottery was recovered.	c. 153m to the west-southwest
05E1395	Archaeological Test Excavation: Revealed nothing of archaeological significance. (Bennett 2006:670)	c. 176m to the north-northeast
E002032	Archaeological Test Excavation: Centreline testing for South Dublin County Council and the NRA in May 2006 prior to the widening of the existing N4 in the townlands of Fonthill, Lucan and Pettycannon (Counties Dublin and Kildare) uncovered a single small charcoal spread measuring 0.45m by 0.6m (Bennett 2006:669).	c. 74m to the northwest
10E419 ext.	Archaeological Monitoring: As part of the Dublin Region Watermain Rehabilitation Project, archaeological monitoring revealed no archaeological features, deposits or artefacts (Bennett 2011:178).	c. 249m to the west

Licence No.	Description	Distance from Site (m)
13E0104	Archaeological Monitoring: Nothing of archaeological interest was revealed (O'Donovan 2013)	c. 193m to the northeast
14E0128	Archaeological Monitoring: Mainly revealed nothing of archaeological significance with the exception of a large cobbled surface associated with a forge and the remains of potentially a wooden tramway or trolley tracks (MacManus 2014)	c. 112m to the southwest
16E0351	Archaeological Monitoring: Mainly revealed nothing of archaeological significance (Bennett 2016:437)	c. 74m to the west

3.7 Previous Archaeological Finds recorded in NMI

Topographical Files

The topographical files of the National Museum of Ireland contain location information relating to stray finds from across the country. There are no recorded stray finds provenance to the proposed development site.

9 objects are provenance to Lucan generally, as listed in Table 3.

NMI Register No	Simple Name	Component	Townland	Find Place
1873:34	Coin	Gold	N/A	Allenwood, Lucan
1942:738	Ball	Stone	Lucan	
1960:575	Brooch	Copper alloy	Lucan Demesne	Bed of River Liffey
2758:Wk256	Bottle	Stone	Lucan	
2759:Wk257	Bottle	Stone	Lucan	
E92:264	Pin	Copper alloy	Lucan	Unknown
P1310	Motif piece	Bone	Lucan	Near Lucan
P1310.1	Bottle	Stone	Lucan	
P1310.2	Bottle	Stone	Lucan	

3.8 South Dublin Development Plan 2016-2022

3.8.1 Record of Protected Structures

Part IV of the Planning and development Act 2000 (as amended) provides the legal basis for the conservation of architectural heritage and allows two mechanisms for its protection: the Record of Protected Structures (RPS) and Architectural Conservation Areas (ACAs). There are no Protected Structures in the proposed development site.

Examining the contextual location of the proposed development, the surrounding area is rich in built heritage, and there are 74 protected structures within a 500m radius. These are listed in the RPS for South Dublin County Council and the neighbouring Fingal Administrative area (which is located to the very north of the study area on the opposite side of the River Liffey). The closest Protected Structures include: The Clerical Building (RPS No. 075, located c. 21m to the south-west), Lucan Methodist Church (RPS No. 073, located c. 41m to the west-southwest) and Ard Garon (RPS No. 067, located c. 28m to the west).

3.8.2 Architectural Conservation Areas

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscapes that is of special interest and that has been afforded statutory protection by the planning authority in accordance with Section 81 of the Planning & Development Act 2000 (as amended). The proposed development is located within the Lucan Village ACA.

3.8.3 Archaeological Heritage

It is Council policy to 'ensure that archaeological material is not disturbed so that an opportunity will be given to investigate and record any material of archaeological value that may be found or to protect them in-situ on sites' (Section 11.17, pg. 310).

3.9 National Inventory of Architectural Heritage

There are no structures in the proposed development site that are included in the National Inventory of Architectural Heritage (NIAH) Survey of South Dublin.

There are 117 structures included in the NIAH Survey within a 500m radius, attesting to the abundant built heritage of the town of Lucan. The majority of these structures are also

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**'Hillview', Dispensary Lane, Lucan, Co. Dublin
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included on the list of Protected Structures. The nearest structures include: The Clerical Building (NIAH No.: 11201036, RPS No. 075, located c. 21m to the south-west), Lucan Methodist Church (NIAH No.: 11201035, RPS No. 073, located c. 41m to the west-southwest) and Ard Garon (NIAH No.: 11201037, RPS No. 067, located c. 28m to the west).

4. Site Inspection

A site inspection of the proposed development site was carried out by Thaddeus Breen of Shanarc Archaeology Ltd. on the 30th June 2022.

The site is currently a vacated residential plot and is partially overgrown (Plate 1). Occupying the rear (northern) portion of the proposed development is a derelict prefabricated bungalow (Plate 2). Two outbuildings (sheds) are located along the rear of the property (Plate 3). To the front (southern) portion of the property is a larger lawn area and a third shed (Plate 4).

The property was bounded to the front by a hedge, and to the sides (east and west) by concrete block walls. The rear boundary appears to be an older stone wall, likely associated with the walled garden as illustrated on the Ordnance Survey first edition 6-inch map (1843); the stone wall was too heavily overgrown to allow a detailed inspection (Plate 5). A tarmac driveway is located along the western side of the property, and gives access from the road to the front of the house.

No features of archaeological potential were visible during the field inspection.

4.1 Site Inspection Plates



Plate 1 View of front garden from entrance gate looking towards bungalow, facing north-east.



Plate 2 Side (west) elevation of vacated bungalow, facing north.



Plate 3 Rear shed to north-western corner, facing north-west.



Plate 4 Front garden and third shed to front of bungalow, facing east.



Plate 5 View of overgrown rear (northern) boundary wall, facing east-northeast.

5. Conclusions

The proposed development site is located within the Zone of Notification for the historic town of Lucan (DU017-019), and any archaeological features within this area are afforded statutory protection. There are six sub-elements included within the RMP record for the town of Lucan, and these attest to the medieval origins of Lucan. The sites include a castle (DU017-019001), an ecclesiastical site (church: DU017-019002, graveyard: DU017-019003, cross: DU017-019004), a bridge (DU017-019006) and a weir (DU017-019005).

The prominence of early-medieval and medieval activity to this part of County Dublin is evidenced in the surrounding hinterland to the town of Lucan, where a second castle, a bridge, a holy well and a ringfort with an associated souterrain are recorded. This souterrain and ringfort presents a unique record within the context of Irish archaeology, with the recovery by an antiquarian of two Egyptian Alabaster vessels from the monument. How these artefacts were deposited here and their associated history remains unclear, and it represents a relatively unknown enigma of Irish archaeology.

Cartographical analysis reveals that the proposed development area existed as a rural open field until the early-mid 19th century, to the rear of medieval burgage plots on Main Street. The early layout of the town of Lucan consisted of burgage plots that, to the eastern side of the town, were aligned along an east-west axis. The first major development to the proposed development area consisted of the construction of a large enclosed ornamental garden, to the rear of properties fronting the very western extent of Dispensary Lane, which may have 18th century origins. As illustrated on the Ordnance Survey first edition 6-inch map (Figure 6), the garden featured an evenly spaced arrangement of shrubbery/trees with garden paths along the north and south sides.

Later Ordnance Survey maps chart the development of the plot boundary that constitutes the proposed development area, with the present plot boundary first appearing on the 1910 25-inch map (Figure 7). This map also illustrates the presence of a dispensary building along the southern boundary of the proposed development. The dispensary is no longer standing, and the site inspection did not uncover any surviving evidence of this former building at the present ground level. It is unclear when exactly this former dispensary was demolished, as Ordnance Survey maps indicate that it was still present in 1940. It is likely that this building was cleared to facilitate the construction of the present (vacant) bungalow, and there is high potential for foundational features associated with this

building to still survive beneath the modern ground surface. Assessing the importance of this former dispensary within the streetscape and history of Lucan, it was significant enough to this town as it lent its name to the street, 'Dispensary Lane'.

Analysis of previous archaeological investigations within the study area revealed that there have been mixed results. Most of these archaeological investigations revealed nothing of archaeological significance. However, instances of features and deposits relating to post-medieval and early modern activity were recorded in several of the investigations. The closest investigation consisted of a test trench excavated in the grounds of the neighbouring Lucan Health Centre under licence 01E0989, which identified notable disturbance at the site, and concluded that several exposed features and deposits may relate to the site's prior usage as a large enclosed ornamental garden. There is a high potential for features and deposits associated with this former garden to survive at the proposed development site. The rear wall to the property is of a stone construction and likely relates to part of the original boundary wall to this enclosed garden.

6. Impact Assessment and Mitigation Strategy

Archaeological and cultural heritage is a non-renewable resource and calls for careful management and treatment. The archaeological resource can be affected adversely in a number of different ways, which include: disturbance from ground works, excavations, topsoil stripping, movement of plant and traffic, movement of soil and materials resulting in burial of sites, etc. Upstanding archaeological remains are also profoundly impacted upon by movement of plant and traffic, collisions, excavations, vibration, undermining, lack of control measures/fencing, etc. Indirect impacts can occur to the archaeological resource through significant changes in the contextual landscape setting, visual obstructions, boundaries, etc.

Mitigation measures are necessary where archaeological monuments or other cultural heritage items exist, to comply with national policy guidelines and statutory provisions for the protection of archaeological, architectural and cultural heritage, including the National Monuments Act 1930 (as amended), the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 and the Planning and Development Act 2000 (as amended).

6.1 Impact Assessment

This assessment has shown that the proposed development is sited within the Zone of Notification for the historic town of Lucan (DU017-019), which is a recorded RMP site and is afforded statutory protection. There is high potential for archaeological features and/or deposits associated with the historic town of Lucan that date from the early-medieval/medieval periods to be located with this area. Any ground works will require archaeological mitigation measures and licensed archaeological works under the direction of the National Monuments Service of the DoHGLH.

Cartographic sources indicate that the proposed development occupies the western end of an 18th-19th century enclosed ornamental garden, having a formal and patterned layout. There is high potential for elements of this layout, along with other gardening and structural features to survive beneath the present ground surface. Results from archaeological testing carried out at the Lucan Health Centre in 2001 established the presence of remains associated with this enclosed garden. Any ground works associated with the proposed development have the potential to negatively impact on such features.

The existing rear wall of the property is likely to be the remains of part of the northern boundary wall enclosing the garden. Any potential removal of, or fabric change to the wall will negatively impact the structure.

Cartographic sources indicate the presence of a former building along the southern boundary of the proposed development area, which operated as a Dispensary. There is high potential for the presence of subsurface remains, foundations and associated features/structures to exist below the present ground level. Any ground works associated with the proposed development have the potential to negatively impact on these remains.

6.2 Mitigation Measures

It is recommended that the following mitigation measures be implemented:

- All ground disturbances associated with the proposed development be subject to monitoring by a suitably qualified archaeologist under licence issued by the National Monuments Service of the DoHGLH.

- Should monitoring yield evidence of archaeologically significant material or structures, further archaeological mitigation may be required. This may include:
 - a. Preservation *in-situ*. Strategies for the *in-situ* preservation of archaeological remains are conducted in consultation with the statutory authorities, and may include avoidance, if possible, of the remains during construction, or preservation through redesign.
 - b. Excavation and preservation by record.
- In the event of archaeological features or material being uncovered during the construction phase, it is crucial that machine work cease in the immediate area to allow the archaeologist to assess, mark, excavate and record any such material.
- The rear boundary wall will require full removal of the overgrowth/vegetation that is currently obstructing it. A full visual inspection will be required by a suitably qualified archaeologist so as to ascertain its provenance as a historic garden wall. A full measured and photographic survey should be conducted to any historical section of boundary walls that may survive within the proposed development area and to seek their preservation (if possible) and incorporation within the proposed development.

Should any archaeological features or material be uncovered, it is the developer's responsibility as part of engaging the services of a licenced archaeological investigation, to ensure that full provision is made available for the resolution of any archaeological remains, both on site and during the post-excavation process off site.

PLEASE NOTE: Recommendations are subject to review and approval by the National Monuments Service of the Department of Housing, Local Government and Heritage (DoHLGH) and by the National Museum of Ireland.

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Shanarc Archaeology

**'Hillview', Dispensary Lane, Lucan, Co. Dublin
Archaeological Desktop Assessment**

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www.bing.com

Satellite imagery

www.heritagemaps.ie

Cultural heritage datasets

www.jstor.org

Journal articles, books and primary sources

www.logainm.ie

Placenames database

www.libraryireland.com/topog

A Topographical Dictionary of Ireland

www.museum.ie

National Museum of Ireland

www.osi.ie

Historic mapping and aerial photographs

8. Appendix 1

Further Information Request, Planning Reference SD22A/0066:

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department

Telephone: 01 4149000

Fax: 01 4149104

Email: planningdept@sdublincoco.ie

Michael Tweed
60, Amiens Street
Dublin 1

PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 0500	Date of Decision: 20-Apr-2022
Register Reference: SD22A/0066	Registration Date: 24-Feb-2022

Applicant: John Pope

Development: The demolition of the existing 3-bedroom, single storey detached house and sheds and the construction of three houses; two 3 bedroom 3 storey; semi-detached houses extending to 131.50sq.m each and one 3-bedroom; 3 storey detached house extending to 131.5sq.m; and all associated site works. Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).

Location: 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 24-Feb-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The Planning Authority maintains concerns in relation to the proposed design response and the associated impact on both the existing Architectural Conservation Area (ACA) and the neighbouring Protected Structures. In particular, it is considered that the height, form and overall design of the proposed development fails to sit sensitively at this location. Accordingly, the applicant is requested to address the following:
 - i. A site analysis that addresses the scale, density, siting and layout of new development taking account of the local context. It should be noted while a contemporary design within an ACA may be acceptable, new development must integrate with the surrounding built form, and the proposed design must sit it sensitively within the site and overall site context. Note: A revised design is required to respond to the concerns of the Planning Authority;
 - ii. A rational and justification for the proposed density. The applicant should justify how the subject

- application can be considered acceptable in this regard, given the historic village context. If necessary, the density of the proposed development should be reduced;
- iii. Submit and Architectural Impact Assessment;
 - iv. Submit photomontages showing the overall visual impacts on the neighbouring Protected Structures and the ACA;
 - v. Details of boundary treatments and how they respond to the historic context;
 - vi. A schedule of accommodation that indicates all of the required standards, including room widths, are met.
2. Roads.
The applicant is requested to provide:
1. A visibility splay drawing demonstrating visibility in both directions.
 2. An AutoTRAK drawing demonstrating access and egress to site.
 3. A revised drawing showing 6m clearance from building line to public footpath.
3. a. Water
- i. The applicant is requested to submit a revised drawing showing an individual foul drain connection from each house to the public foul sewer as per Irish Water Standards.
 - ii. The applicant is requested to submit a Preconnection Enquiry to Irish Water regarding proposed development.
 - iii. The applicant is requested to obtain a letter of confirmation of feasibility from Irish Water and submit same to the Planning Authority.
- b. Foul
- iv. The applicant is requested to submit a Preconnection Enquiry to Irish Water regarding proposed development and obtain a letter of confirmation of feasibility from Irish Water and submit same to the Planning Authority.
4. Archaeology.
It is noted that the site is located within a zone of archaeological potential and Record of Monuments and Places (017-019). The applicant is requested to set out how this has been taken into consideration as part of the proposal. This should be supported by any necessary assessments undertaken by suitably qualified persons.
5. The applicant is requested to submit a bat survey, undertaken by a suitably qualified professional. This should assess the building and outhouses that are proposed for demolition. A bat activity survey on the site should also be undertaken.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within 6 months of the date of decision. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0066

Date: 21-Apr-2022

Yours faithfully,


for Senior Planner