



Archaeological Impact Assessment Report & Conservation Management Plan Tay Lane, Rathcoole, Co. Dublin

Part 1 – Archaeological Information

Licence Number: 24E1002


Glenn Gibney
October 2024
Report Status: Final



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 ACSU <small>ARCHAEOLOGICAL CONSULTANCY SERVICES UNIT</small>	No:	PM-SF-117	Version:	01	Effective Date:	01.01.24
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PROJECT DETAILS

Project	Tay Lane, Rathcoole, Co. Dublin
Report Type	Archaeological Test Excavation
Licence No.	24E1002
Townland(s)	Rathcoole
RMP/SMR No.	DU021-030004-; DU021-030008-
RPS Id./NIAH Reg. No.	-
ITM Ref.	701900, 726866
Consultant	Archaeological Consultancy Services Unit, 21 Boyne Business Park, Greenhills, Drogheda, County Louth
Archaeologist	Glenn Gibney
Report Author(s)	Glenn Gibney
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VERSION CONTROL

Revision	Date	Description	Status	Author	Reviewed	Approved
1.0	25.10.24	Archaeological test excavation report	Final	G.G	L.C	D.M

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NON-TECHNICAL SUMMARY


This report details the results of test excavations carried out at a site located at Tay Lane, Newcastle Rd., Rathcoole, Dublin (ITM 701900, 726866). The site lies adjacent to and south of the N7, in the north portion of Rathcoole town. The site is part of the grounds of the Rathcoole Charter School.

The test excavations were carried out in fulfilment of Condition 3 attached to Planning Ref. No. SD22A/0342 by South Dublin County Council. Test trenching was required in order to locate the monument and inform the requested Conservation Management Plan to ensure its preservation in situ. Test excavations were also recommended by an Archaeological Desk Based Assessment (Flynn, 2022).

The site is located within the zone of notification for the Settlement cluster (DU021-030008-) and contains a monument listed in the Record of Monuments and Places as a Ritual site – holy well (DU021-030004-). The well is recorded within the northwestern portion of the site and depicted as St Bridget’s Well on the 1836 and 1909 maps. The SMR file notes that the monument was filled by the Local Authority with no visible surface remains present. The monument could not be located during a previous site visit. A little basin was located along Tay Lane and was known locally as St. Bridget’s Well, but it is no longer present. However, based on the examined mapping and the SMR description, the water was piped from the well into a little basin on the roadside. The well itself is registered as located in the northwest corner of the site but has no surface expression. There are no Protected Structures as listed in the *South Dublin County Development Plan 2022-2028* or sites listed in the National Inventory of Architectural Heritage (NIAH) located within the site. However, the site is adjacent to and north of the Architectural Conservation Area of Rathcoole (ACA001) and the plot with Rectory/Glebe House (RPS Ref. No. 313; NIAH Reg No. 11213013). The examined aerial imagery suggests that the southern portion of the site was used as a yard with areas gravelled and under concrete. A small dwelling within the northeast corner of the site can be seen on the 1995 aerial since demolished. The site is overgrown.


Seven test trenches were mechanically excavated by a 13-ton mechanical excavator and monitored at all times by the licence holder (Glenn Gibney) in October 2024. These trenches targeted both the footprint of the proposed development as well as the expected location of the holy well. One trench at the western end of the site (Trench 4) could not be dug due to the presence of concrete foundations. This also impacted the length of Trench 1 at the north end of the site.

The programme of test trenches found that most of the site had been previously disturbed with many areas containing pits of modern domestic and construction waste. Trench 7 at the south end was found to contain a modern plastic drainpipe with an associated trench orientated east-west.

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Trench 8 targeted the location of the holy well monument (DU021-030004). However, no trace of the well was found. Similar to the rest of the site, it was evident that the ground had been subject to previous disturbances in the recent past.

No archaeological deposits or features were found on the site, and no further mitigation is required for the north, south and east sides of the site. However, it is recommended that an area at the west end (around Trenches 8 and 5) be archaeologically monitored should the holy well exist outside of the excavated trench area.

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1. INTRODUCTION

This report details the results of test excavations carried out at a site located at Tay Lane, Newcastle Rd., Rathcoole, Dublin (ITM 701900, 726866; Figures 1-2). The site lies adjacent to and south of N7, in the north portion of Rathcoole town. The site is a part of the grounds of the Rathcoole Charter School.

Seven test trenches were mechanically excavated by a 13-ton mechanical excavator and monitored at all times by the licence holder (Glenn Gibney) in October 2024. These trenches targeted both the footprint of the proposed development as well as the expected location of the holy well.

The programme of test trenches found that most of the site had been previously disturbed with many areas containing pits of modern domestic and construction waste. Trench 7 at the south end was found to contain a modern plastic drainpipe with an associated trench orientated east-west.

Trench 8 targeted the location of the holy well monument (DU021-030004). However, no trace of the well was found. Similar to the rest of the site, it was evident that the ground had been subject to previous disturbances in the recent past.

2. SOILS, GEOLOGY AND TOPOGRAPHY

The site has an elevation of 115m Ordnance Datum (OD).


The underlying geology is part of the Carrighill Formation and of calcareous greywacke siltstone & shale (Geological Survey Ireland).

The site is a roughly L-shaped, overgrown brownfield with a northwest portion consisting of a former residential dwelling. The southern portion of the site is under concrete and gravel. The site is bounded by a high stone wall to the east and south. The west boundary comprises a concrete block wall with hedges. The northern boundary is with a residential dwelling and the N7 motorway and consists of mature tall trees. A stream tributary of the Griffen River is partially culverted and runs along the western extent of the site.

3. ARCHAEOLOGICAL ASSESSMENT

3.1 Archaeological & Historical Background

The site is located in the townland of Rathcoole, in the Barony of Newcastle and the Civil Parish of Rathcoole. The name is believed to derive from the site of a rath that was constructed by the father of Fionn Mac Cumhall. Following the Anglo-Norman era, the lands became the property of the Metropolitan See and later, in 1242,

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formed manors of the Archbishop of Dublin (SMR file). In 1326, 66 burgesses were listed, with settlement form linear with a single main street and triangular marketplace at the west end. Rathcoole was burned in the late 16th century and again in 1596, and by 1641, it became a stronghold of the Irish. In 1648, a garrison was placed, and during the Commonwealth, many houses, cabins and two old castles can be seen in the area on the Down Survey map.

The site contains a monument listed in the Record of Monuments and Places as a Ritual site – holy well (DU021-030004-). The well is recorded within the northwestern portion of the site and depicted as St Bridget’s Well on the 1843 and 1909 maps. The SMR file notes that the monument was filled by the Local Authority with no visible surface remains present. The monument could not be located during the site visit. A little basin was located along Tay Lane and was known locally as St. Bridget’s Well, but it is no longer present (Plates 1-3). However, based on the examined mapping and the SMR description, the water was piped from the well into a little basin on the roadside. The well itself is registered as located in the northwest corner of the site but has no surface expression at present.


The worship of holy wells is hard to date; it likely originated around the 7th century. Some wells, however, retain pre-Christian character, like the ones near Tara. The springs of prehistory were likely transformed into Holy Wells with the introduction of Christianity; it was a gradual process of transformation from paganism to Christianity. The wells often took their name after saints (St. Patrick or St. Brigid being most common). Holy wells are found in isolation but often are in proximity to early church sites (O’Sullivan & Downey 2006).

3.2 Previous Archaeological Investigations

The site was not subject to archaeological investigations prior. Investigations were carried out to the west (02E1314; Kavanagh, Halliday 2002) and north (02E0090; Ó Ríordáin 2002). Both were carried out due to the location of the sites in proximity to the monument, Ritual site – holy well (DU021-030004-), Neither investigation exposed features of archaeological significance.

Listed below are the nearest previous archaeological investigations undertaken in the environs of the site (see Figure 2), which further demonstrate the overall archaeological potential of the site and its surrounding townlands (Table 1). The following information was taken from the *Summary Accounts of Archaeological Excavations in Ireland* (www.excavations.ie).

Table 1: Previous archaeological investigations within the environs of the site

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Excavations.ie reference	Licence No.	Site-Type	Investigation Type
2002:0652 - RATHCOOLE: St Jude's, Main Street, Dublin	02E0090	No archaeology found	Testing
N/A	02E1314	No archaeology found	Testing


3.3 Recorded Monuments

The site is located within the zone of notification for the Settlement cluster (DU021-030008-) and contains a monument listed in the Record of Monuments and Places as a Ritual site – holy well (DU021-030004-). The well is recorded within the northwestern portion of the site and depicted as St Bridget's Well on the 1843 and 1909 maps.

Below (Table 2) is a list of these monuments (Figure 2). These descriptions are derived from the National Monuments Service Archaeological Survey Database (<https://heritagedata.maps.arcgis.com/apps/webappviewer/>).

Table 2: Recorded Monuments in the environs of the site

DU021-030004-	Ritual site - holy well	RATHCOOLE
<p>St. Bridget's Well in the parish of Rathcoole is located at the W end of Rathcoole village, 590m W of the church (DU021-030001-) and graveyard (DU021-030002-). Depicted as St. Bridget's Well on all editions of the OS 6-inch map. Described by Ó Danachair (1958, 82) as following; 'The water is piped from the well into a little basin on the roadside, below road level; a flight of steps leads down to the basin. A niche holds a small statue of the saint and a board has the painted inscription, "St. Brigid pray for us." Still visited. Prayers said and water drunk. Small religious objects left as offerings'. Holy well visited and photographed by Henry Wheeler in 1978 and described as following; 'Now in a cul-de-sac between N side of Rathcoole and Naas Road. Piped into a basin (nearly dry and rather neglected). Flight of stone steps leads down to the basin. Basin looks like a stone mortar. Notice board (St. Brigid pray for us) mentioned by Ó Danachair in 1958 has gone. Niche with statue of saint is obscured by plants. No sign of offerings now' (OPW field report 28/08/1978). According to a local information St. Brigid drank from the well on her way to Kildare. The holy well has been since filled in by the Local Authority and today there are no visible surface remains but the house opposite the well is named after St Brigid.</p> <p>Compiled by: Geraldine Stout</p> <p>Revised by Caimin O'Brien based on details provided by Ed O'Donovan.</p>		

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Date of revised upload: 19 April 2023

Six-Inch First Edition: 'St. Bridget's Well'

Six-Inch Latest Edition: 'St. Bridget's Well'

ITM Coordinates: 701839, 726829

Latitude and Longitude: 53.281987, -6.472829

DU021-030008-

Settlement cluster

The borough of Rathcoole was established by the Archbishops of Dublin as early as 1242 (McNeill 1950, 67). An extent of 1326 states that there were 66 burgesses (ibid 183-4). The settlement form is linear and consists of a single main street. A triangular marketplace was located at the W end of this.

Compiled by Geraldine Stout

Uploaded on 17 January 2012

Six-Inch First Edition:

Six-Inch Latest Edition:

ITM Coordinates: 702018, 726758


Latitude and Longitude: 53.281315, -6.470169

3.4 Protected Structures and National Inventory of Architectural Heritage

There are no Protected Structures as listed in the *South Dublin County Development Plan 2022-2028* or sites listed in the National Inventory of Architectural Heritage (NIAH) located within the site. However, the site is adjacent to and north of the Architectural Conservation Area of Rathcoole (ACA001) and the plot with Rectory/Glebe House (RPS Ref. No. 313; NIAH Reg No. 11213013).

3.5 Finds listed within the Topographical Files of the National Museum of Ireland

The Topographical Files of the National Museum of Ireland were requested to assess the area's archaeological potential. These files list all archaeological artefacts in the care of or known to the museum. Such a record can provide evidence for human settlement or activity in the absence of physical remains or documentary references. There are no finds listed for Rathcoole townland.

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3.6 Cartographic Evidence

A review of available historical mapping for the area was carried out to include the 6-inch 1836 and the 25-inch 1909 editions of the Ordnance Survey maps (Figures 3-4) as well as the 1650s Down Survey Map of Parish Rathcoole and Rocque 1756 map. Potential archaeological or cultural heritage features are marked on such maps and provide a useful resource in identifying sites, particularly if they no longer have any above-ground remains. No archaeological or cultural heritage features are shown within the proposed development site on the examined mapping.

The Down Survey map of 1656 illustrates the village of Rathcoole with dwellings and a church. The 1756 map gives more detail and shows the Charter School to the south of the site.

The 1836 map depicts a lane and a stream along the western extent of the site (Figure 3). The site itself is a field bounded by mature trees to the west and north, as well as some trees within. The well is shown within the western portion of the site and is labelled as *St. Bridget's Well*. By the 1909 map (Figure 4), the site consists of a portion of two plots, large with *St. Bridget's Well* and a minor square building in the very northeast corner. The southeast portion appears to be originally the rear lands of the Rectory, formerly Charter School, with rectory grounds to the south of the site.

3.7 Aerial Photography


Aerial photographs dating between 1995 and 2013 from the Ordnance Survey of Ireland (Osi) were reviewed. Google Earth imagery dating between 2005 and 2022 were also examined. Unrecorded archaeological sites can often be identified in aerial photographs as cropmarks or differential growth in a field.

The southern portion of the site was used as a yard since the 1995 aerial with areas gravelled and under concrete. A small dwelling within the northeast corner of the site can be seen on the 1995 aerial since demolished. The site is overgrown.

4. METHODOLOGY

4.1 Test Excavation

Test excavation was carried out in accordance with the *IAI Code of Conduct for Archaeological Assessment Excavation* (Institute of Archaeologists of Ireland 2006). All trenches were excavated to natural by a

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mechanical excavator with a 1.8m toothless grading bucket under the direct supervision of the licence holder, Glenn Gibney. Trenches were recorded digitally using the ArcGIS Survey123 Application.

All spoil from the trenches was also visually examined for artefacts.

4.2 Conditions

Weather conditions throughout the test excavations remained dry and sunny, and a safe means of access to the site was always maintained. No livestock were present in the field(s) during the test trenching.

4.3 Constraints on Methods


There were no constraints on the methodology used.

5. TEST EXCAVATION RESULTS

Archaeological test trenching was carried out in compliance with the method statement approved under licence 24E1002 issued by the Department of Housing, Local Government and Heritage in consultation with the National Museum of Ireland.

Eight test trenches were proposed, which targeted the footprint of the proposed development as well as the Holy Well monument (DU021-030004). However, only 7 were excavated (Figures 5-6; Plates 4-9, 12-19). Trench 4 was not excavated as modern concrete foundations were found for the entire length of the location of the trench (Plates 10-11). Additionally, the length of Trench 1 was reduced, also due to the concrete foundations. These foundations were not present during the pre-assessment site inspection.

All trenches had evidence of modern disturbances consistent with site clearance in the recent past. This includes the area of the holy well. Trench 8 targeted the well; however, no evidence of it was found. A modern concrete block wall was found on the north face of Trench 8, running for almost the entire length of the trench. It was 0.7m deep and consisted of 2 courses of blocks on a concrete foundation base (Plate 20). No evidence of this structure can be seen in photographs of the basin from the 1950s (Plate 1).

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The natural ground was consistent throughout most of the trenches. However, in Trenches 5 and 8, the natural was a grey marl clay, consistent with the ground being waterlogged. Trench 8, the holy well trench, slowly filled with groundwater following excavation, the only trench to do so.

Table 3: Trench descriptions

Trench Number	Length (m)	Trench depth (m)	Description
1	14	0.45-0.58	Northeast-southwest orientated trench at the north end of the site. The northeastern side was reduced in length due to the presence of modern concrete foundations. Depth ranged from 0.45m at the northeast to 0.58m at the southwest. The upper layer was a modern hardcore surface (C3) above a compacted redeposit subsoil layer (C4).
2	24	0.55	North-south-orientated trench at the upper northwest side of the site. It was excavated to a depth of 0.55m. The upper layer was a modern hardcore surface (C3) above a compacted redeposit subsoil layer (C4).
3	15	0.8-1.0	East-west orientated trench at the approximate centre of the site. Depth ranged from 0.8m at the west to 0.1m at the east. Topsoil contained significant roots and sat above a compact subsoil (C4). The centre of the trench contained a modern pit filled with a mix of topsoil and domestic waste.
4	-	-	Trench 4 was not excavated due to modern concrete foundations.
5	16	0.45-1.0	East-west orientated trench at the west side of the site. Depth ranged from 0.45m at the east to 0.1m at the west. The upper layer was a redeposited stoney yellow clay (C5) sitting above a dark brown clay (C6). The natural was mostly a grey marl clay, leading to a dry shattered slate natural.
6	10	1.0	East-west orientated trench at the southwest side of the site. Depth was 1.0m. The upper 0.3m of the trench comprised of made-up ground (C7) sitting above a dark brown clay layer (C6). A large deposit of modern waste was found dug into the west side of the trench.
7	20	0.4	East-west orientated trench at the south side of the site. Depth was 0.4m and comprised of made-up material (C7). An east-west orientated plastic pipe and associated trench (C8; 0.8m width) was found running almost the entire length of the trench.


Trench Number	Length (m)	Trench depth (m)	Description
8	10	0.95-1.42	<p>East-west orientated trench at the west side of the site. Depth ranged from 0.95 at the east to 1.42m at the west. The upper 0.7m of the trench comprised of made-up material (C7) sitting on a dark brown clay (C6). A modern two-course wall was found on the north-facing section (C8). Natural was a wet grey marl clay.</p> <p>This trench targeted the holy well monument. However, no evidence for it was found.</p>

Table 4: Context descriptions

Context	L(m)	W(m)	D(m)	Basic Description
C1	-	-		Topsoil.
C2	-	-	-	Natural.
C3	-	-	0.07-0.1	Modern hardcore surface found in Trenches 1-2.
C4	-	-	0.33-0.4	Redeposit subsoil layer found in Trenches 1-2.
C5	-	-	0.3	Redeposit clay layer found in Trench 5.
C6	-	-	0.4	Dark brown clay layer Trench 5, 6, 8.
C7	-	-	0.4-0.7	Made-up material in Trenches 6-8.
C8	9m	0.2m	0.7m	2-course concrete block wall running east-west identified on the north-facing section of Trench 8. Blocks were sitting on a concrete foundation above dark brown clay C6. No structure was found above ground. Identified in the expected location of the holy well.

6. MATERIAL CULTURE

No archaeological objects or finds were recovered, and no palaeo-environmental samples were taken.

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7. CHRONOLOGY/DATING

No datable archaeological artefacts were recovered. However, significant modern waste was found, suggesting the site was highly disturbed or completely cleared in the recent past.

8. IMPACT ASSESSMENT

Archaeological testing failed to identify any archaeological finds, features or deposits across the site. This includes evidence for the holy well monument DU021-030004-. Consequently, the proposed development will have no impact on archaeology on the eastern half of the site.

9. CONSERVATION MANAGEMENT PLAN & RECOMMENDATIONS

A Conservation Management Plan for the Holy Well monument DU021-030004 was a condition of the grant of permission by South Dublin County Council. However, archaeological test trenching failed to identify the monument. It is possible that it was demolished at some point in the latter half of the 20th century. It is also possible that it survives outside of the trench locations. Therefore, it is recommended that all groundworks, either clearing or excavation, be archaeologically monitored within the area of Trenches 5 & 8 (Figure 6). Should it be found, the well should be cordoned to avoid any damage and stabilised for preservation in-situ and a Conservation Plan be resubmitted.


If the monument is not located or it is confirmed to have been removed, it is recommended that the proposed green space area be maintained, and an information plaque be erected to include the historical background and cultural importance of the monument.

10. CONCLUSIONS

Archaeological test trenching at Tay Lane, Rathcoole found no archaeology within the site. The site was highly disturbed and showed evidence of site clearance in the recent past. Testing failed to locate that holy well monument which may exist outside of the trench locations. However, it is also possible that the monument was part of site clearance in the late 20th Century and may no longer exist.

11. POST-EXCAVATION PROGRAMME

No post-excavation work is necessary.

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12. EXCAVATION BULLETIN

County: Dublin

Site name: Tay Lane, Rathcoole

Sites and Monuments Record No.: DU021-030004-, DU021-030008-

Licence number: 24E1002

Author: Glenn Gibney

Site type: No Archaeology

Period/Dating: Modern

ITM: 701900, 726866


Date of completion: October 2024

Summary:

Test excavations were carried out at a site at Tay Lane, Newcastle Rd., Rathcoole, Dublin (ITM 701900, 726866). The site lies adjacent to and south of N7, in the north portion of Rathcoole town. The site is part of the grounds of the Rathcoole Charter School.

The test excavations were carried out in fulfilment of Condition 3 attached to Planning Ref. No. SD22A/0342 by South Dublin County Council. Test trenching was required in order to locate the monument and inform the requested Conservation Management Plan to ensure its preservation in situ. Test excavations were also recommended by an Archaeological Desk Based Assessment (Flynn, 2022).

The site is located within the zone of notification for the Settlement cluster (DU021-030008-) and contains a monument listed in the Record of Monuments and Places as a Ritual site – holy well (DU021-030004-). The well is recorded within the northwestern portion of the site and depicted as St Bridget’s Well on the 1843 and 1909 maps. The SMR file notes that the monument was filled by the Local Authority with no visible surface remains present. The monument could not be located during a previous site visit. A little basin was located along Tay Lane and was known locally as St. Bridget’s Well, but it is no longer present. However, based on the examined mapping and the SMR description, the water was piped from the well into a little basin on the roadside. The well itself is registered as located in the northwest corner of the site but has no surface expression. There are no Protected Structures as listed in the *South Dublin County Development Plan 2022-2028* or sites listed in the National Inventory of Architectural Heritage (NIAH) located within the site. However,

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the site is adjacent to and north of the Architectural Conservation Area of Rathcoole (ACA001) and the plot with Rectory/Glebe House (RPS Ref. No. 313; NIAH Reg No. 11213013). The examined aerial imagery suggests that the southern portion of the site was used as a yard with areas gravelled and under concrete. A small dwelling within the northeast corner of the site can be seen on the 1995 aerial since demolished. The site is overgrown.

Seven test trenches were mechanically excavated by a 13-ton mechanical excavator and monitored at all times by the licence holder in October 2024. These trenches targeted both the footprint of the proposed development as well as the expected location of the holy well. One trench at the western end of the site (Trench 4) could not be dug due to the presence of new concrete foundations. This also impacted the length of Trench 1 at the north end of the site.

The programme of test trenches found that most of the site had been previously disturbed with many areas containing pits of modern domestic and construction waste. Trench 7 at the south end was found to contain a modern plastic drainpipe with an associated trench orientated east-west.


Trench 8 targeted the location of the holy well monument (DU021-030004). However, no trace of the well was found. Similar to the rest of the site, it was evident that the ground had been subject to previous disturbances in the recent past.

No archaeological deposits or features were found on the site, and no further mitigation is required for the north, south and east sides of the site. However, it is recommended that an area at the west end (around Trenches 8 and 5) be archaeologically monitored should the holy well exist outside of the excavated trench area.

Glenn Gibney, Archaeological Consultancy Services Unit Ltd, Unit 21 Boyne Business Park, Greenhills, Drogheda, Co Louth

13. PUBLICATION PLAN

An account of this archaeological assessment and its results will be published online as an excavation bulletin for the *Summary Accounts of Archaeological Excavations in Ireland* (see Section 12).

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**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage

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Site Owner	Rushmore Developments Limited
Address	Ture, Augh, Muff, Co. Donegal
Planning Authority	South Dublin County Council
Planning Reg. No.	SD22A/342
Excavation Type	Test Trenching
Site	Tay Lane, Rathcoole, Co. Dublin
Contractor/Developer	Rushmore Developments Limited

Description of Proposed Development

The proposed development will consist of:

Construction of a four-storey apartment block (4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.

Archaeological Condition

The test trenching was carried out in fulfilment of Condition 3 attached to Planning Ref. No. SD22A/0342 by South Dublin County Council. Test trenching was required in order to locate the monument DU021-030004- (holy well) and inform the requested Conservation Management Plan to ensure its preservation in situ.

3. *Archaeological Conservation*

A. *Prior to the commencement of development, a Conservation Management Plan for the recorded monument - RMP No. DU021-030004- Ritual site - holy well - shall be prepared, following consultation with the National Monuments Service, and submitted to the planning authority for their written agreement. The plan shall provide for the long-term maintenance and management of the recorded monument – RMP No. DU021-030004- Ritual site - holy well - to ensure that preservation in situ of the site can be achieved and maintained.*

i. *The plan shall be agreed in advance of the commencement of construction works to ensure that the management and coordination of all phases of construction works are consistent with the policies and procedures for the long-term protection and preservation of the recorded monument RMP No. DU021-030004- Ritual site - holy well.*

ii. *The plan shall incorporate a landscaping plan and/or stabilisation works programme, as appropriate, for the recorded monument RMP No. DU021-030004- Ritual site - holy well- that is sympathetic to the monument and incorporates appropriate surface expression of the subsurface remains of the recorded monument RMP No. DU021-030004- Ritual site - holy well which shall be excluded from the land areas designated ‘amenity’ or ‘green’ space within the development. The plan shall incorporate appropriate exclusion zones and site stabilisation mitigation measures to ensure that the recorded monument RMP No. DU021-030004- Ritual site - holy well shall remain secure and preserved in-situ and following consultation with NMS.*

B. *Interpretative signage shall be installed at agreed locations. The design and content of this signage shall be prepared in consultation with the National Monuments Service and should be approved by the planning authority. The final Conservation Management Plan, including details of implementation, shall be submitted to the planning authority and the National Monuments Service.*

C. *The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground*

disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/ site clearance/dredging/underwater works and/or construction works.

- i. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, archaeological excavation and/or monitoring may be required.*
- ii. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.*

D. Prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in the Conservation Management Plan and the Archaeological Impact Assessment, following consultation with NMS. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.

REASON: *In the interest of archaeological monitoring and preservation.*

Impact Statement and recommendations

Seven test trenches were mechanically excavated by a 13-ton mechanical excavator and monitored at all times by the licence holder (Glenn Gibney). These trenches targeted both the footprint of the proposed development as well as the expected location of the holy well. One trench at the western end of the site (Trench 4) could not be dug due to the presence of concrete foundations. This also impacted the length of Trench 1 at the north end of the site.


The programme of test trenches found that most of the site had been previously disturbed with many areas containing pits of modern domestic and construction waste. Trench 7 at the south end was found to contain a modern plastic drainpipe with an associated trench orientated east-west.

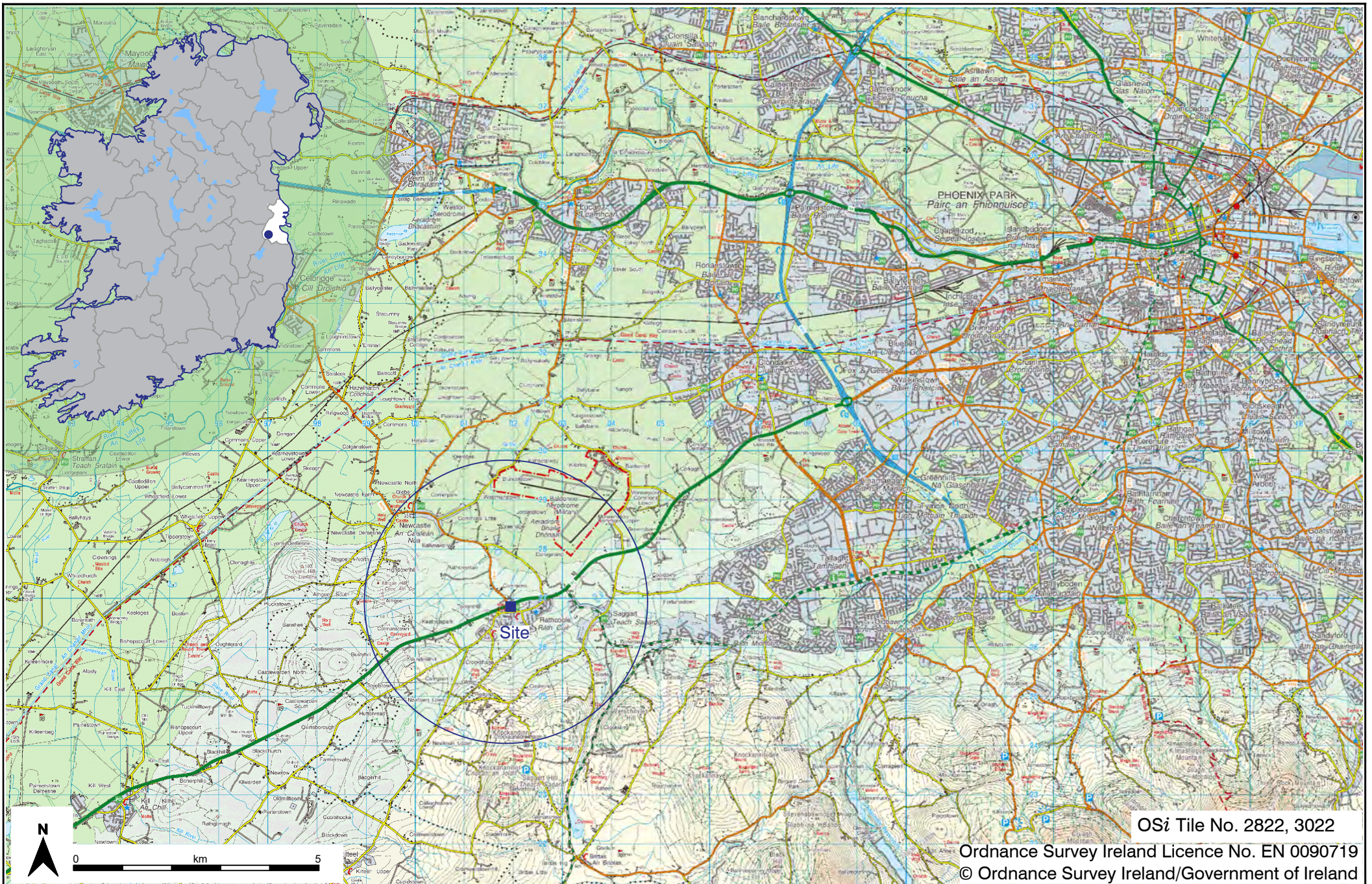
Trench 8 targeted the location of the holy well monument (DU021-030004). However, no trace of the well was found. Similar to the rest of the site, it was evident that the ground had been subject to previous disturbances in the recent past.

No archaeological deposits or features were found on the site, and no further mitigation is required on the north, south, and east sides of the site.

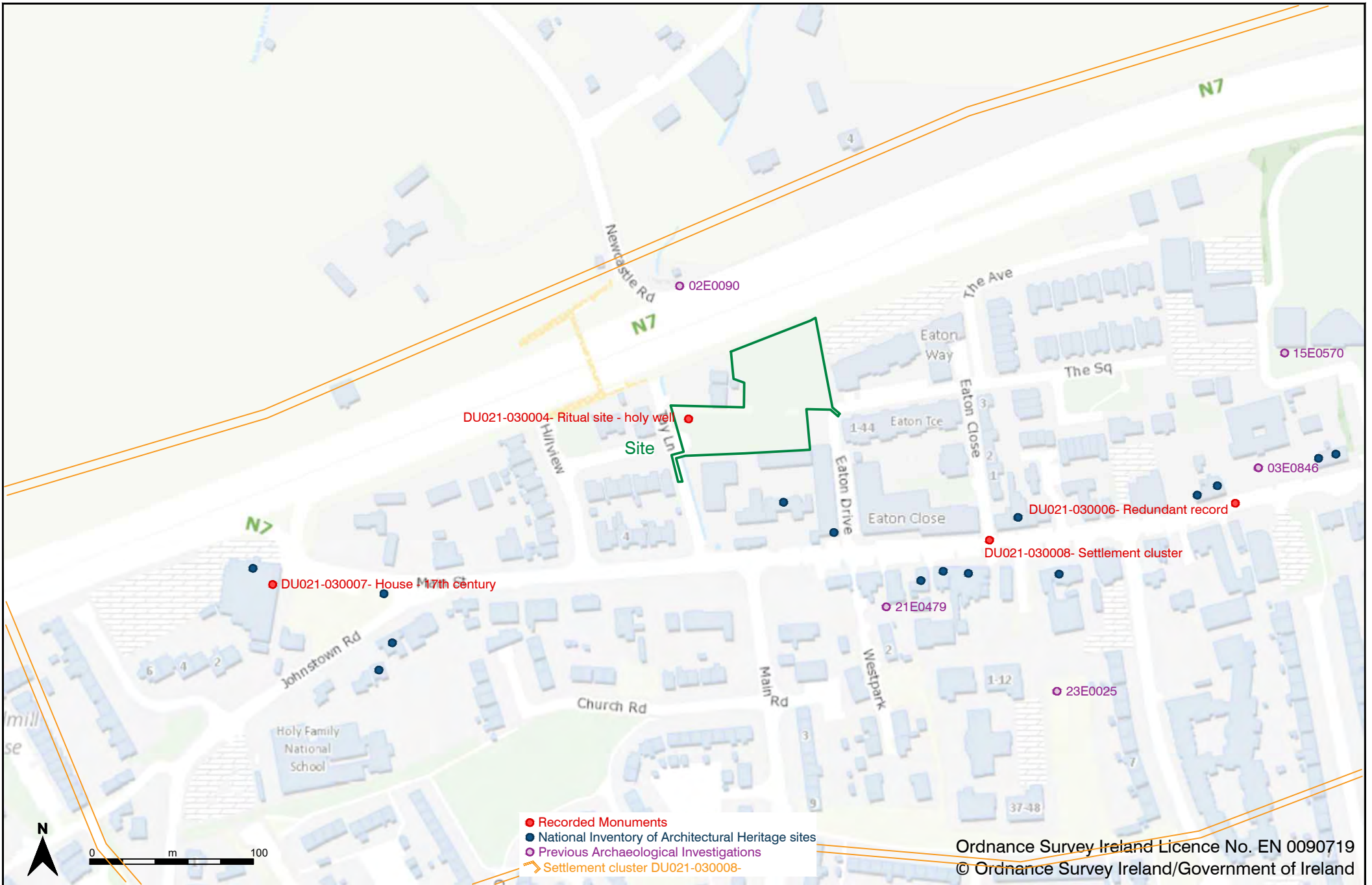
A Conservation Management Plan for the Holy Well monument DU021-030004 was a condition of the grant of permission by South Dublin County Council. However, archaeological test trenching failed to identify the monument. It is possible that it was demolished at some point in the latter half of the 20th century. It is also possible that it survives outside of the trench locations. Therefore, it is recommended that all groundworks, either clearing or excavation, be archaeologically monitored within the area of Trenches 5 & 8. Should it be found, the well should be cordoned to avoid any damage and stabilised for preservation in-situ and a Conservation Plan be resubmitted.

If the monument is not located or it is confirmed to have been removed, it is recommended that the proposed green space area be maintained and an information plaque be erected to include the historical background and cultural importance of the monument.

Signed:		Date:	25.10.24
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Project Tay Lane, Rathcoole, Co. Dublin	Date November 2024	Drawing No. 24150_C1001	
Figure 1 Location of site		Scale 1:100,000 @ A4	



Project Tay Lane, Rathcoole, Co. Dublin

Date November 2024

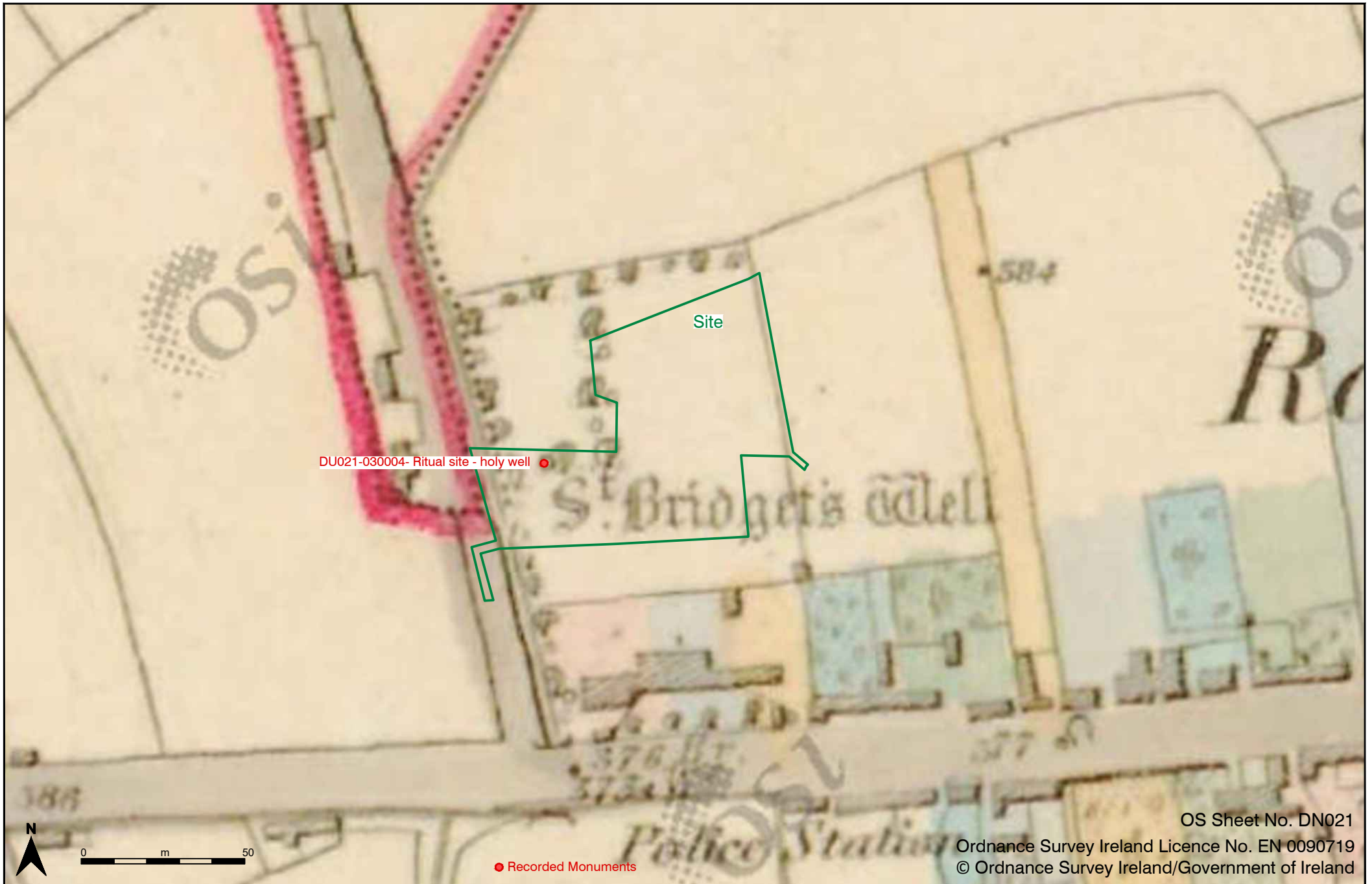
Drawing No. 24150_C1002

Figure 2 Location of site, previous archaeological investigations and nearby Sites and Monuments Record sites

Scale 1:3,000 @ A4

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● Recorded Monuments

Project Tay Lane, Rathcoole, Co. Dublin

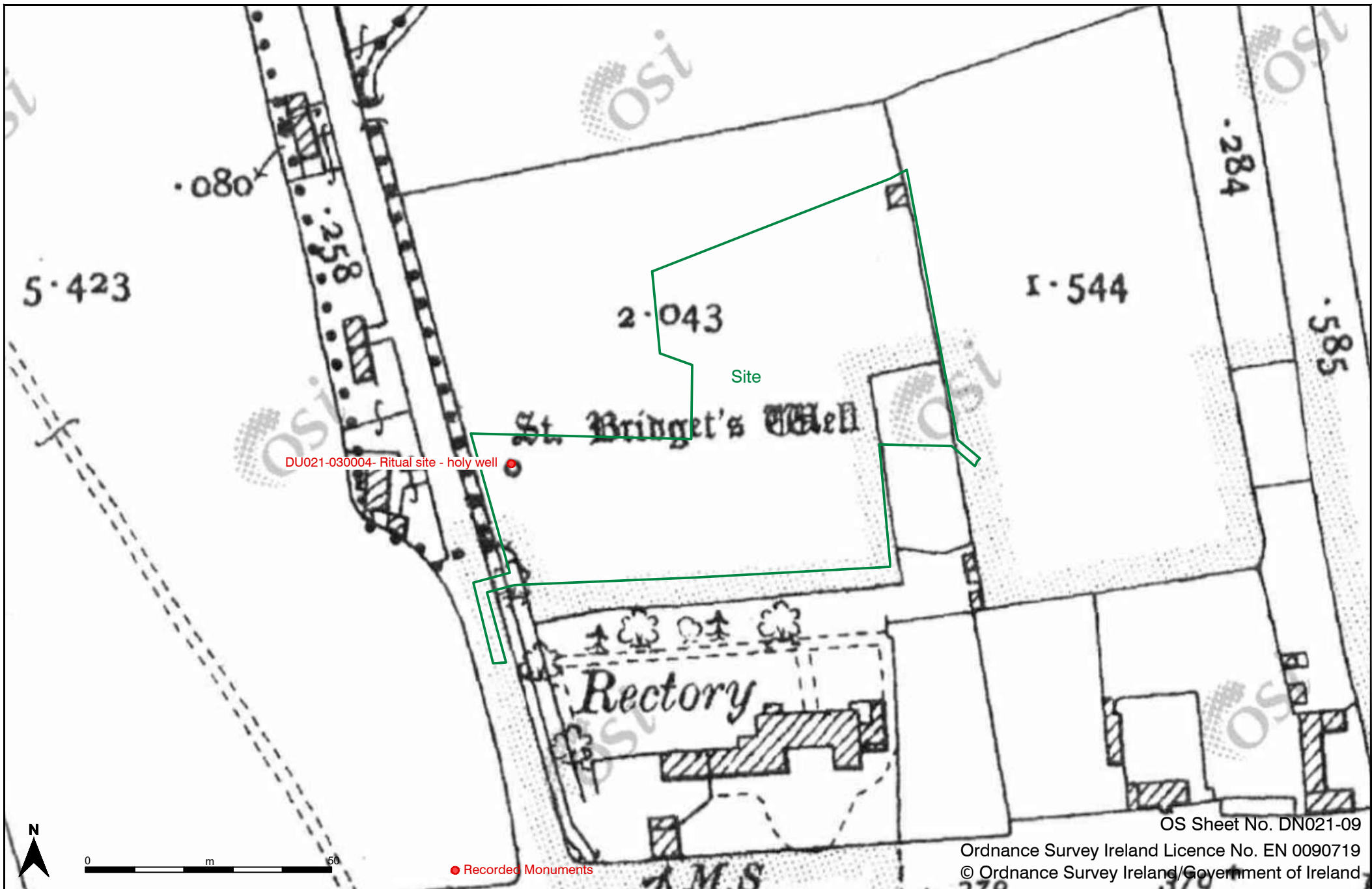
Date November 2024

Drawing No. 24150_C1003

Figure 3 Extract from 1st edition Ordnance Survey (OS) 6-inch map (surveyed 1836 - published 1843), showing location of site

Scale 1:1,500 @ A4





Project Tay Lane, Rathcoole, Co. Dublin

Date November 2024

Drawing No. 24150_C1004

Figure 4 Extract from 3rd edition Ordnance Survey (OS) 25-inch map (surveyed 1909 - published 1910), showing location of site

Scale 1:1,000 @ A4



Trench details

(average width=1.8 m)

- T1 = 14 m
- T2 = 24 m
- T3 = 15 m
- T4 = not excavated
- T5 = 15 m
- T6 = 10 m
- T7 = 20 m
- T8 = 9 m



■ Area to be monitored
■ Excavated trenches
▨ Built foundations

Project Tay Lane, Rathcoole, Co. Dublin

Date November 2024

Drawing No. 24150_C1005

Figure 5 Aerial view of site, showing location of excavated test trenches

Scale 1:600 @ A4

Trench details
(average width=1.8 m)

- T1 = 14 m
- T2 = 24 m
- T3 = 15 m
- T4 = not excavated
- T5 = 15 m
- T6 = 10 m
- T7 = 20 m
- T8 = 9 m



Area to be monitored
 Excavated trenches
 Built foundations

Project Tay Lane, Rathcoole, Co. Dublin	Date November 2024	Drawing No. 24150_C1006	
Figure 6 Detail of site development, showing location of excavated test trenches		Scale 1:600 @ A4	



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Plate 1: Site of former basin fed by the well, taken from Tay Lane, facing east; c.1950s (F024.06.00289).



Plate 2: Little basin fed by the well. The basin was below road level, with steps down to it, view along Tay Lane facing south (F024.06.00288).



Plate 3: Statue of St Brigid in a niche above the basin, facing southeast (F024.06.00214).



Plate 4: Trench 1, facing southwest.



Plate 5: Trench 1, facing northeast.



Plate 6: Trench 2, facing north.



Plate 7: Trench 2, facing south.



Plate 8: Trench 3, facing east.



Plate 9: Trench 3, facing west.



Plate 10: Area of Trench 4 during site inspection, facing south.



Plate 11: Area of Trench 4 with new concrete foundations, facing north.



Plate 12: Trench 5, facing east.



Plate 13: Trench 5, facing west.



Plate 14: Trench 6, facing east.



Plate 15: Trench 6, facing west.



Plate 16: Trench 7, facing east.



Plate 17: Trench 7 with linear ditch for modern plastic pipe, facing west.



Plate 18: Trench 8, facing east.



Plate 19: Trench 8, facing west.

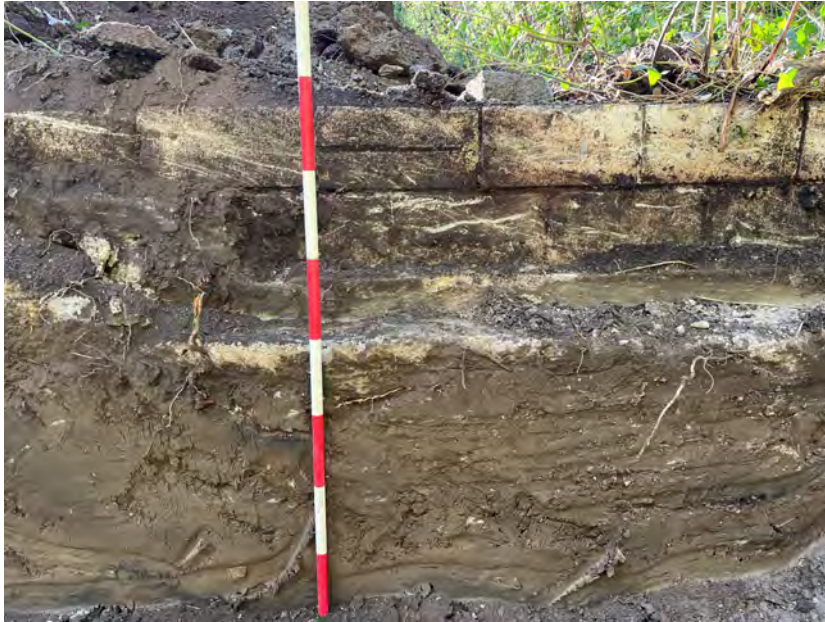


Plate 20: Concrete wall and base on the north facing section of Trench 8.



Plate 21: Backfilling of trenches 5 & 8, facing west.