

**ARCHAEOLOGICAL ASSESSMENT  
AT  
EAST WALL ROAD AND  
MERCHANT'S ROAD,  
DUBLIN 3**

**ON BEHALF OF:  
JOHN SPAIN ASSOCIATES**

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## ABSTRACT

Irish Archaeological Consultancy Ltd has prepared this report on behalf of John Spain Associates, to study the impact, if any, on the archaeological and historical resource of the proposed development at the existing Docklands Innovation Park at East Wall Road and Merchant's Road, Dublin 3 (ITM 717643/734496). The report was undertaken by Ross Waters of IAC Ltd.

There are no recorded monuments within a 500m radius of the proposed development, the nearest comprises the North Wall Quay (DU018-020564) c. 685m to the south within the zone of archaeological potential for Dublin City (DU018-020). Archaeological investigations within the study area revealed the remnants of post-medieval structures and possible prehistoric fish traps. The proposed development area was reclaimed from the Liffey's floodplains in the 18th century as part of the North Lotts development project. The site was prone to flooding and remained undeveloped until it was utilised as a timber yard in the late 19th century. The aerial photographic coverage of the site and field inspection failed to identify any previously unknown archaeological features.

Whilst a large amount of the proposed development area has already been disturbed by construction in the 19th and 20th centuries, it is possible that groundworks associated with the proposed development may have an adverse impact on archaeological features or deposits that survive in the area, particularly within the area of the proposed basement. Former estuarine sands with potential to contain prehistoric archaeological deposits, may survive below post-medieval reclamation deposits. Evidence relating to the late 19th and 20th century timber yard and associated buildings may also survive.

It is recommended that all groundworks associated with the proposed development is monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the DoCHG and Dublin City Council Archaeologist.

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

**Please note that all recommendations are subject to approval by the National Monuments Service of the Heritage and Planning Division, Department of Culture, Heritage and the Gaeltacht and DCC.**

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# 1 INTRODUCTION

## 1.1 GENERAL

The following report details an archaeological assessment undertaken in advance of a proposed mixed commercial and residential development at the existing Docklands Innovation Park at East Wall Road and Merchant's Road, Dublin 3 (ITM 717643/734496; Figure 1). This assessment has been carried out to ascertain the potential impact of the proposed development on the archaeological and historical resource that may exist within the area. The assessment was undertaken by Ross Waters of Irish Archaeological Consultancy Ltd (IAC), on behalf of John Spain Associates.

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

## 1.2 THE DEVELOPMENT

The proposed development consists of the demolition of the existing 2 no. storey light industrial / commercial units (except units 11, 15, 16) and the construction of 336 residential units. The proposed development also includes the provision of a retail unit, creche, café / restaurant and office accommodation. The development also includes resident amenity spaces such as concierge, gym and roof terraces.

The proposed development also includes the retention of some of the existing light industrial / commercial units on the site, Units 11, 15 and 16. These units will be retained and the external elevations refurbished to improve the visual amenity and appearance of these structures in accordance with the proposed development on the site.

The proposed development will also include significant landscaping works comprising of hard and soft landscaping, provision of public and communal open spaces, new internal roads and new boundary treatments (Figure 2).

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## 2 METHODOLOGY

Research for this report was undertaken in two phases. The first phase comprised a paper survey of all available archaeological, historical and cartographic sources. The second phase involved a field inspection of the site.

### 2.1 PAPER SURVEY

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- National Monuments in State Care Database;
- Preservation Orders List;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- Dublin City Development Plan, 2016–2022;
- Aerial photographs; and
- Excavations Bulletin (1970–2018).

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

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

**National Monuments in State Care Database** is a list of all the National Monuments in State guardianship or ownership. Each is assigned a National Monument number whether in guardianship or ownership and has a brief description of the remains of each Monument.

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

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

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

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

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

- Bernard De Gomme, *The city and suburbs of Dublin from Kilmainham to Ringsend*, 1673
- Thomas Phillip, *An exact survey of city of Dublin, and part of the harbour*, 1685
- Charles Brooking, *A map of the city and suburbs of Dublin*, 1728
- John Rocque, *A Survey of the City, Harbour, Bay and Environs of Dublin on the same Scale as those of London, Paris & Rome*, 1757
- William Faden, *A plan of the City of Dublin*, 1797
- William Wilson, *Modern plan of the City and Environs of Dublin*, 1798
- John Taylor, *Map of the environs of Dublin, extending 10 to 14 miles from the castle*, 1816
- William Duncan, *Map of the County of Dublin*, 1821
- John Cooke, *Royal map of Dublin*, 1822
- Ordnance Survey maps of County Dublin 1843–1938

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

**Development Plans** contain a catalogue of all the Protected Structures and archaeological sites within the county. The Dublin City Development Plan (2016–2022) was consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development area.

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

**Excavations Bulletin** is a summary publication that has been produced every year since 1970. This summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the SMR and RMP files. This information is also available online ([www.excavations.ie](http://www.excavations.ie)) from 1970–2018.

## **2.2 FIELD INSPECTION**

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

The archaeological field inspection entailed -

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

## 3 RESULTS OF DESKTOP STUDY

### 3.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The proposed development area is located at the existing Docklands Innovation Park at East Wall Road and Merchant's Road, Dublin 3 (ITM 717643/734496). There are no recorded monuments within a 500m radius of the proposed development area. The closest recorded monument is North Wall Quay (DU018-020564), within the zone of archaeological potential for Dublin City (DU018-020), which extends along the quay itself, c. 685m to the south.

#### 3.1.1 Prehistoric Period (8000 BC-AD 500)

The Mesolithic period (8000–4000 BC) is the earliest time from which there is clear evidence for prehistoric activity in Ireland. During this period people hunted, foraged, and gathered food and appear to have had a mobile lifestyle. Evidence for settlement during this period is rare. However, due to the proximity of the River Liffey and former estuarine area (now reclaimed), there is potential for remains dating to this period to still be preserved beneath the level of the reclamation deposits. This was illustrated in 2004 by the discovery of Mesolithic fish traps during the development of the Spencer Dock area, c. 845m to the southwest of the proposed development area (Licence 03E0654, Bennett 2004:0565).

The fish traps were found to be late Mesolithic in date and during the excavations the Mesolithic shore line was identified 5m below the current ground level and 30m north of the current edge of the River Liffey. This area may represent the northern bank of the river or an estuarine island. The traps were set in estuarine silts and preserved under a later accumulation of silts. The silts had been sealed by post medieval reclamation deposits. The fish traps were constructed almost exclusively of hazel and, while fragmentary, were in a relatively good state of preservation, with tool marks in evidence. Radiocarbon dates from five wood samples returned a date range of between 6100–5720BC, suggesting that these are presently the earliest fish traps recorded in Ireland and the UK. A further trap, consisting of the remains of a wattle fence, was found higher up in the silts, which returned a Middle Neolithic date. This formed part of a larger fish trap structure, likely an ebb weir (McQuade 2008, 8-11; Licence 06E0668, Bennett 2007:494).

A programme of archaeological monitoring c. 405m to the southwest revealed possible further evidence of prehistoric fish traps under post-medieval reclamation layers (Licence 09E0375, Bennett 2011:200). No other recorded prehistoric sites or artefacts have been identified within the receiving environment.

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

Settlement across County Dublin advanced during the early medieval period when the area now known as County Dublin straddled the ancient kingdoms of *Brega* (north of the River Tolka) and *Laigin* (south of the Tolka). The early cartographic representations of Dublin city indicate the position of the estuary shoreline prior to the commencement of reclamation works. On the northern side of the Liffey it is

possible that Amiens Street (formerly the North Strand), represents this former shoreline (De Courcy 1996, 270); whilst the southern shoreline would have included a complex marshy delta at the mouth of the River Dodder. De Courcy also argues that this is likely to have been the position of the shore line as far back as AD850 (*ibid.* xxvii).

The name Dublin (*Dubhlinn*), meaning black pool, is generally taken to refer to the pool or pond that was located directly south-east of the site of the present Dublin Castle. However, this name has been suggested as referring to an early Christian monastic settlement south of the black pool and Clarke (1990, 58) believes that this interpretation of *Dubhlinn* would explain why the town has two names – *Dubhlinn* (for the enclosed ecclesiastical area) and *Baile Ath Cliath* – a secular settlement that was developed to guard over the ‘ford of the hurdles’.

The Vikings had established themselves in Dublin by the middle of the 9th century and by the 10th century Dublin had become a recognised urban centre. One of the first Viking landing points was marked by a standing stone or pillar stone (‘The Long Stone’), which was erected according to Norse custom (De Courcy 1996, 235). The Long Stone stood just above the high-tide shoreline at the confluence of the Liffey and the Steine on the southern side of the River Liffey (DU018-020129). Today this is thought to be on the northern side of Trinity College. The first Viking settlement within Dublin consisted of a *longphort*, which was a semi-permanent Viking encampment, then developed over the next 60 years into a commercial centre that was an important market place for slaves and luxury goods. The precise location of this initial settlement has remained somewhat elusive. It has been suggested that it was located next to the River Poddle and the Liffey, close to the current Dublin Castle. However, extensive archaeological investigations within these areas are yet to unearth any ninth century Viking material (Bradley 1992, 43). The only area to produce a large amount of ninth century artefacts is the Kilmainham area where a large number of artefacts were discovered during the construction of Heuston Station over 150 years ago; c. 4.2km west-southwest of the development area. Although the artefacts that were discovered were not excavated under scientific conditions, it is thought that these finds represent a large cemetery that must have been associated with the ninth century *longphort*, which was in all probability located close by. However, this first phase of settlement only lasted until 902, when the Annals of Ulster record that the Vikings were driven away from Dublin.

There are no early medieval sites recorded in the receiving environment of the proposed development area. During this period the area was located within the estuary of the River Liffey, with settlement occurring further to the west.

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

After the Anglo-Norman invasion of Ireland in 1169, the medieval town of Dublin enjoyed a period of prosperity and development, which continued until the beginning of the 14th century. The Anglo-Norman administration was responsible for reinforcing the town walls with defensive towers. Further improvements to the defences involved erecting a number of gates on the built-up streets outside the walls and

supplementing the defensive gates already in place along the town wall itself. The boundary of the medieval town is located c. 2.4km to the southwest of the proposed development area.

Approximately 1.1km south of the proposed development area is the settlement known as Ringsend (DU018-53). It takes its name from a dry spit of land formed by the easternmost channel of the River Dodder delta at its confluence with the River Liffey. This is *An Rinn* in Irish, meaning 'the point' (De Courcy 1996, 325). It is possible that the area was first utilised as a settlement during the 14th century. It is mentioned briefly in records in 1488. The primary function of the settlement was as a fishing community. During the 16th and 17th centuries there was fierce competition between Ringsend and the fishermen of Clontarf, encouraged by the overlords who were the King family of Clontarf and the Fitzwilliams of Merrion and Thorncastle (De Courcy 1996, 325). As a result, Ringsend was subject to some development; however, the fishing industry was to fade away during the 18th century.

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

The proposed development area continued to occupy an estuarine location until the 18th century. The North Lotts Scheme was authorised by Dublin's City Assembly in 1682. This scheme proposed to reclaim a large area of land submerged beneath the tidal waters of the Liffey and Tolka to the east of the city. The land was divided into 152 lots and the money raised from the distribution of these lots by lottery would be used to contain the river. The scheme was then abandoned in 1686 due to constant flooding (turtlebunbury.com). Custom House Quay (DU018-020564) was initially embanked by the Ballast Office between 1715 and 1725. The North Lotts Scheme was resurrected in 1717, this time with 132 lots. The City Assembly planned to use the rent of the lots to improve the retaining walls and roads in the reclaimed area. Brooking's map indicates the area was still subject to tidal flooding in 1728 but the retaining wall from Amiens Street to East Wall Road had finally been built by 1743. The north embankment of the Liffey was built to match the earlier quay walls of Sir John Rogerson's Quay, which were completed by 1728.

The first residents of the North Wall area were artisans employed by James Gandon on the Custom House project, which began in 1781 (turtlebunbury.com). The area gradually shifted towards more industrial use in the 19th century with the establishment of vinegar works, vitriol works, and chemical works within the lotts. This was facilitated by the establishment of the Midland Great Western Railway and the opening of the Liffey Branch Railway Terminus c. 820m to the southwest of the proposed development. The success of the port led to the construction of the Point Depot in 1878 as another terminus for the railway c. 535m to the south of the proposed development.

Archaeological works within the study area of the proposed development have identified the remnants of 19th-century residential, industrial, and religious activity. These comprise limestone walls of Castle Forbes and a former patent slip in Dublin Port, c. 380m to the south-southwest and c. 430m to the southeast respectively and

the foundations of a stone church c. 465m to the southwest (Licence 17E0058, Bennett 2017:565; Licence 05E0080, Bennett 2005:477).

### 3.2 SUMMARY OF PREVIOUS ARCHAEOLOGICAL FIELDWORK

A review of the Excavations Bulletin (1970–2018) has shown that no archaeological excavations have taken place within the proposed development area. However, there have been eight investigations within the surrounding environs, five of which did not identify any archaeological features or deposits.

Monitoring for the North Docklands Sewerage Scheme was carried between 2017 and 2018 (Licence 17E0058, Bennett 2017:565). This identified and recorded the remains of two 19th century masonry structures of historical significance before removing them. The first comprised a limestone wall representing the remnants of the foundation courses of a structure, Castle Forbes, depicted on the corner of Castleforbes Road and Sheriff Street Upper c. 380m to the south-southwest. The second structure consisted of another limestone wall associated with a former patent slip structure within Dublin Port c. 430m to the southeast.

Possible evidence of prehistoric activity was recovered under post-medieval reclamation layers, containing 18th/19th-century pottery sherds, c. 405m to the southwest (Licence 09E0375, Bennett 2011:200). This consisted of two clusters of horizontal brushwoods, some with worked ends, and may be interpreted as fish traps, though they did not retain their original form.

The foundations of a large stone church dating to the late 18th/19th century were exposed c. 465m to the southwest of the proposed development area, overlying a reclamation layer containing late post-medieval pottery (Licence 05E0080, Bennett 2005:477). This church is depicted on the 1906 OS map and is marked St Barnabas' Church.

The licences tabulated below did not identify any archaeological features or deposits within the study area of the proposed development (Table 1).

**TABLE 1:** Investigations of No Archaeological Significance

LICENCE NO.	REFERENCE	DISTANCE FROM DEVELOPMENT
12E0295	Bennett 2012:646 Bennett 2012:192	Immediate north
16E0500	Bennett 2017:109	c. 310m southeast
15E0330	Bennett 2015:218	c. 380m south-southwest
06E0327	Bennett 2006:640	c. 380m south-southwest

### 3.3 CARTOGRAPHIC ANALYSIS

#### **Bernard De Gomme, *The city and suburbs of Dublin from Kilmainham to Ringsend...*, 1673**

Despite the early date of this map, it shows the area of the proposed development as situated within the tidal plains of the Rivers Liffey and Tolka to the east of the Strand Road (modern Amiens Street) and north of Ringsend.

#### **Thomas Phillip, *An exact survey of city of Dublin, and part of the harbour, 1685 (Figure 3)***

This map shows a similar landscape to De Gomme's, the proposed development is situated in an area annotated as strand that is enclosed by the route of the Liffey to the south and River Tolka to the north as both rivers travel into the sea. An island, annotated as 'Clontarf Hand' (Clontarf Island), is marked to the immediate east of the site. Ringsend is depicted to the south of the proposed development however the south quays have not yet been reclaimed.

#### **Charles Brooking, *A map of the city and suburbs of Dublin, 1728***

Brooking annotates that the area between the Strand (Amiens Street) and the modern East Wall Road has been walled in but is still 'over flow'd by ye tide'. The south quays have been reclaimed connecting Ringsend to Dublin.

#### **John Rocque, *A Survey of the City, Harbour, Bay and Environs of Dublin on the same Scale as those of London, Paris & Rome, 1757 (Figure 3)***

By the time of this map, it appears that the reclaimed area has been divided into lots and roads as part of the North Lotts Scheme. The proposed development area is situated to the immediate south of the East Quay and c. 70m east of East Road within a portion of two lots. A minor road separates the two lots connecting East Quay to Sherriff Street and Fish Street to the south-southwest. The eastern extent of the east lot appears to still be subject to minor flooding. This might be the reason why there is very minimal development within the North Lotts at this time. A house is depicted fronting onto East Road c. 145m to the southwest. An area annotated as Brown's Patch is depicted bordering the East Quay to the east and the Channel to the north. Clontarf Island is annotated as such c. 190m to the east of the site and an Island House is depicted on its southern end.

#### **William Faden, *A plan of the City of Dublin, 1797***

Faden's map is not as detailed as Rocque's and the majority of the features depicted on the previous map are not drawn. The proposed development area is now situated within one large lot and the road has been removed. The only change of note in the wider area is the establishment of the Royal Canal c. 675m to the west-southwest.

#### **William Wilson, *Modern plan of the City and Environs of Dublin, 1798***

The proposed development is depicted within a flooded area within the on Wilson's map. Baths and a wharf are depicted along the East Wall to the south-southeast and the house on Clontarf Island is no longer depicted.

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**John Taylor, *Map of the environs of Dublin, extending 10 to 14 miles from the castle, 1816***

This map does not provide great detail; however, it illustrates a windmill at North Wall to the southwest and a glass house at East Wall to the northwest of the development.

**William Duncan, *Map of the County of Dublin, 1821***

By the time of this map the lot containing the proposed development has been subdivided into three and the site is located within two lots. The baths to the south-southeast are named 'Shalloways Baths' on this mapping and the wharf from Wilson's map is no longer depicted nor is the windmill from Taylor's. There has been some minor development to the south and west of the site along Sheriff Street and East Road.

**John Cooke, *Royal map of Dublin, 1822***

This map is the first to depict a structure within the block containing the proposed development fronting onto Sheriff Street. The structure depicted at the junction of Sheriff Street and Fish Street from Duncan's map is annotated as Castle Forbes. A bottle works, lime works, and vinegar works are depicted in the surrounding environs. The glass house from Taylor's map is named Fort Crystal on this map. A ballast office and slip are depicted at East Wall to the southeast.

**First Edition Ordnance Survey Map, 1843, scale 1:10,560**

This is the first accurate historic mapping coverage of the area containing the proposed development and it is shown as being situated within one flooded lot. A house is present at the junction of East Wall and East Road to the northwest. There has been further development in the wider area and Forbes Castle is marked c. 150m to the southwest on East Road. Fort William is depicted to the immediate east of Castle Forbes to the south. The lime works has been transformed into a vitriol works and the bottle works into a glass works. A lighthouse is marked at the ballast offices and a patent slip is annotated off the East Wall.

**Ordnance Survey Map, 1847, scale 1:1,056 (Figure 4)**

This map shows the area of the proposed development in greater detail than the previous edition and an additional house is depicted alongside the one to the northwest from the first edition OS map. The proposed development area is again depicted as flooded. The Fort Crystal glass works is marked in ruins to the northwest and the gardens of Forbes Castle, Castle Forbes, and Fort Williams are clearly depicted.

**Ordnance Survey Map, 1864, scale 1:1,056 (Figure 4)**

The only changes of note to the proposed development area is that it is no longer depicted as flooded. The structures to the northwest are annotated as Seaview Cottages and a structure is depicted c. 30m to the east within the same open lot as the site beside a bathing slip. Forbes Castle is marked in ruins to the southwest and Fort Crystal is no longer depicted. The Midland Great Western Railway lies c. 640m to the southwest, parallel to the Grand Canal.

### **Second Edition Ordnance Survey Map, 1871-5, scale 1:10,560 (Figure 5)**

By the time of this map further structures and a bathing pond have been constructed to the east, adjacent to the bathing slip. There has been significant residential and industrial development within the wider environs of the site.

### **Ordnance Survey Map, 1887, scale 1:1,056 (Figure 5)**

The proposed development is situated within two lots on this map. The west plot is annotated as a timber yard and there is a timber shed depicted to the west. The structures to the east are now annotated as oil stores. A small structure is depicted within the site fronting onto the East Wall and a tramline is depicted travelling south from the centre of the site. It joins another tramline that connects to the Great Southern and Western Railway (North Wall Extension) to the southwest. The North Wall Extension connects to a goods station, the Point Depot c. 530m to the south. The Great Northern Railway (East Wall Junction Branch) is depicted to the east connecting to the North Wall Station. The development of the railway has resulted in the removal of several structures and the realignment of streets in the wider area.

### **Ordnance Survey Map, 1906-9, scale 1:2,500 (Figure 6)**

On this map there has been major development within the proposed development area and its environs. The timber yard has expanded and one of its warehouses is depicted within the centre of the site, replacing the tramline within the site. The line to the south is now annotated as the G. S. & W. R. (Dublin Warehouse Co's Siding). The oil stores are still depicted but no longer marked as such and a timber yard and corn stores are depicted to the immediate southwest and southeast. There is a school depicted to the immediate northwest of the site and terraced houses to the south on the newly built Merchant's Road. Clontarf Island is no longer depicted and this area is now marked as mud, sand, and shingle.

### **Third Edition Ordnance Survey Map, 1935-8, scale 1:10,560 (Figure 6)**

There has been additional development within the site associated with the timber yard by this time and the only other changes of note are the removal of the bathing slip, the construction of a candle factory, and the expansion of all the existing surrounding industries.

## **3.4 CITY DEVELOPMENT PLAN**

The Dublin City Development Plan (2016–2022) recognises the statutory protection afforded to all RMP sites under the National Monuments Legislation (1930–2014). The development plan lists a number of aims and objectives in relation to archaeological heritage (Appendix 3). It is a policy of the Development Plan to promote the *in-situ* preservation of archaeology as the preferred option where development would have an impact on buried artefacts. Where other alternatives are acceptable or exceptional circumstances are determined by the relevant statutory agencies. Where preservation *in-situ* is not feasible, sites of archaeological interest shall be subject to archaeological investigations and recording according to best practice, in advance of redevelopment.

The proposed development is located c. 685m to the north of the zone of archaeological potential for the city of Dublin (DU018-020), as depicted on the RMP map. The zone of potential extends east from the city along the footprint of the north quays (DU018-020564) including Custom House Quay and North Wall Quay (Figure 1; Appendix 1).

### **3.5 AERIAL PHOTOGRAPHIC ANALYSIS**

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995, 2000, 2005), Google Earth (2003-2019), and Bing Maps failed to identify any previously unknown archaeological features.

### **3.6 FIELD INSPECTION**

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

The site is currently occupied by modern office and industrial units associated with the Docklands Innovation Centre. Tarmacadam parking areas and internal roadways are located throughout the site and no features of archaeological potential were noted (Plates 1–3).

## 4 CONCLUSIONS

The proposed development area occupies the Docklands Innovation Park on East Wall Road and Merchant's Road. The closest recorded monument belongs to the North Wall Quay (DU018-020564) c. 685m to the south within the zone of archaeological potential for Dublin City (DU018-020).

A review of the Excavations Bulletin (1970–2018) revealed that eight investigations have taken place within the study area of the proposed development, five of which did not identify any archaeological features or deposits. The remaining three uncovered evidence of post-medieval activity. One of these investigations also uncovered possible prehistoric fish traps c. 405m to the southwest. Mesolithic fish traps were also discovered during the development of the Spencer Dock area, c. 845m to the southwest of the proposed development area. The fish traps were located on the former shoreline which was identified shore 5m below the current ground level and 30m north of the current edge of the River Liffey.

An analysis of the cartographic sources has shown that the proposed development was situated within the flood plains of the River Liffey to the east of Amiens Street (then known as the Strand) until the 18th century when it was reclaimed as part of the North Lotts Scheme. Initial development was slow in this area; however, the establishment of the Grand Canal, docks, and railways led to the industrialisation of the docklands in the later 18th and early 19th century. A number of structures associated with a timber yard were built within the proposed development in the late 19th and early 20th century, although none survive today. The aerial photographic coverage of the site and the site inspection failed to identify any previously unknown archaeological features.

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## 5 IMPACT ASSESSMENT AND MITIGATION STRATEGY

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

### 5.1 IMPACT ASSESSMENT

- Whilst a large amount of the proposed development area has already been disturbed by construction in the 19th and 20th centuries, it is possible that groundworks associated with the proposed development may have an adverse impact on archaeological features or deposits that survive in the area, particularly within the area of the proposed basement. Former estuarine sands with potential to contain prehistoric archaeological deposits may survive below post-medieval reclamation deposits. Evidence relating to the late 19th and 20th century timber yard and associated buildings may also survive.

### 5.2 MITIGATION

- It is recommended that all groundworks associated with the proposed development is monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the DoCHG and Dublin City Council Archaeologist.

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

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

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## **CARTOGRAPHIC SOURCES**

Bernard De Gomme, *The city and suburbs of Dublin from Kilmainham to Ringsend...*, 1673

Thomas Phillip, *An exact survey of city of Dublin, and part of the harbour*, 1685

Charles Brooking, *A map of the city and suburbs of Dublin*, 1728

John Rocque, *A Survey of the City, Harbour, Bay and Environs of Dublin on the same Scale as those of London, Paris & Rome*, 1757

William Faden, *A plan of the City of Dublin*, 1797

William Wilson, *Modern plan of the City and Environs of Dublin*, 1798

John Taylor, *Map of the environs of Dublin, extending 10 to 14 miles from the castle*, 1816

William Duncan, *Map of the County of Dublin*, 1821

John Cooke, *Royal map of Dublin*, 1822

Ordnance Survey maps of County Dublin, 1843–1938

## **ELECTRONIC SOURCES**

[www.excavations.ie](http://www.excavations.ie) – Summary of archaeological excavation from 1970–2018.

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

[www.osiemaps.ie](http://www.osiemaps.ie) – Ordnance Survey aerial photographs dating to 1995, 2000, & 2005 and 6-inch/25-inch OS maps.

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

[www.googleearth.com](http://www.googleearth.com) – Satellite imagery of the proposed development area.

[www.logainm.ie](http://www.logainm.ie) – Placenames Database of Ireland launched by *Fiontar agus Scoil na Gaelige* and the DoCHG.

[www.turtlebunbury.com](http://www.turtlebunbury.com) – The Docklands – The North Wall

## APPENDICES

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

<b>SMR NO.</b>	DU018-020564
<b>RMP STATUS</b>	RMP
<b>TOWNLAND</b>	Dublin North City
<b>PARISH</b>	St. Thomas
<b>BARONY</b>	Dublin
<b>I.T.M.</b>	717709, 734435
<b>CLASSIFICATION</b>	North Quay wall
<b>DIST. FROM DEVELOPMENT</b>	c. 685m south
<b>DESCRIPTION</b>	First embanked by the Ballast Office in 1715-25. In 1786 Gandon proposed that the quay be altered to lie parallel to the Custom House and this change was accepted by the Ballast Board. In 1797 the quay extended west from the narrow swing-bridge at the entrance to the Old Dock to a line roughly 40m west of Custom House building. There was access to it from Lower Abbey St. but access to the river frontage to Bachelors walk would not become available until 1814 when Eden Quay was completed. It appears that all or part of Custom House Quay was enclosed for security, such as iron railings and a stone parapet wall.
<b>REFERENCE</b>	<a href="http://www.archaeology.ie/">www.archaeology.ie/</a> SMR file

<b>SMR NO.</b>	DU018-020
<b>RMP STATUS</b>	Yes
<b>TOWNLAND</b>	Various
<b>PARISH</b>	Various
<b>BARONY</b>	Various
<b>I.T.M.</b>	Various
<b>CLASSIFICATION</b>	Historic Town
<b>DIST. FROM DEVELOPMENT</b>	c. 685m south
<b>DESCRIPTION</b>	Zone of archaeological potential surrounding the historic settlement of Dublin.
<b>REFERENCE</b>	<a href="http://www.archaeology.ie/">www.archaeology.ie/</a> SMR file

## **APPENDIX 2 STRAY FINDS WITHIN THE SURROUNDING AREA**

Information on artefact finds from the study area in County Dublin has been recorded by the National Museum of Ireland since the late 18th century. Location information relating to these finds is important in establishing prehistoric and historic activity in the study area.

A review of the topographical files for the proposed development revealed that no stray finds have been recovered.

## **APPENDIX 3 LEGISLATION PROTECTING THE ARCHAEOLOGICAL RESOURCE**

### **PROTECTION OF CULTURAL HERITAGE**

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

### **THE ARCHAEOLOGICAL RESOURCE**

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

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

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

### **REGISTER OF HISTORIC MONUMENTS**

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

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

Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site

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

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

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

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

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

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

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

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

development includes the protection of the archaeological heritage. Conditions relating to archaeology may be attached to individual planning permissions.

### **Dublin City Council Development Plan 2016-2022**

It is the policy of Dublin City Council

**CHC9:** To protect and preserve National Monuments.

1. To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of the re-use of buildings, light buildings, foundation design or the omission of basements in the Zones of Archaeological Interest.
2. That where preservation in situ is not feasible, sites of archaeological interest shall be subject to 'preservation by record' according to best practice in advance of re-development.
3. That sites within Zones of Archaeological Interest will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged.
4. That the National Monuments Service will be consulted in assessing proposals for development which relate to Monuments and Zones of Archaeological Interest.
5. To preserve known burial grounds and disused historic graveyards, where appropriate, to ensure that human remain are re-interred, except where otherwise agreed with the National Museum of Ireland.
6. That in evaluating proposals for development in the vicinity of the surviving sections of the city wall that due recognition be given to their national significance and their special character.
7. To have regard to the Shipwreck inventory maintained by the DAHG. Proposed developments that may have potential to impact on riverine, inter-tidal and sub-tidal environments shall be subject to an underwater archaeological assessment in advance of works.
8. To have regard to DAHG policy documents and guidelines relating to archaeology.

It is an Objective of Dublin City Council:

**CHCO10:**

1. To implement the archaeological actions of the Dublin City Heritage Plan 2002-6 in light of the Dublin City Heritage Plan Review 2012.
2. To prepare and implement conservation plans for National Monuments and Monuments in DCC care (City Walls, St Luke's Church, St James's Graveyard, St. Thomas's Abbey, St Canice's Graveyard etc).
3. To maintain, develop and promote the Dublin City Archaeological Archive (DCAA) at Pearse Street Library and Archives.
4. To ensure the public dissemination of the findings of licensed archaeological activity in Dublin through the Dublin County Archaeology GIS.

5. To develop a long-term management plan to promote the conservation, management and interpretation of archaeological sites and monuments and to identify areas for strategic research.
6. To have regard to the city's industrial heritage and Dublin City Industrial Heritage Record (DCIHR) in the preparation of Local Area Plans (LAPs) and the assessment of planning applications and to publish the DCIHR online. To review the DCIHR in accordance with Ministerial recommendations arising from the national Inventory of Architectural Heritage (NIAH) survey of Dublin City and in accordance with the Strategic Approach set out in Section 11.1.4 of this Chapter
7. To promote awareness of, and access to, the city's archaeological inheritance and foster high-quality public archaeology.
8. To promote archaeological best practice in Dublin city.
9. To promote the awareness of the international significance of Viking Dublin and to support post-excavation research into the Wood Quay excavations 1962-81.
10. To develop a strategy for the former Civic Museum collection and for other collections of civic interest and importance.
11. To investigate the potential for the erection of Columbarium Walls.
12. To support the implementation of the Kilmainham Mill Conservation Plan.
13. Dublin City Council will seek to work with Diageo to undertake a more comprehensive industrial heritage survey of the constituent historic buildings within the Guinness Brewery complex at Saint James's Gate.
14. To implement and promote The Dublin Principles (ICOMOS, 2011) as guiding principles to assist in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of Dublin and Ireland.
15. To continue to implement actions of the Saint Luke's Conservation Plan on the basis of funds available to conserve the monument, recover the graveyard, provide visitor access, improve visual amenity and secure an appropriate new use.

## **APPENDIX 4 IMPACT ASSESSMENT AND THE CULTURAL HERITAGE RESOURCE**

### POTENTIAL IMPACTS ON ARCHAEOLOGICAL AND HISTORICAL REMAINS

Impacts are defined as 'the degree of change in an environment resulting from a development' (Environmental Protection Agency 2003: 31). They are described as profound, significant or slight impacts on archaeological remains. They may be negative, positive or neutral, direct, indirect or cumulative, temporary or permanent.

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

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

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

#### PREDICTED IMPACTS

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

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

## APPENDIX 5 MITIGATION MEASURES AND THE CULTURAL HERITAGE RESOURCE

### POTENTIAL MITIGATION STRATEGIES FOR CULTURAL HERITAGE REMAINS

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

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

### DEFINITION OF MITIGATION STRATEGIES

#### ARCHAEOLOGICAL RESOURCE

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

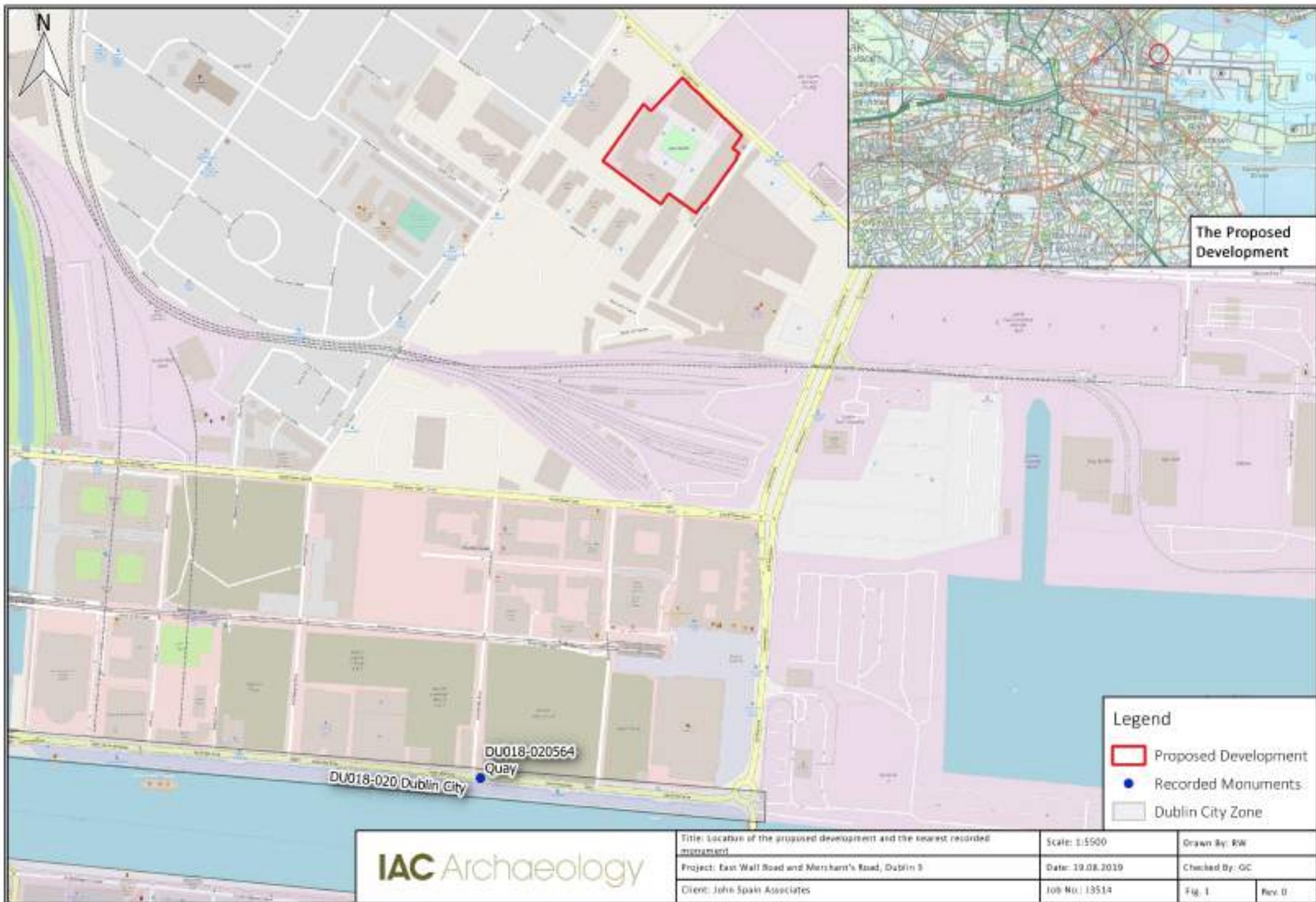
*Archaeological Test Trenching* can be defined as 'a limited programme of intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate' (ClfA 2014a).

*Full Archaeological Excavation* can be defined as 'a programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified area or site on land, inter-tidal zone or underwater. The records made and objects gathered during fieldwork are studied and the results of that study published in detail appropriate to the project design' (ClfA 2014b).

*Archaeological Monitoring* can be defined as 'a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be

disturbed or destroyed. The programme will result in the preparation of a report and ordered archive (ClfA 2014c).

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

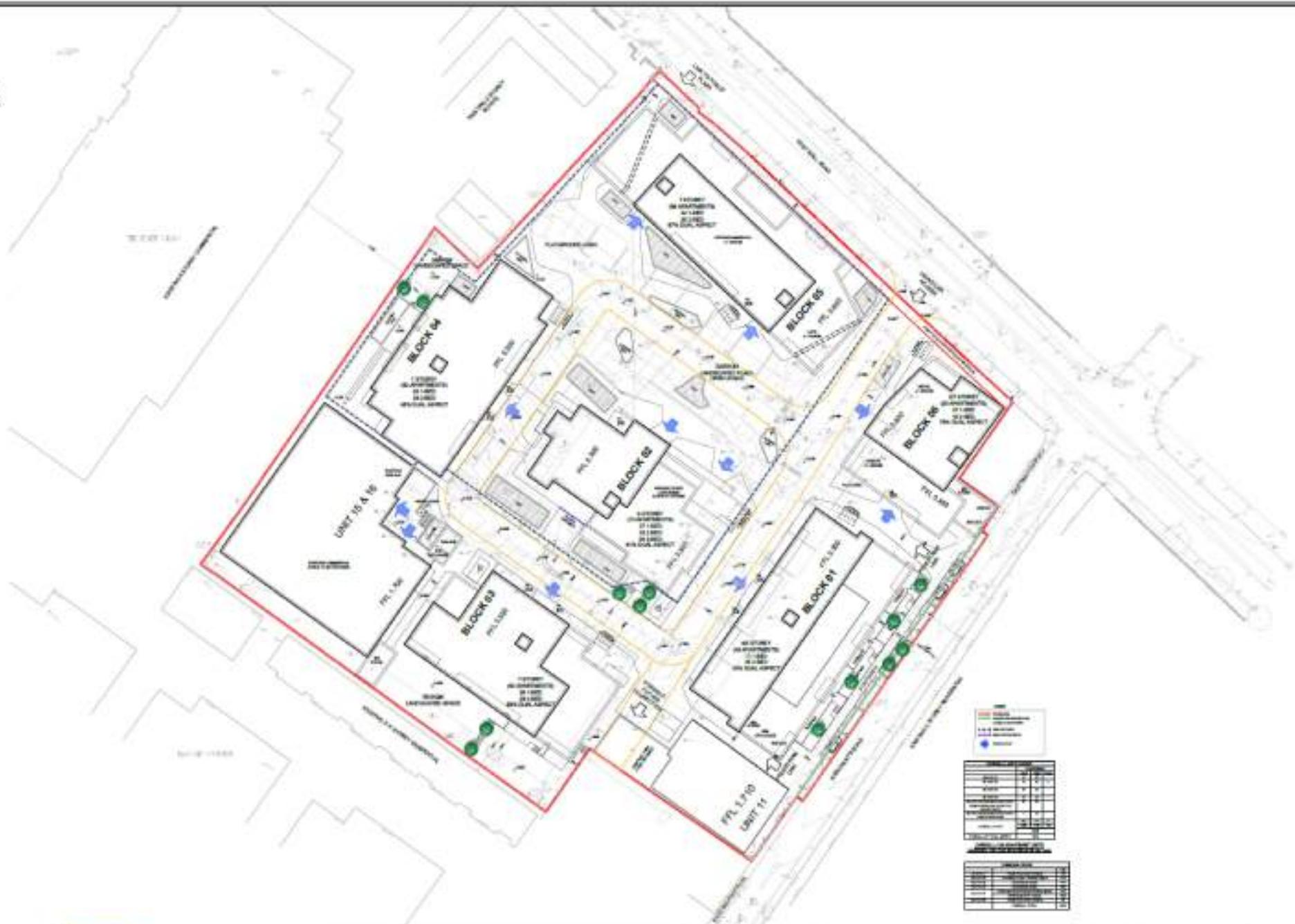


The Proposed Development

**Legend**

- Proposed Development
- Recorded Monuments
- Dublin City Zone

	Title: Location of the proposed development and the nearest recorded monument		Scale: 1:5500	Drawn By: RW	
	Project: East Wall Road and Marshart's Road, Dublin 3		Date: 19.08.2019	Checked By: GC	
	Client: John Spink Associates		Job No.: 13514	Fig. 1	Rev. 0



LEGEND	
[Red line]	Proposed Development Boundary
[Yellow line]	Proposed Internal Road
[Blue line]	Proposed Path
[Green circle]	Proposed Landscaping

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR TENDERS
2	ISSUED FOR CONTRACT
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR COMPLETION

APPROVALS	
DATE	SIGNATURE

Site Layout Plan  
1:200

NOTES:  
1. ALL WORK TO BE IN ACCORDANCE WITH THE IAC ARCHAEOLOGY REPORT DATED 10/12/2019.  
2. ALL WORK TO BE IN ACCORDANCE WITH THE IAC ARCHAEOLOGY REPORT DATED 10/12/2019.

IAC Archaeology

Title: Plan of proposed development

Scale: NTS

Drawn By: RW

Project: East Wall Road and Marshart's Road, Dublin 3

Date: 19.12.2019

Checked By: GC

Client: John Spain Associates

Job No: 13514

Fig. 2

Rev. 1



Thomas Phillip, An exact survey of city of Dublin, and part of the harbour, 1685



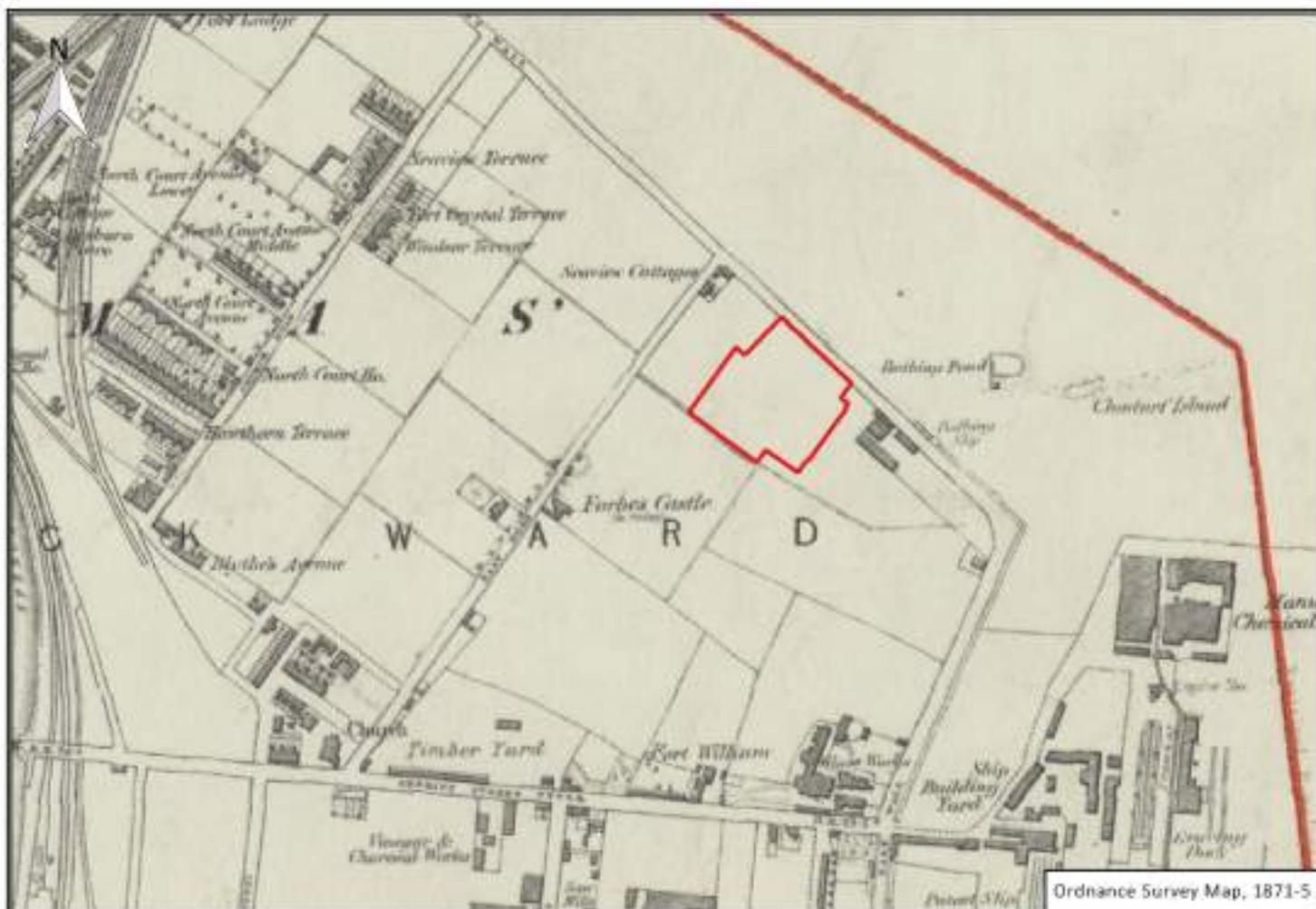
John Rocque, A Survey of the City, Harbour, Bay and Environs of Dublin, 1757



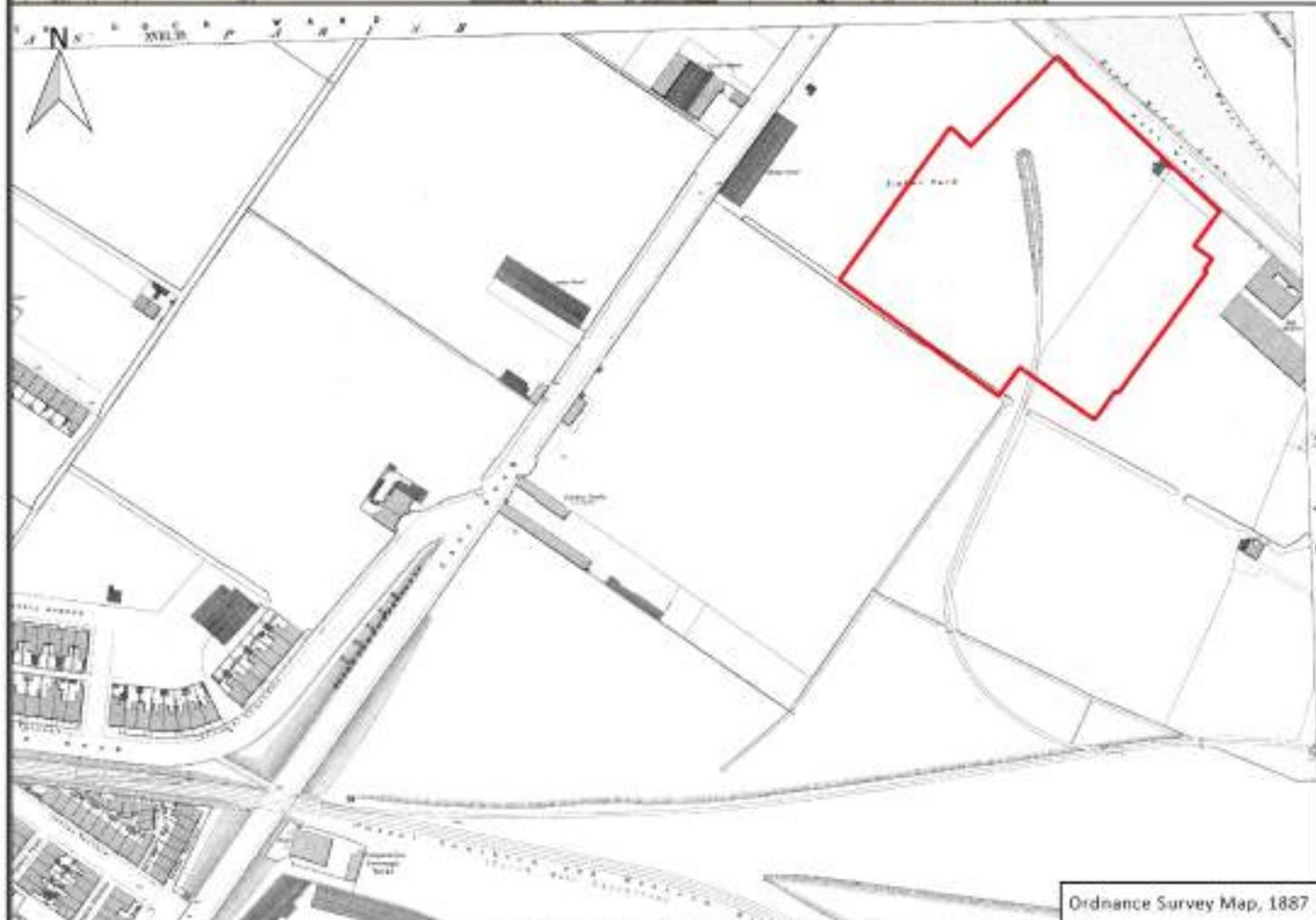
Ordnance Survey Map, 1847



Ordnance Survey Map, 1864



Ordnance Survey Map, 1871-5



Ordnance Survey Map, 1887

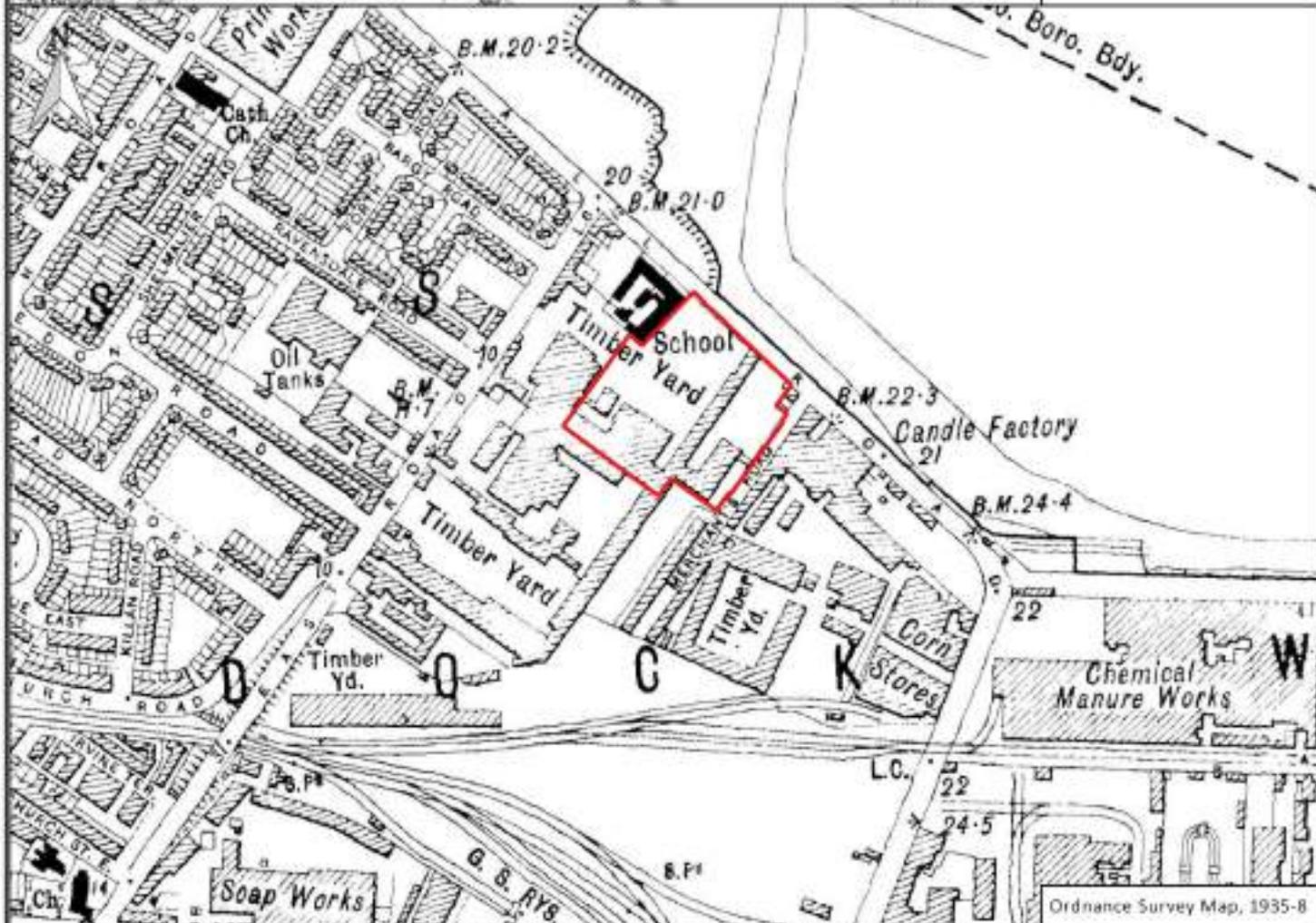
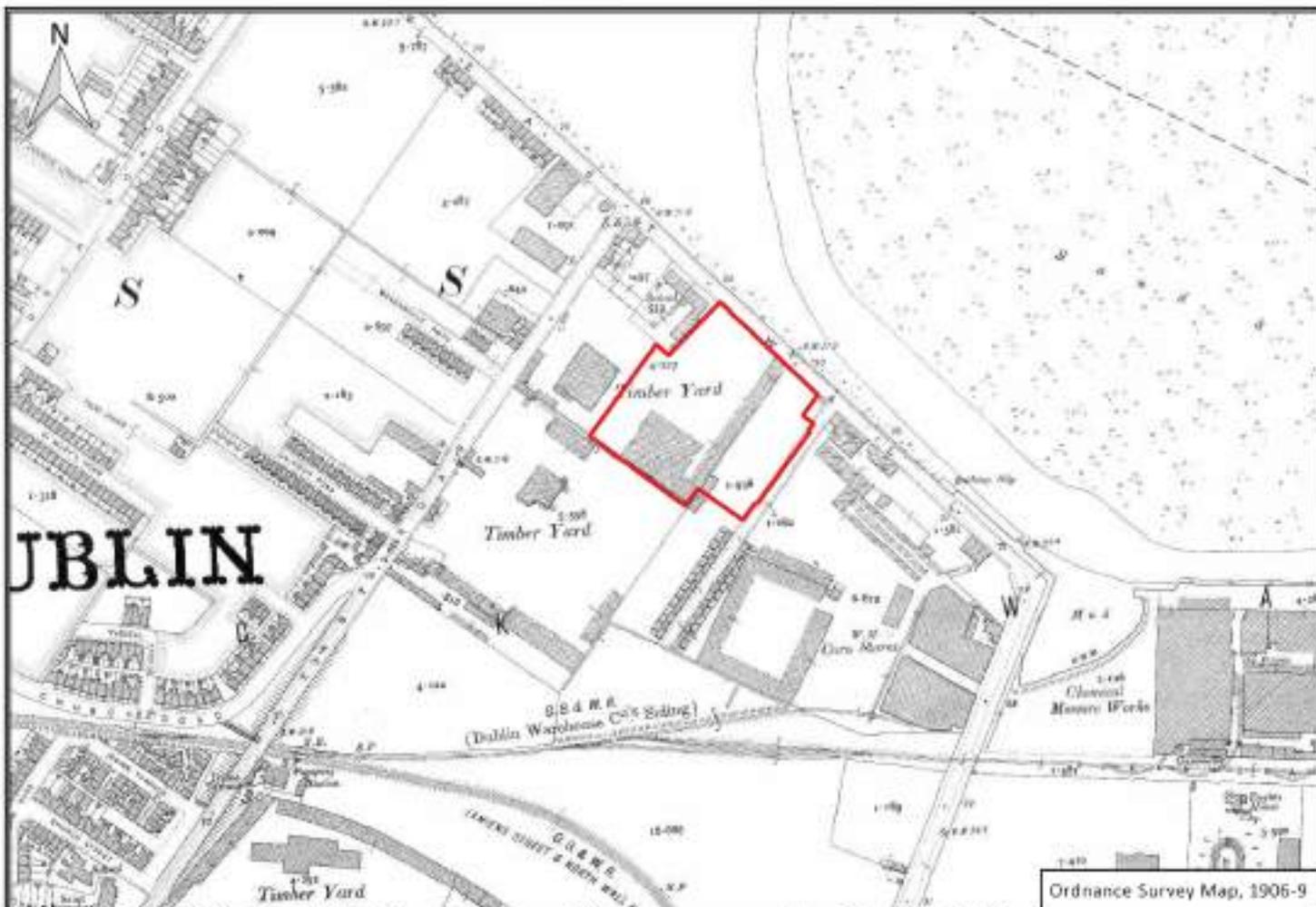




Plate 1 Proposed development area, facing northwest



Plate 2 Proposed development area, facing southwest



Plate 3 Proposed development area, facing southwest