

Archaeological Report

APPLICATION NUMBER 5400/22
PROPOSAL Permission is sought for the demolition of existing dwelling & site structures,
LOCATION 29, Bow Lane West, Dublin 8, D08V44T
APPLICANT Ixeter Property DAC
DATE LODGED 15-Jun-2023
APPLICATION TYPE Permission

The report from the Archaeology Section is below



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Archaeology, Conservation & Heritage,

Planning & Property Development
Block 3, Floor 3, Civic Offices, Wood Quay

Seandálaíocht, Caomhantas &
Roinn Pleanála & For
Oifigí na Cathrach, An Ché Adhmaid, Baile Á

Archaeology Section Report

To: Area Planner, Liam Currie
Date: 31 January 2023
Ref: 5400/22
Location: 29, Bow Lane West, Dublin 8, D08V44T
Proposal: Permission is sought for the demolition of existing dwelling & site structures, and the construction of a six-storey apartment building comprising 13 No. apartment units (9 No. 1-bed units and 3 No. 2-bed units & 1 No. three bed) with associated balconies/terraces, the provision of 3 no. communal open space areas at ground level and on third floor and fourth floor terraces, ancillary areas for bicycle parking, refuse storage, apartment storage room, associated plant room at ground floor, amendments to the boundaries as required to facilitate the development in relation to the bounding properties to the south and west, maintaining in place a vehicular access with gate providing wayleave access to the side serving the rear of No 28, Bow Lane West, with associated landscaping & site works.

Applicant: Ixeter Property DAC

1. Recommendation

I have reviewed the above and recommend:

☐	Refusal
☒	Additional Information
☐	Condition
☒	See Commentary

1. Commentary

Statutory Protection

The proposed development is located within the Zone of Archaeological Interest for the Recorded Monument DU018-020 (Historic City), which is listed on the Record of Monuments and Places (RMP) and is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. The Record of Monuments and Places (RMP) consists of a published county-by-county set of Ordnance Survey maps, on which monuments and places are marked, and an accompanying book for each county listing the monuments and places.

It is the policy of the Dublin City Development Plan 2022-28 (Section 11.5.5; BHA26) to protect and preserve monuments: 1. To protect and preserve Sites and Zones of Archaeological interest which have been identified in the Record of Monuments and Places and the Historic Environment Viewer (www.archaeology.ie) and all wrecks over 100 years old including those in the Shipwreck Inventory of Ireland. 2. To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of re-use of standing buildings, the construction of light buildings, low impact foundation design, or the omission of basements (except in exceptional circumstances) in the

Monuments and Places listed on the statutory Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994. 3

Further, the site in question is located within the Zone of Archaeological Interest as defined in the Dublin City Development Plan 2022-28, which states that ‘development proposals within the Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994, notification of sites over 0.5 hectares size with potential underwater impacts and of sites listed in the Dublin City Industrial Heritage Record, will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged. (BHA26 (4)).

It is an objective of the Dublin City Development Plan 2022-28 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 (11.5.3; BHA17). The Dublin City Industrial Heritage Record survey makes recommendations for sites to be added to the list of Protected Structures in the life of the plan and it should be consulted prior to the lodgement of any planning application.

Discussion

As the subject site is located within the Historic City (RMP DU018-020), a zone of archaeological potential, this application is subject to consultation with the City Archaeologist as stated above. There was no archaeological impact assessment included with the application.

The subject site is also located close to a number of RMP’s including St. Steeven’s Hospital, (DU018-020341) which is c.230m to the north east of the subject site, the Royal Hospital Infirmery (DU018-020292-), 260m to the north west and the site of an old mill race (DU018-020477), which is located c.233m to the north west on the River Cammock.

The site is also located c.39 south of St. Patricks Hospital, which is a Protected Structure (RPS 856) and is listed on the National Inventory of Architectural Heritage (NIAH), Reg. No. 50080086. A paint factory, located c.145m north east, and a Laundry, located c.130m of the proposed site are both listed on the Dublin City Industrial Heritage Records (DCIHR).

A review of cartographic sources (Figure 1) indicates there have been buildings on this site since at least the eighteenth century, and structural remains, such as foundations of structures, property boundaries, rubbish pits in the rear plots of the properties, may exist at subsurface level.

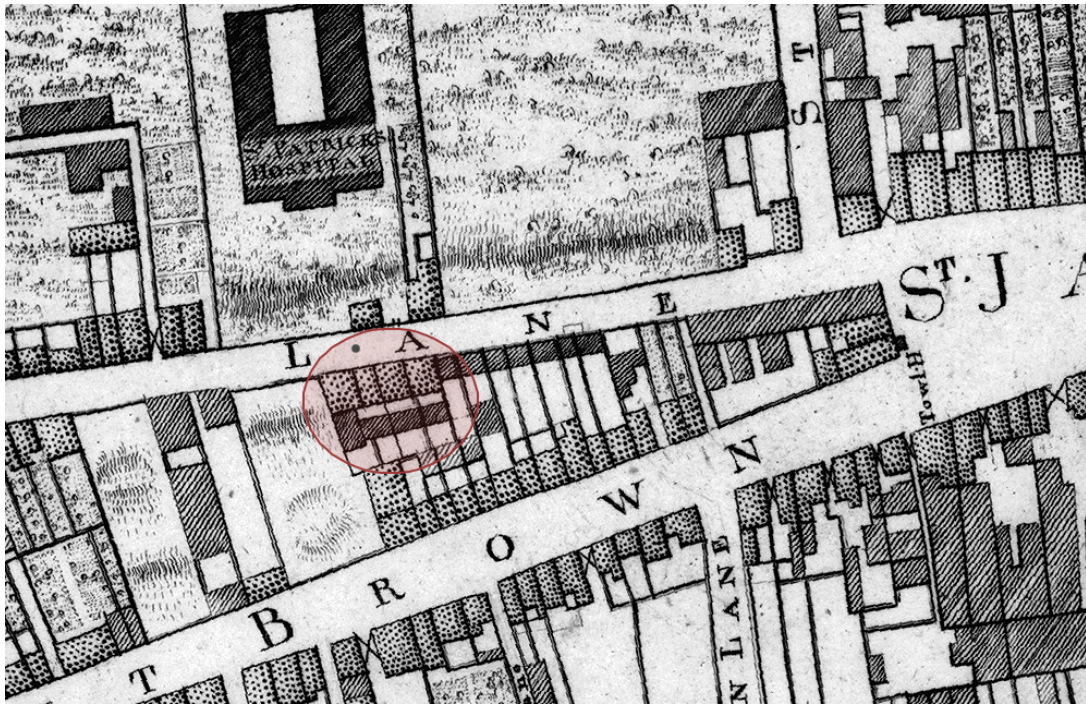


Figure 1 John Rocque's map of Dublin, 1756. Approximate site location in red. From heritagemaps.ie
Human bones were uncovered during archaeological test trenching in 1999 at 141-3 James's Street/Bow Lane (Licence Number 99E0144), which led to a full excavation of the site by Rob Lynch of Irish Archaeological Consultancy. This site is located c.65m east of the proposed development site.

Conclusion

It can be demonstrated that the subject site is located in the Zone of Archaeological Interest for the RMP DU018-020 (Historic City), with buildings present on the subject site from at least the eighteenth century, and so there is potential for archaeological features/deposits to exist at subsurface level on the proposed site. There was no consultation with the City Archaeologist prior to the application being lodged and there was no archaeological impact assessment included with the application.

Given the above, the site should be archaeologically assessed as Additional Information. This will enable the Planning Authority to formulate an informed recommendation before a planning decision is made.

3. Recommendation

Request for **Additional Information** as follows:

The applicant shall consult with the City Archaeologist in preparing an Archaeological Assessment, as outlined in Section 3.6 of the Framework and Principles for the protection of the archaeological heritage (1999).

Signed

Louise Callan MA Graduate Archaeologist

Dr Ruth Johnson City
Archaeologist

Cc Planner; Planning Registry; Development Applications Unit, National Monuments Service, Dept.

of Housing, Local Government and Heritage, F