

## Archaeological AI 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 Ixter Property DAC  
DATE LODGED 15-Jun-2023  
APPLICATION TYPE Permission

The report from the Archaeology Section is below



### Archaeology, Conservation & Heritage,

Planning & Property Development Department,  
Block 3, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Seandálaíocht, Caomhantas & Oidhreacht  
Roinn Pleanála & Forbairt Maoiné  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

### Archaeology Section Report in Response to Additional Information Received

To: Area Planner  
Date: Tuesday 18 April 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: Ixter Property DAC

#### 1. Recommendation

The Archaeology Section of Dublin City Council has reviewed the documentation submitted as Additional Information and recommends:

|   |                        |
|---|------------------------|
|   | Refusal                |
|   | Additional Information |
| X | Condition              |
| X | See Commentary         |

#### 2. 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](http://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)).

The proposed development is in an area of high archaeological potential. It is located within Recorded Monument DU018-020 (historic city). Further, Bow Lane also forms a section of the Slighe Mhor, a road that extended east to west across Ireland and an artery into the medieval city of Dublin. 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.

#### Additional Information Request

As there was no consultation with the City Archaeologist prior to the application and no archaeological impact assessment was included with the application as required by the Dublin City Development Plan with (DCDP 2022-28 BHA26 (4)), a request was made for additional information to inform the decision viz:

1. *The nature and extent of subsurface archaeology.*
2. *The impact of the proposed development on such archaeological deposits/features.*

*The Additional Information Request (No. 4) was worded 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). It is recommended that the City Archaeologist is consulted in advance of preparing this information.*

#### Documents Submitted

A document titled *Archaeological Desktop Assessment 29 Bow Lane West, Dublin*, which was written by Fiona Reilly of Shanarc Archaeology Ltd. and dated March 2023, was submitted in response to item 4 of the above Additional Information request. This assessment included a site inspection alongside desk-based research. A number of sources were consulted, including the Records of Monuments & Places and the Topographical Files of the National Museum of Ireland, alongside historical cartographic sources.

The assessment (Section 5) notes that the current upstanding structure on the subject site is a pre-modern domestic structure and one of only two remaining on Bow Street West, with cartographic sources suggesting a late eighteenth-century/early nineteenth-century date, although it was most likely heavily altered or rebuilt in the late nineteenth century (pg.41). Historic granite paving located along the pavement edge fronting the site is also noted in the report.

The primary potential archaeological impact (Section 6.2) will be on the possible sub-surface remains of yard features, which are visible on historic map sources. A programme of archaeological test trenching is recommended as mitigation. A full architectural survey of the house is also suggested in response to the rapidly disappearing working-class heritage of the area; the following is taken from

Taking into consideration the subject site is within the Zone of Archaeological Constraint for DU018-020 (Dublin City) and owing to its location on an important artery into the medieval city it would be prudent to carry out archaeological test trenching. Evidence may also be uncovered for the yard structures visible in historic maps.

Taking into consideration that the house is one of only two surviving pre-modern domestic structures on the street it would be beneficial to carry out a full architectural survey of the building including the interior in order to ascertain its architectural merit. When considering its merit consideration should be given to the social class of the road which seems to have always been a working-class area and the survival rate of domestic structures in such areas.

Consideration should be given to reuse of the 'Bow Lane West' street sign.

#### Historic Structure

The submitted report has demonstrated that the extant historic structure fronting onto Bow Lane on the site has a possible 18th or 19th-century date. The following Dublin City Development Plan 2022-28 policies are noted:

#### BHA11 Rehabilitation and Reuse of Existing Older Buildings

- (a) To retain, where appropriate, and encourage the rehabilitation and suitable adaptive reuse of existing older buildings/structures/features, which make a positive contribution to the character and appearance of the area and streetscape in preference to their demolition and redevelopment.
- (b) Encourage the retention and/or reinstatement of original fabric of our historic building stock such as windows, doors, roof coverings, shopfronts (including signage and associated features), pub fronts and other significant features.
- (c) Ensure that appropriate materials are used to carry out any repairs to the historic fabric.

#### BHA18 Historic Ground Surfaces, Street Furniture and Public Realm

- (a) To protect, conserve and retain in situ historic elements of significance in the public realm including milestones, jostle stones, city ward stones, bollards, coal hole covers, gratings, boot scrapers, cast iron basement lights, street skylights and prisms, water troughs, street furniture, post boxes, lampposts, railings and historic ground surfaces including stone kerbs, pavement flags and setts and to promote conservation best practice and high standards for design, materials and workmanship in public realm improvements within areas of historic character, having regard to the national Advice Series on 'Paving: The Conservation of Historic Ground Surfaces' (2015).

It is the opinion of this office that the submitted information regarding the historic structure is insufficient in relation to the phasing of the building and providing a date of construction. Further, no drawings/photographs of the historic building are provided that identify historic features within the building or discuss the historic paving to the front of the proposed site.

#### Conclusion

It is recommended that a Historic Building Survey to Historic England Level 4 standard, should be prepared to assess the impact of the proposed development on the historic structure. This assessment should be submitted to the Planning Authority as Clarification of Additional Information. This will enable the Planning Authority to formulate an informed archaeological recommendation before a planning decision is made.

#### **3. Recommended Clarification of Additional Information**

A. The applicant shall submit a Historic Building Survey in order to assess the impact of the proposed development on the historic structure. This shall also include a measured historic building survey, to Historic England Level 4 standard, of those parts of the historic structure and paving that will be directly impacted upon by the proposed development. The assessment shall be prepared by a suitably qualified archaeologist and/or conservation architect and shall address the following issues:

- i. The archaeological and historical background of the development site, to include industrial heritage.
- i. A written record of any historic buildings and boundary treatments/paving, etc. to include an account of the buildings' history as given in published and primary documentary sources, and a critical evaluation of previous records of the building and an account of the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known.
- ii. A drawn record of any historic buildings and boundary treatments/paving, etc. to include, where appropriate, measured plans (to scale or fully dimensioned) as existing to extend to all appropriate areas, and particularly those that are proposed to be impacted upon, showing the form and location of any structural features of historic significance, measured drawings recording the form or location of other significant structural detail, measured cross-sections or long-sections to illustrate the vertical relationships within a building, measured drawings to show the form of any architectural decoration (or small-scale functional detail not easily captured by photography) and measured elevations.
- iii. A photographic record of the proposed affected areas to include, where appropriate, a general view or views of the building, the buildings' external appearances, further views to reflect the original design intentions (where these can be inferred), the overall appearance of the principal rooms (where appropriate), any detail (structural or decorative) that is relevant to the building's design, development and use, and any dates or inscriptions; any signage, maker's plates or graffiti which contribute to an understanding of the building.

B. Two copies of a written report and a digital report containing the results of the archaeological assessment shall be forwarded on completion to the Planning Authority. The Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department of Housing, Local Government and Culture, shall determine the further archaeological resolution of the site.

C. Following submission of the final report to the Planning Authority, where archaeological material is shown to be present the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council), and lodged with the Dublin City Library and Archive, 138-144 Pearse Street, Dublin 2.

#### Reason

In the interest of preserving or preserving by record or in situ archaeological material likely to be damaged or destroyed in the course of development.

Signed




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Dr Niall Colfer  
Assistant City Archaeologist




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Páraic Fallon  
Senior Planner

Cc

- X Planner (E-mail)
- X Planning Registry (Hardcopy)
- X Development Applications Unit
- National Monuments Service
- Dept. of Culture, Heritage and the Gaeltacht
- FAO Tom Condit

