

Archaeological Desktop Assessment

29 Bow Lane West, Dublin

Client: Ixeter Property DAC

Issue date: March 2023

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PLAN NO: 5400/22
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Copies of this report have been presented to:	The client, Ixeter Property DAC.
Please Note:	The International and European conventions on the protection of cultural heritage ratified in Ireland have been taken into consideration for the purposes of this report. The National Monuments Acts 1930-2014, the Heritage Act 1995, Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999, The Planning and Development Act 2000 (as amended), and guidelines issued by the statutory bodies have been consulted in the assembly of this report. All of the recommendations made within this assessment are based on design plans and information provided by the client at the time of writing. Should any alterations be made to design plans or development proposals, further assessment may be necessary. Recommendations are subject to approval by the National Monuments Service at the Department of Housing, Local Government and Heritage.
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1. Introduction

This desktop assessment report has been prepared by Shanarc Archaeology Ltd. for applicant Ixeter Property DAC. Ixeter Property DAC has applied for planning permission to develop a site at 29 Bow Lane West, Dublin (Planning ref. no. 5400/22). A request for further information requiring the applicant to submit an archaeological assessment has been received from the Planning and Property Development Department, Dublin City Council (Condition 4, Appendix 1).

This assessment is based on desk-based research and a site inspection. The purpose of the desktop assessment is to identify the constraints in respect of potential development of the site and to help inform the planning process. To that end, the purpose of the report is to:

- (i) evaluate the nature and extent of known archaeological, built heritage or other cultural heritage assets at the site and in the immediate vicinity;
- (ii) provide mitigation recommendations to address potential impacts on archaeological, built heritage or other cultural heritage assets.

The City Archaeologist was consulted in advance of preparing the assessment as per Condition 4 (a) of the request for further information.

1.1 Site Location and Description

The c. 0.036 hectare site is located on the southern side of Bow Lane West in St James' Ward, Barony of Castleknock and Parish of St James. It lies c. 190m to the east of Cammock River and 555m west of the location of the site of St James' Gate. The site fronts Bow Lane West opposite a gate to St Patrick's Hospital, across the road to the north, and is centred on ITM coordinates E 713666, N 733893. The site is roughly rectangular in plan with a narrower section on the street side. A stone house with a double roof fronts the street and there is a large surfaced yard to the rear. The yard is accessed by a lane to the west of the house. There are modern structures on either side of the building and the rear yard is bounded by walls except on its south-western side where the boundary wall has been removed (Figures 1 & 2).

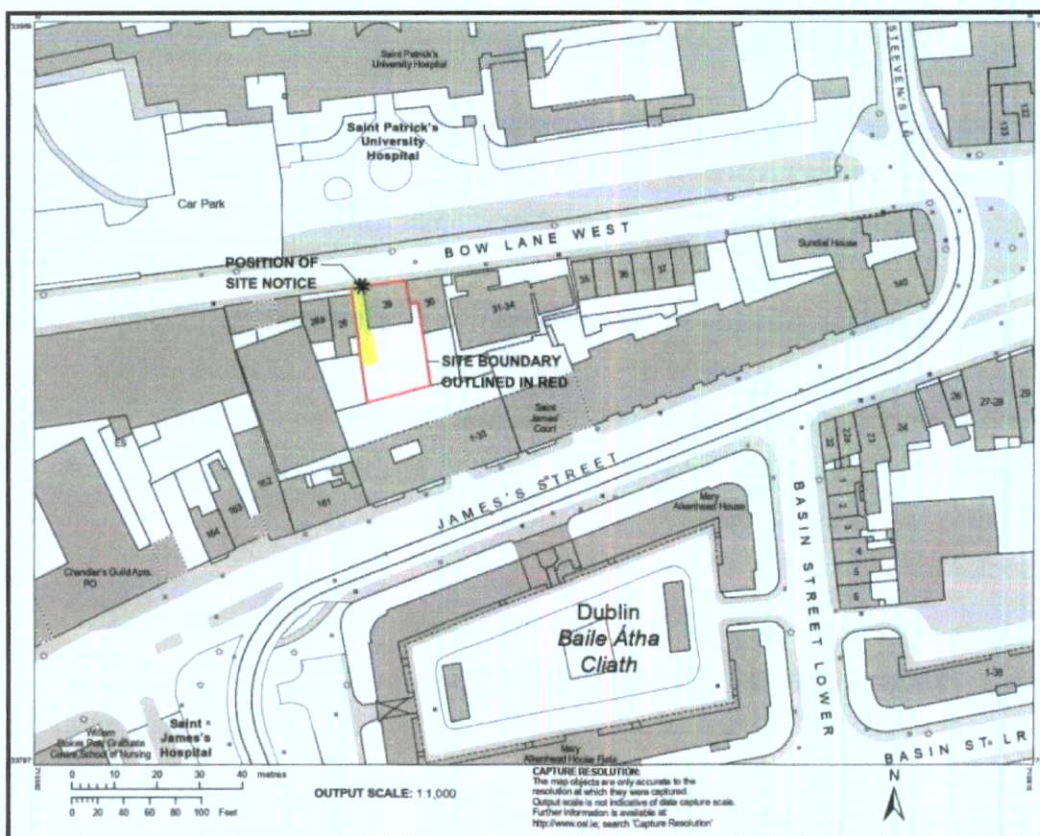


Figure 1 Location of subject site (in red) on the southern side of Bow Lane West (Source: Ceardean Architects).

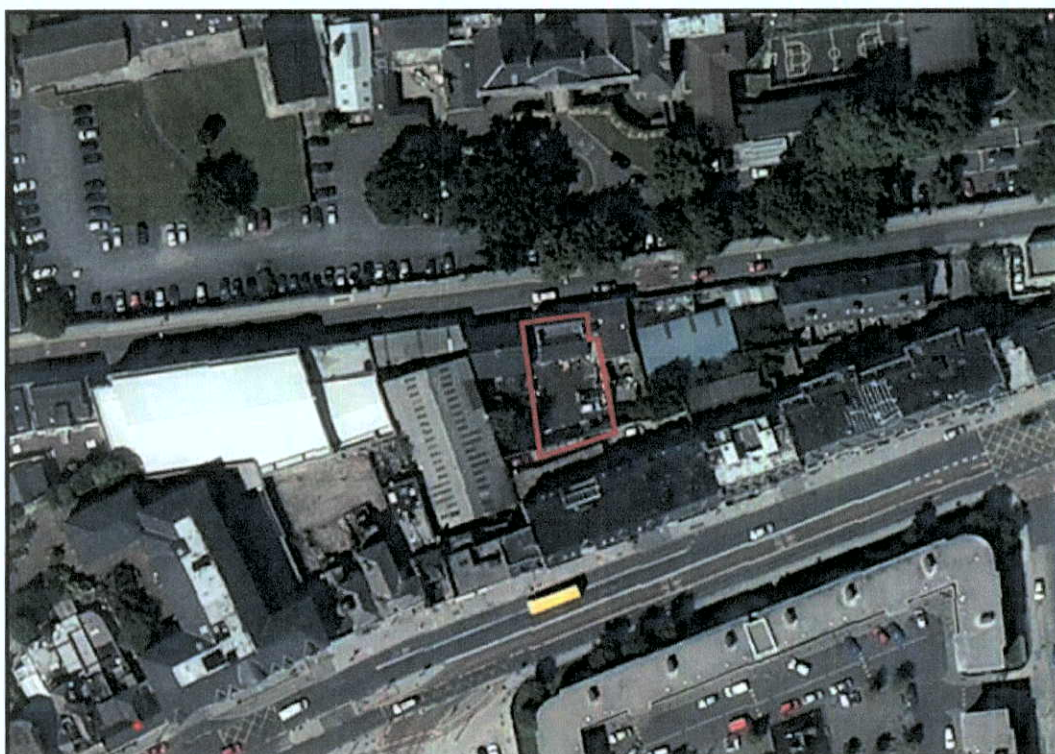


Figure 2 Aerial overview of subject site (in red) on the southern side of Bow Lane West (OSi Licence No. CYAL50313607).

1.2 Development Description

Permission is being sought for the demolition of the existing dwelling and 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 and 1 no. 3-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 28 Bow Lane West, with associated landscaping and site works.

2. Assessment Methodology

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

2.1 Legislative Protection for Archaeological, Architectural and Cultural Heritage

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

- UNESCO World Heritage Convention 1972;
- Charter for the Conservation and Restoration of Monuments and Sites (Venice) 1964;
- European Convention on the Protection of the Archaeological Heritage (Valetta Convention) 1992;
- European Convention on the Protection of the Architectural Heritage (Grenada Convention) 1985;

- European Council Directive on Environmental Impact Assessment (85/337/EEC) (as amended).

National legislation protecting cultural heritage sites comprises:

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

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

- Frameworks and Principles for the Protection of the Archaeological Heritage (1999), Department of Arts, Heritage, Gaeltacht & the Islands;
- Policy and Guidelines on Archaeological Excavation (1999), Department of Arts, Heritage, Gaeltacht & the Islands;
- The Heritage Council, 2000. Archaeology & Development: Guidelines for Good Practice for Developers (2000), The Heritage Council;
- Guidance on the preparation of the EIA Report, 2017, European Commission;
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (2022), Environmental Protection Agency;
- Advice notes on current practice in the preparation of Environmental Impact Statements (2003), Environmental Protection Agency;
- Guidelines for the Assessment of Archaeological Heritage Impacts of National Road Scheme (2005), National Roads Authority;
- Guidelines for the Assessment of Architectural Heritage Impacts of National Roads Schemes (2005), National Roads Authority; and
- Architectural Heritage Protection Guidelines for Planning Authorities (2011), Department of Arts, Heritage, Gaeltacht & the Islands.

2.2 Assessment Criteria

The following assessment criteria have been adopted from the European Protection Agency terminology (EPA 2022) and the Transport for Ireland criteria (NRA 2005) and adapted to an Irish archaeological context. Assessment criteria that have been formulated to be relevant to impacts on archaeological, architectural and cultural heritage sites are generally categorised as one of three types, as described in Table 1.

Table 1: Type of Impact

Type of Impact	Description
Direct	Occurs where an archaeological, architectural or cultural heritage feature, site or structure is physically located within the footprint of development, resulting in the partial or total removal of the feature, site or structure.
Indirect	Occurs where an archaeological, architectural or cultural heritage feature, site or structure, or its setting, is located in close proximity to the footprint of development, which may be indirectly affected as a result e.g. visual effects.
None predicted	Occurs where an archaeological, architectural or cultural heritage feature, site or structure is not adversely or positively affected by development.

Impacts on archaeological, architectural and cultural heritage sites are assessed in terms of impact quality, as described in Table 2.

Table 2: Quality of Impact

Quality of Impact	Description
Negative	A change that will detract from or permanently remove an archaeological, architectural or cultural heritage feature, site or structure.
Neutral	A change that will not affect an archaeological, architectural or cultural heritage feature, site or structure.
Positive	A change that will improve or enhance the setting of an archaeological, architectural or cultural heritage feature, site or structure.

The level or significance of impact on archaeological, architectural and cultural heritage sites is assessed, as described in Table 3.

Table 3: Significance of Impact

Significance	Description
Imperceptible	An impact on an archaeological, architectural or cultural heritage feature, site or structure, which can be measured, but without noticeable consequences.
Not significant	An impact on an archaeological, architectural or cultural heritage feature, site or structure, which causes noticeable changes, but without significant consequences.
Slight	An impact that causes a minor change in the character of the environment, which, although noticeable, does not directly impact or affect the integrity of an archaeological, architectural or cultural heritage feature, site or structure. Such impacts are generally reversible and of relatively short duration.
Moderate	An impact that results in a change to an archaeological, architectural or cultural heritage feature, site or structure, which, although noticeable, does not compromise the integrity of the heritage. These effects arise where an archaeological, architectural or cultural heritage feature, site or structure can be incorporated into a modern-day development without damage and that all procedures used to facilitate this are reversible.
Potentially significant	An impact to a potential feature/area of archaeological, architectural or cultural heritage that could be significant without mitigation measures being implemented, e.g. potential sub-surface archaeological remains.
Significant	An impact that, by its magnitude, duration or intensity alters the character and/or setting of an archaeological, architectural or cultural heritage feature, site or structure. These effects arise where an aspect or aspects of the archaeological, architectural or cultural heritage are permanently impacted on, leading to a loss of character, integrity and data about the feature/site/structure.
Very significant	An impact that, by its magnitude, duration or intensity significantly alters most of the character and/or setting of an archaeological,

Significance	Description
	architectural or cultural heritage feature, site or structure. These effects arise where an aspect or aspects of the archaeological, architectural or cultural heritage are permanently impacted on, leading to a loss of character, integrity and data about the feature/site/structure.
Profound	An impact that completely and irreversibly destroys an archaeological, architectural or cultural heritage feature, site or structure.

2.3 Desktop Study

The following were the principal desk-based sources consulted.

National Monuments

Under the National Monuments Acts 1930-2014 archaeological sites in the ownership or guardianship of the State or a Local Authority and sites under Preservation Orders are designated as National Monuments. Such sites are offered the highest level of protection under Irish legislation, as the preservation of such sites is considered of national importance.

Record of Monuments & Places and Sites and Monuments Record

The Record of Monuments and Places (RMP) was established under Section 12 of the 1994 National Monuments (Amendment) Act. The statutory RMP is a list of archaeological monuments known to the National Monuments Service, and is based on the earlier Sites and Monuments Record (SMR) files housed at the National Monuments Service. The record is updated on a constant basis.

Topographical Files of the National Museum of Ireland

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

Any archaeological object found without a known owner at the time it was found is protected under National Monument's legislation and is deemed to be in the ownership of the State.

Excavations Bulletin and Excavations Database

The Excavations Bulletin is both a published annual directory and an on-line database that provides summary accounts of all the excavations carried out in Ireland – north and south – from 1969 to the present. The on-line database has been compiled from the published Excavations Bulletins from the years 1970-2010, with additional online-only material from 2011 onwards. The database gives access to summary descriptions of archaeological excavation reports, and is updated on a constant basis.

Dublin City Development Plan 2022-2028

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

Built Heritage and archaeology are addressed in Chapter 11 of the Dublin City Development Plan, Volume 1.

National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) is an ongoing survey within the Department of Housing, Local Government and Heritage. The work of the NIAH involves identifying and recording the architectural heritage of Ireland, from AD1700 to the present day and includes country houses, churches, mills, bridges and other structures of note. Structures rated as being of regional or above importance are included in the Minister's recommendations to the planning authorities for inclusion on the list of Record of Protected Structures. *An Introduction to the Architectural Heritage of Dublin South City* was published in 2017.

Cartographic Sources

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

Aerial Photographs

Aerial photographs are a useful aid in identifying archaeological monuments that are not visible at ground level. The successful detection of archaeological sites through aerial photography varies depending on several factors, including the position of the sun, the type of crop growing and the amount of rainfall in a growing season. In some years, such as during the drought of 2018, sites were clearly visible, while in others the same site would be undetectable from the air.

Toponymy Sources

A townland name may preserve information relating to its archaeology, history, folklore, ownership, topography or land use. Most placenames were anglicised by the Ordnance Survey, which began in the 1830's. Despite some inaccuracies in translation, the Gaelic, Viking, Anglo-Norman and English origins of placenames are generally recognisable. The Placenames Database of Ireland website (www.logainm.ie) hosts online bi-lingual placename research and archival records for townlands. Joyce's *The Origin and History of Irish Names of Places*, is also an invaluable source for townland name meanings.

Documentary Sources

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

2.4 On-Site Inspection

On-site inspection offers the opportunity to examine a study area in light of desk-based research and evidence. Inspection is essential in determining the nature and extent of any surviving above-ground evidence, and in predicting the potential effects of a proposal on potential below-ground remains. A site inspection at the subject site was carried out by Andrew Finney, Shanarc Archaeology Ltd. on 24th March 2022.

3. Receiving Environment

3.1 Archaeological and Historical Background

The extent of archaeological activity within the wider study area is attested to by the number and range of known archaeological monuments within the surrounding landscape. The Dublin region was attractive for settlement due to its fertile land and proximity to the River Liffey and Dublin Bay. Dublin city's origin was focused on the lowest regular crossing point of the lower River Liffey, around which the early town grew (Clarke 2002).

3.1.1 Prehistoric Period

Mesolithic c. 7000-4000BC

The earliest evidence of human activity in the Dublin area is coastal. Wooden fish traps dating to 6100 – 5760 cal BC were found on the Mesolithic shoreline at Spencer Dock, Dublin 1 (McQuade 2008, 8-11). A number of shell middens and flint scatters – the most common evidence of Mesolithic activity - are located along the coast from Sutton and Malahide to Balbriggan, most notably on Lambay Island (Baker 2010, 8), and at Howth and Dalkey (Waddell 1998, 19).

Neolithic c. 4000-2500BC

A Late Neolithic single cist burial (DU018-037) was excavated at Drimnagh (Kilbride-Jones 1939). It was covered with a mound, into which Bronze Age cremation burials were later inserted. To the north, a portal tomb is found at Howth Demesne, and a number of cairns and mounds are situated on Howth Head. Feltrim Hill, Swords, has Neolithic origins.

Bronze Age c. 2500-800BC

An Early Bronze Age burnt mound dated to c. 1938-1744 cal BC was excavated at a multi-period site (Bronze Age, Viking, medieval and post-medieval) at Hammond Lane, Dublin 7 (Cryerhall 2006).

The continuity in burial practices in the Late Neolithic/Early Bronze Age is evidenced in cist burials accompanied by bowl and vase food vessels from Knockmary, Phoenix Park (Stout and Stout 1992, 9). Two copper axeheads were discovered beside a cist burial at Suffolk Street, Dublin 2 (Waddell 1990, 81). Cists were also found at Tallaght and Lugmore on Tallaght Hill (Stout and Stout 1992, 10). Burials were found at Whitestown, and flat cemeteries have been identified at Greenhills and Edmondstown. In 2002 a burial pit was discovered during test excavations about 230m to the north-west of the subject site (DU018-112). The burial contained a Bronze Age food vessel. Further investigations in 2005 discovered a further five cremation pits and associated pottery. One vessel, a pygmy cup, contained three beads, two of bone and one ceramic (Walsh 2005, 02E0067).

A number of Late Bronze Age weapons have been found in the Tolka valley, including a bronze flat axe from Finglas (NMI 1959:73).

Iron Age c. 800BC-AD500

Evidence of Iron Age settlement in the form of waterfront structures (c.160 – 60 BC), including carved wooden vessels, has been excavated at Ormond Quay, Dublin 1 (Bolger 2011). Within the wider area, there are enclosures of probable Iron Age date at Lugg on Saggart Hill, Athgoe Hill and Lyons Hill.

3.1.2 Historic Period

Early Medieval Period c. AD500-1100

In its earliest days Dublin city developed in the area south of the River Liffey at the lowest regular crossing-point of the river, thought to be in the Stonybatter area. Four of the prehistoric route ways of Ireland appear to have converged in the area (Clarke 2002). *Slighe Miduachra* and an unnamed road from Tara, on the north side of the river, crossed the River Liffey at the fording point, *Ath Cliath*, the ford of hurdle-work. This ford has given the modern city its Irish name. The position of the road from Tara is possibly recorded in the name of the street Stonybatter - the stoney *bóther*- cow track or drove way. Cattle

were still driven along the road into Dublin from the countryside into the twentieth century (T. and S. Reilly, pers. comm.). The route continued southerly by way of present day Saint Augustine Street and Francis Street to a crossing on the River Poddle (Clarke 2002). This north-south route way intersected with an east-west route way the *Slige Mhór*, the great highway. The *Slige Mhór* was the principal route way to the West and divided the country into symbolic halves called *Leth Conn* (north) and *Leth Moga* (south). It ran along James' Street and Bow Lane West to the Bow Bridge and over the River Cammock. From there it continued westwards through Kilmainham and beyond. Bow Bridge and the road to it (Bow Lane West) are mentioned in a 1488 manuscript 'Concerning the metes and bounds of the franchise of the city of Dublin' (Clarke 2002, 32). A second settlement nucleus developed not later than the early seventh century at Dubhlinn to the south east of *Ath Claith* and took its name from the dark pool on the River Poddle. The area of the subject site was outside the town during this period but was on an important routeway into the city.

In AD841, the Vikings established a longphort at Dublin, thought to have been located at Dubhlinn. From AD842 it appears that a second longphort had been established and referred to as *Ath Cliath*. The Vikings possibly took advantage of Usher's Island on the River Liffey, facilitating control of the fording point across the River and the associated network of route ways.

Driven out in AD902, the Vikings returned in 917, establishing a trading town further east at the confluence of the Liffey and Poddle rivers. By 1000, the Hiberno-Scandinavian town - Dyflinn - and suburban developments had evolved, protected by defences or embankments constructed of earth and timber. The waterfront at Wood Quay and Essex Street West appears to have been a primary focus of growth (Clarke 2002). Post 1015, an extension of the town's defences was constructed westward, and an earthen embankment at High Street may be associated with this period (Clarke 2002). This western extension of the Hiberno-Norse town wall incorporated the eastern part of the Gaelic *Ath Cliath*. In c. 1030, the Diocese of Dublin was refounded and the first cathedral of Holy Trinity (Christchurch Cathedral) was built by Bishop Dúnán of Dublin and King Sitric Silkbeard. C. 1100 an encircling stone wall was being constructed and we also see the development of settlements on the north side of the river Liffey. A bridge is recorded across the river in 1112. It was probably first built in wood to the east of Usher's Island. The founding of St Mary's Abbey in 1139 and St Michin's, located to the north of the connecting bridge, in 1095 suggests the existence of a large enough population for

which spiritual support was desired. The pre-Norman town of Dublin was a well-established urban environment protected by a stone wall and had a royal hall, seven churches within its walls, a cathedral, extramural churches in the suburbs and two suburban monasteries. It was described in the Book of Leinster as one of the seven wonders of Ireland (Clarke 2002, 5).

The Anglo-Normans attacked and took control of the existing town in 1170 and there are references to Hiberno-Norse inhabitants being displaced to the settlement north of the river Liffey at Ostmanby. In 1171, Henry II arrived to establish Dublin as the capital of the Anglo-Norman territory in Ireland. A castle was built within the town walls and was presumably of wood. In 1204 King John ordered the construction of a stone castle which would in time develop into the Dublin Castle we know today. Dublin expanded rapidly in the late twelfth and thirteenth centuries. In 1192 the charter of urban liberties allowed building outside the town walls as well as inside. The earlier extramural settlement developed into four discrete suburbs. The Anglo-Normans improved the town's defences and carried out land reclamation at Wood Quay and Exchange Street Lower so facilitating bigger trading vessels. By the late thirteenth century Dublin was a well organised municipal with royal patronage, a mayor and with judicial, mercantile and religious functions comparable with other European towns. St James' gate 550m to the east of the subject site allowed entry into the city along the *Slige Mhór*. It was described in 1599 as a tower over gate (Clarke 2002, 22) and is shown on John Speed's map of 1610.

The 14th century saw the towns people fend off a threatened attack from the Scots in 1317 by burning the western suburb among other things. The extensive destruction affected the income of the town and without breaks of Black Death in the century and the threat of attack from the Irish in the south the rebuilding and expansion of the town was arrested.

Henry VIII's Reformation of the sixteenth saw the confiscation of church lands and redistribution of its property and wealth including the Priory at Kilmainham.

Post-Medieval Period c. AD1600-1800

During the post-medieval period Dublin was transformed by municipal, ecclesiastical and private developers into a city with fine public buildings such as the Royal Hospital at Kilmainham, Trinity College and the Parliament building, the military barracks on Benburb

Street and the Four Courts. It was filled with the mansions of the wealthy gentry and merchant classes. The port was developed and land reclaimed along the quays e.g. at Ormond's quay. By the end of this period Dublin had been transformed into a city of wide streets, fashionable squares and charitable institutions. It had pushed its boundaries past its medieval walls into the countryside on both sides of the Liffey.

Urban estates began to emerge at the end of the seventeenth century resulting in planned development in areas owned by both private individuals and the civic authorities. One of these planned developments was carried out by Sir Humphrey Jervis, a ship owner and merchant, to the east of Oxmantown. It was partly built on land once belonging to St Mary's Abbey. The area of the proposed development site, positioned to the west of the city, saw the founding of hospitals and charitable institutions during this period. The Royal Hospital at Kilmainham which opened in 1684 was designed by William Robinson and was the largest public building project in Ireland in the 17th century Ireland. It was described as looking like a palace (Clarke 2002, 5) and featured proudly in paintings and drawings of the period. The City Work House had been constructed by 1705 to house the poor of the city and like the Royal Hospital was located at a remove from the city to remove temptation of residents associating with ruffians. Steeven's Hospital and St Patrick's were located to the north of the subject site and also benefited from the clean south-westerly winds which kept the city pollution to the east (Lennon and Montague 2010). A fountain and sundial was erected at the Bow Lane West and James' Street junction in 1790 and was recorded by George Petrie in a drawing. Bow Lane West is shown but not named on de Gomme's map of 1673, running down to Bow Bridge. It also appears on Brooking's map of 1728 where for the first time structures appear on the road. By 1756 the city had developed outside its medieval core, however the area to the west and south of the subject site were still rural in character.

3.2 Cartographic Analysis

Relevant extracts are presented from the following consulted historic maps:

- Down Survey map of County Dublin, 1656-58 (Figure 3);
- Down Survey map of the Barony of Castleknock, 1656-58 (Figure 4);
- An exact survey of the city and suburbs of Dublin: in which is express'd the ground plot of all public buildings, dwelling houses, warehouses, stables, courts, yards etc. John Rocque, 1756 (Figure 5);

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- Taylor and Skinner's, Map of the Roads of Ireland, surveyed 1777 (Figure 6);
- Plan of the city of Dublin: taken from an actual survey from the Universal Scots Almanack, John Robertson, 1782 (Figure 7);
- Extract from William Faden's plan of the city of Dublin, 1797 (Figure 8);
- Ordnance Survey, First edition, 6-inch map, sheet DN018, 1844 (Figures 9 & 10);
- Ordnance Survey, First edition, 5-feet to one statute mile map, sheet DN019, 1847 (Figure 11);
- Second edition, 5-feet to one statute mile map, sheet DN019, 1864 (Figure 12);
- Ordnance Survey, revised 25-inch edition OS map, sheet DN018-10, 1911 (Figure 13) and
- Ordnance Survey, last edition historic 6-inch edition OS map, sheet DN018, 1953 (Figure 14).

The Down Survey is a mapped survey carried out between 1656 – 1658 under the direction of Sir William Petty that recorded land to be confiscated from Irish Catholics in order to facilitate its redistribution to English merchants and soldiers. It recorded many townland boundaries and their areas with precision throughout Ireland. The resultant maps contain other detail, such as on roads, rivers, towns, churches, castles, houses and fortifications, as well as topographic and land use detail.



Figure 3 Extract from the Down Survey map of the County of Dublin, 1656-58, with the approximate location of the subject site highlighted (in red) (Source: downsurvey.tcd.ie).

The county map for Dublin depicts the congested medieval core of the city to the east of the proposed development site (Figure 3). The site is shown outside this core but within the precinct of the city. The Cammock River is shown running roughly north-east and northward to the Liffey and partially indicates the city bounds. Kilmainham is clearly marked to the west with the bridge at Kilmainham over the River Cammock and another bridge over the Liffey to its north. Other recognisable place names include Dolphin, Pheenix, Chapell Lizard and Grang Gormond.

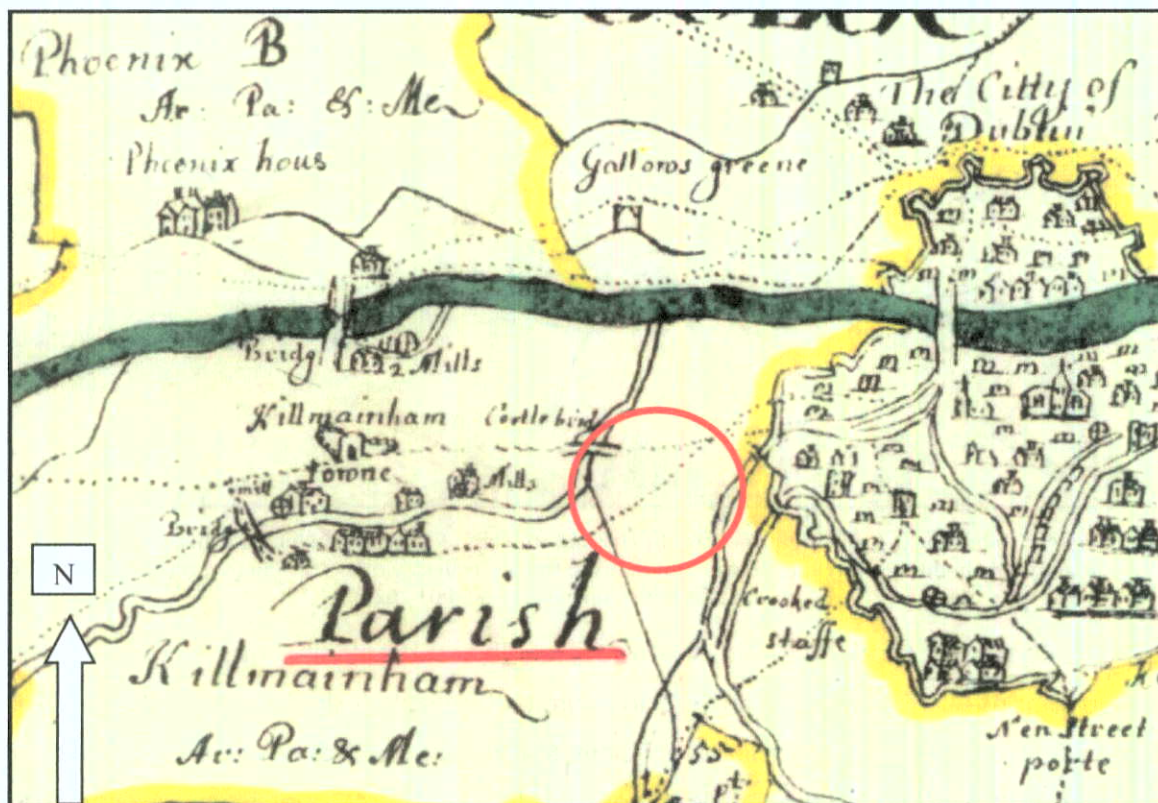


Figure 4 Extract from the Down Survey map of the Barony of Castleknock, 1656-58, with the approximate location of the subject site (in red) (Source: downsurvey.tcd.ie).

The Barony map of Castleknock shows 'the City of Dublin' to the east (Figure 4). The town defences are clearly visible as are individual houses and river courses. Several roads are indicated including Bow Lane West and James' Street. These roads run north and south, respectively, of the River Cammock and converge to the east of the subject site. The Bow Bridge, over the River Cammock, can be seen at the west end of Bow Lane West. It is annotated as Castlebridge on the map. The bridge and settlement at Kilmainham are depicted as are several mills. The bridge over the River Liffey is also shown and is the location of two more mills.

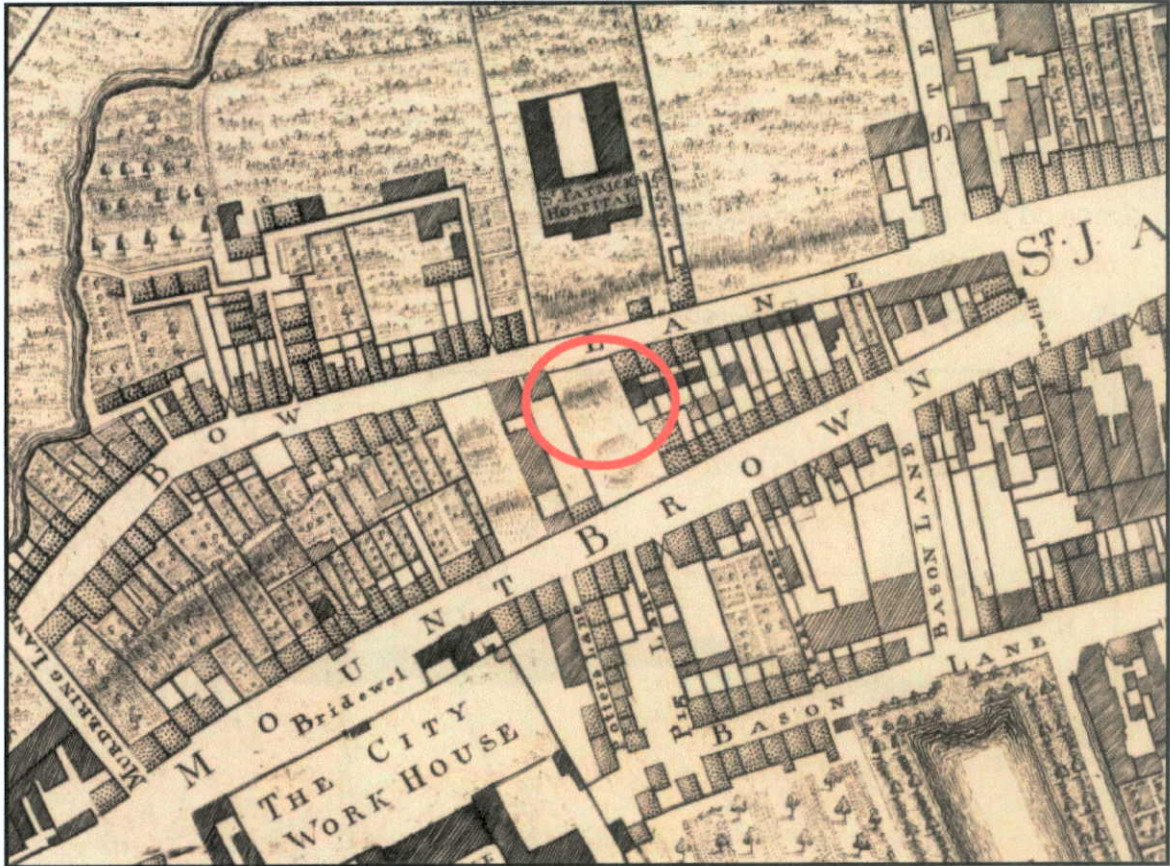


Figure 5 John Rocque, an exact survey of the city and suburbs of Dublin: in which is express'd the ground plot of all public buildings, dwelling houses, warehouses, stables, courts, yards etc. 1756 (Source: Harvard Library map collection, accessed 24/03/2023).

On Rocque's map of 1756 the area of the subject site has undergone much development (Figure 5). In the broader area charitable institutions, especially hospitals, have been built. In the immediate vicinity St Patrick's hospital has been built across Bow Lane to the north and the City Workhouse to the south on Mount Brown. A bridewell and bedlam were also located on this site. Interesting street names have been recorded recalling the activities being carried out on streets such as Murdering Lane, Potter's Lane and Pig Lane. The area of the subject site is indicated as open ground running through the block to Mount Brown, with the property to the east being occupied by a dwelling and that to the west as warehouses or stables. Another area of open ground lay to the west. Horticulture appears to have been undertaken in the fields to the east and west of the City Basin and west of the Workhouse. Inmates were put to work in these fields (Lennon and Montague 2010, 73).



Figure 6 Extract from Taylor and Skinner's, *Map of the Roads of Ireland, surveyed 1777*, with the approximate location of the subject site arrowed (in red) (Source: askaboutireland.ie).

The Taylor and Skinner road map from Dublin to Limerick, surveyed in 1777, depicts Bow Lane West and the bridge over the Cammock (Figure 6). It does not show details of structures; however, a block of black indicates that the south side of Bow Lane West was built on.

In Robertson's map of the city two lanes cut through from Bow Lane to Mount Brown (Figure 7). They appear to be roughly in the locations of the two patches of open ground visible in the previous map, but narrower and suggest lanes were retained between the buildings cutting through from Bow Lane to Mount Brown. The area of the subject site may have been built on at this stage. The scale of the map makes it difficult to ascertain with certain.



Figure 7 Plan of the city of Dublin: taken from an actual survey from the Universal Scots Almanack, John Robertson 1782 (Source: Harvard Library map collection, accessed 24/03/2023).

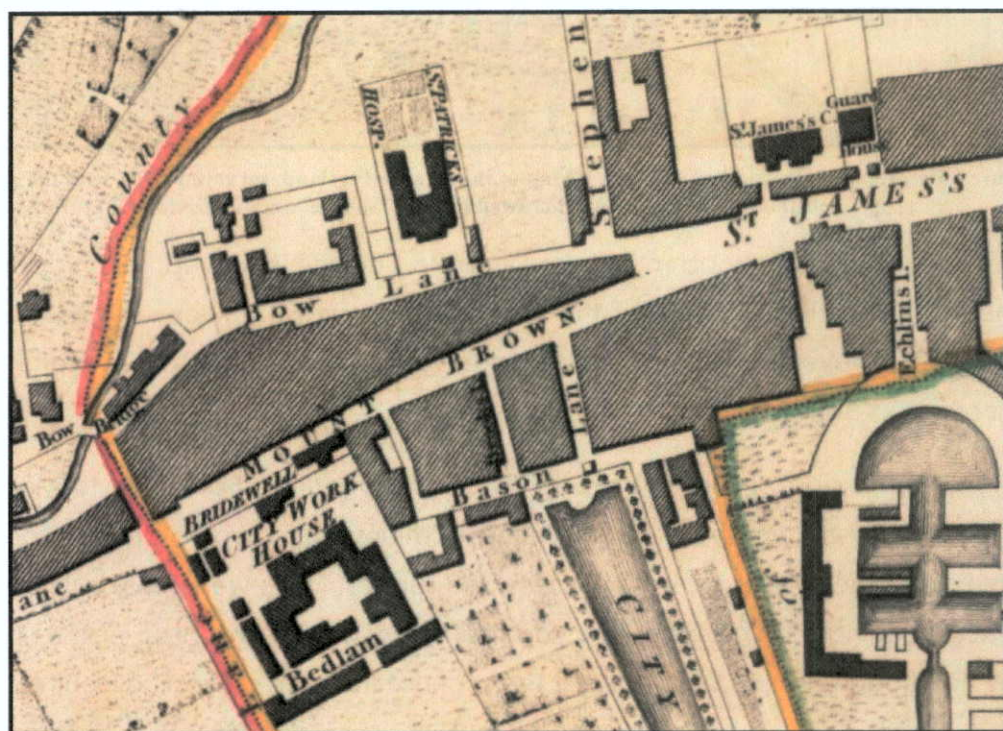


Figure 8 Extract from William Faden's plan of the city of Dublin, 1797 (Source: Harvard Library map collection, accessed 24/03/2023).

Faden's map of the city shows that the two lanes represented on the previous map have been built upon (Figure 8).

The first ever large-scale survey of Ireland was undertaken by the Ordnance Survey (OS) between 1829 and 1842, producing highly accurate maps at different scales.



Figure 9 Location of subject site (arrowed in red) on 1st edition OS 6-inch map, sheet DN018, published 1844 (OSi Licence No. CYAL50313607).

On the first edition 6-inch OS map, surveyed in 1836 and published in 1844, the subject site is located on the southern side of Bow Lane to the west of the intersection with James' Street (Figure 9). A structure fronts Bow Lane and there is a yard to the rear with small structure located in the south-eastern corner of the yard. There are similarly laid out properties to the east, west and south of the subject site.

In the broader area (Figure 10), taking advantage of the unpolluted south-westerly breezes, which would have blown the pollution of the city away in the 17th and 18th centuries, there is a remarkable number of hospitals in the area. Swift's Hospital, also known as St Patrick's, is indicated to the north of the subject site. There is a block facing south with two long annexes to the rear. The hospital is set in gardens and the grounds appear to run to the river to the north and north-west. Steeven's Hospital is located to the north-north-east and the Royal Hospital and its infirmary are across the river to the north-west and west. The very large, South Dublin Union Workhouse lies to the south-west of the

subject site. It is also set in extensive gardens. The Grand Canal Basin Docks and the City Basin are also visible to the east of the workhouse. Bow Bridge can be seen crossing the River Cammock at the west end of the Bow Lane. From this point to its confluence with the Liffey to the North, the Cammock marks the city boundary. Bow Lane is located at the very edge of the city and the semi-rural nature of the area just to the west of the subject site is obvious from the map.



Figure 10 Location of the subject site in the larger Dublin area on 1st edition OS 6-inch map, sheet DN018 (OS Licence No. CYAL50313607).

The urban 1st edition OS 5-feet map of Dublin city, published in 1847, shows the area of the site in some detail (Figure 11). No. 29 is depicted as an 'L'-shaped building fronting Bow Lane with a large yard to the rear. A lean-to structure is located at the back of the house and a second one along part of the western boundary wall. At the west end of the main building there appears to have been an access route to the rear yard through an arch with a room above. Another structure was located in the south-east corner of the yard. Neighbouring houses to the south are depicted having gardens some with laid out beds, paths and trees, but the yard of the subject site appears more functional. The entrance to Swift's Hospital is through a pillared entrance way into a formal garden.

The 2nd edition 5-feet to one mile OS map, published in 1864, shows much the same detail as the previous edition (Figure 12). The passageway to the rear of the house is now indicated with an 'X'. The garden of Swift's Hospital has been laid out more formally than in the previous map.

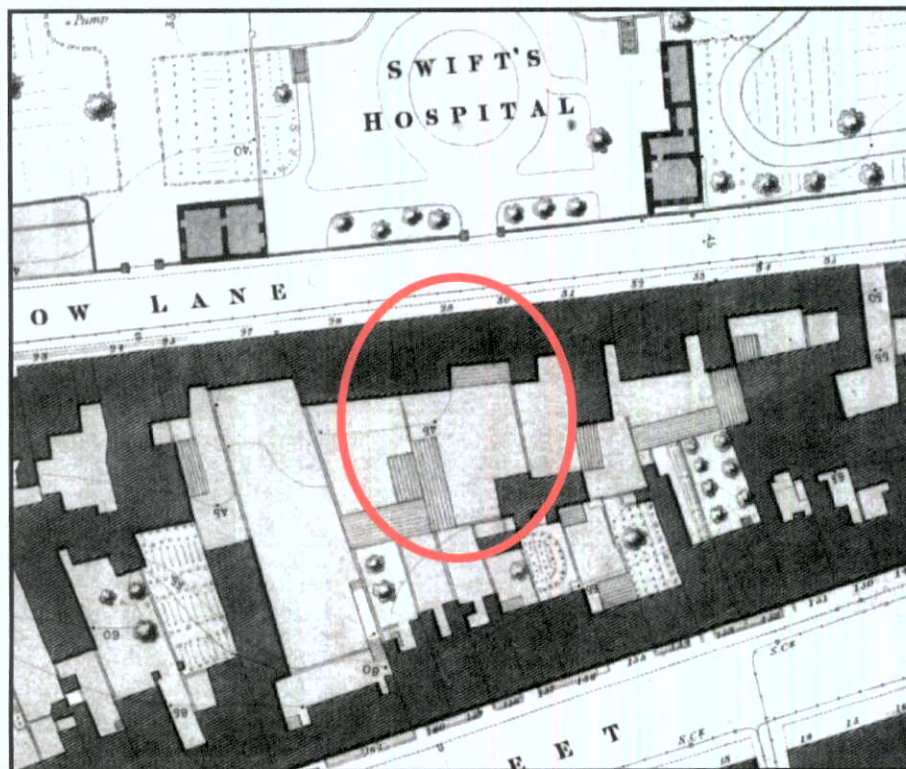


Figure 11 Location of subject site (circled red) on extract from 1st edition, 5-feet to one statute mile OS map of Dublin, sheet 19, published 1847 (Source: digital.ucd.ie).

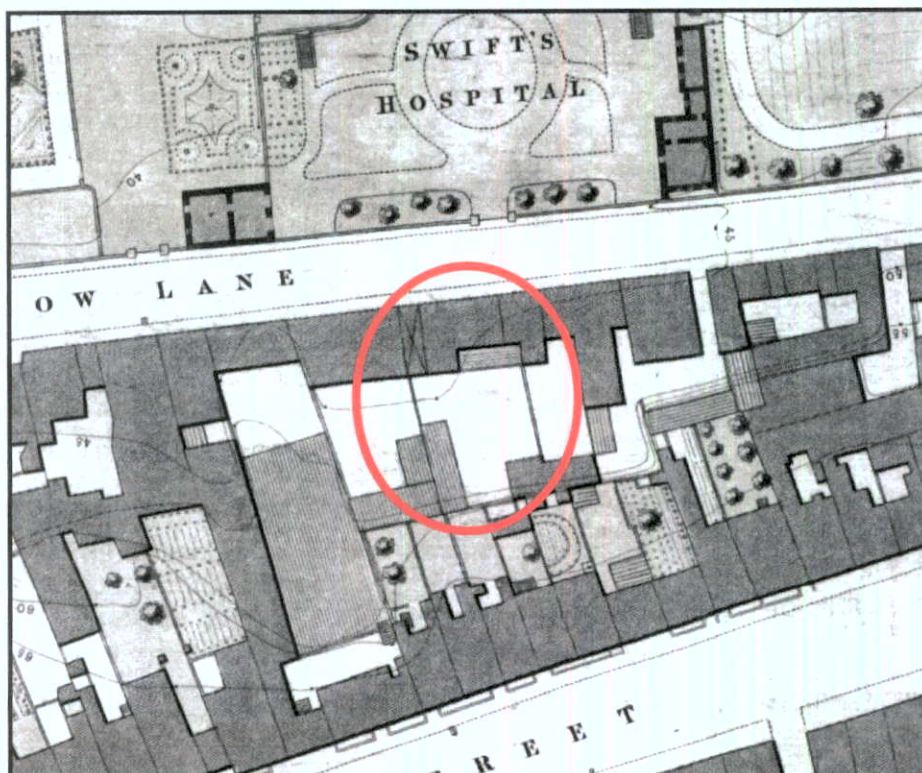


Figure 12 Location of subject site (circled red) on extract from 2nd edition, 5-feet to one statute mile OS map of Dublin, sheet 19, published 1864 (Source: digital.ucd.ie).

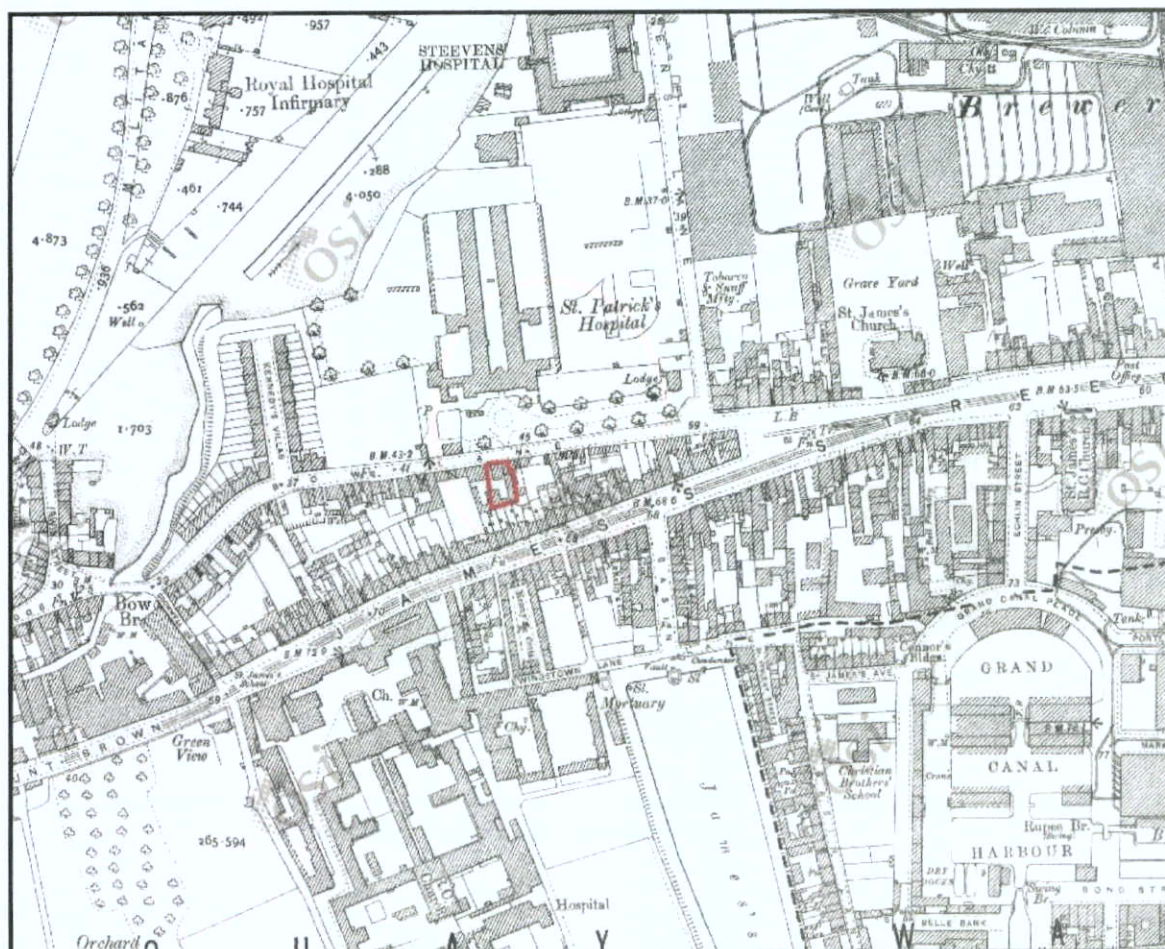


Figure 13 Location of subject site (in red) on the revised 25-inch edition OS map, sheet DN018-10, published 1911 (OSi Licence CYAL50313607).

In the revised 25-inch edition OS map, surveyed in 1907 and published in 1911 (Figure 13) the house fronting Bow Lane appears to have been altered. The passageway to the rear of the building is no longer covered and the house appears deeper relative to n. 28. The passageway also accesses the yard of the neighbouring building to the west, no. 28. Structures are located on the southern, eastern and part of the western boundary walls of the yard and there is a small separate structure at the northern end of the western wall adjacent to an opening into the neighbouring yard. In the broader landscape the hospitals of Steeven, Swift, the Royal Hospital Infirmary and the South Union Workhouse are still prominent in the landscape, however the vast St James's Gate Brewery has been extended beyond its original bounds between James's Street and the River Liffey to the north. It must have been very dominant in the landscape as it still is today.

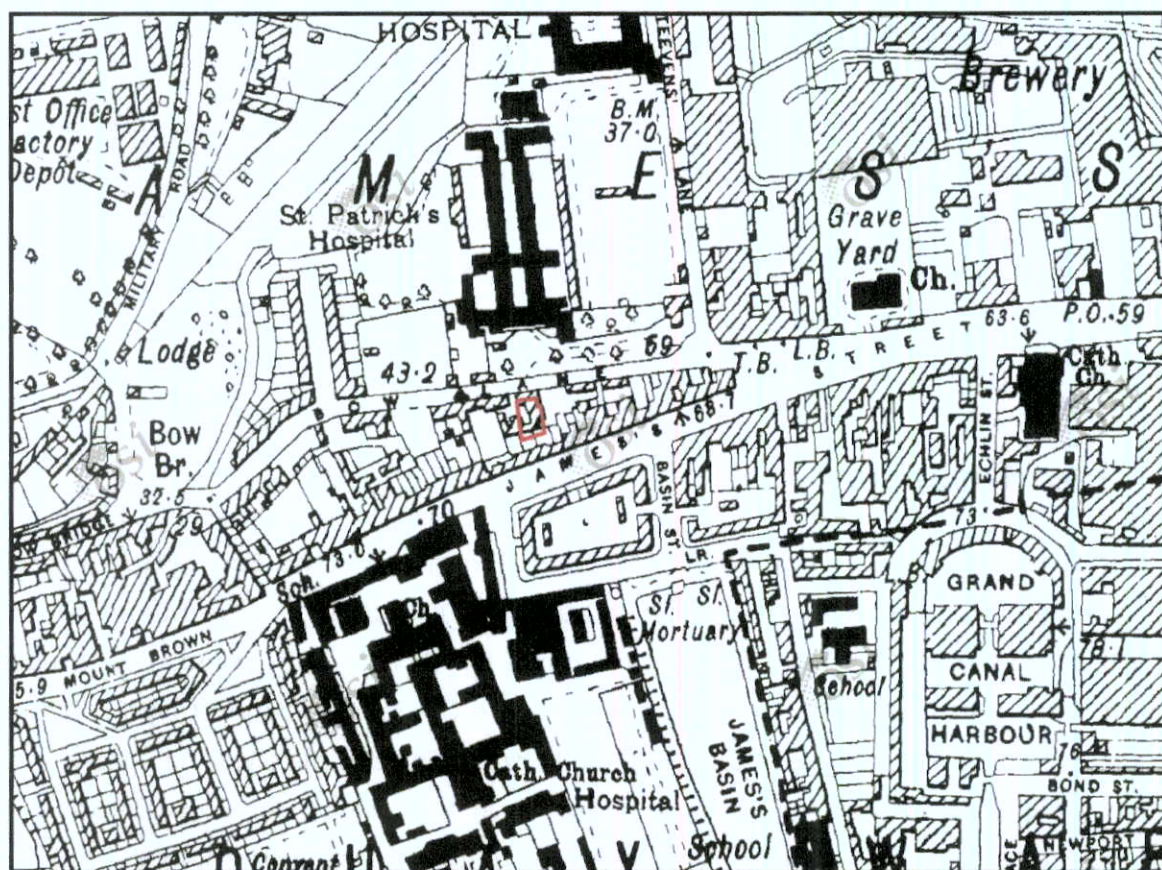


Figure 14 Location of subject site (in red) on last historic 6-inch edition OS map, sheet DN018, published 1953 (OSi Licence CYAL50313607).

In the last historic OS 6-inch map, published in 1953, the subject site is much as it was in the previous map edition (Figure 14). The building to the east no. 30 or perhaps no. 31 has been demolished and that property appears to have been merged with the large yard to the east. In the larger area the planned housing schemes built by Dublin Corporation in the mid-20th century to alleviate overcrowding in the city are clearly visible at Kimmage and Crumlin. They were built following the principles of the Garden City movement and their well laid out streetscapes of avenues and open areas can still be seen today.

3.3 Aerial Photographs

Aerial photographs from 1995, 2000, 2005, 2005-2012 and 2013-2018 were consulted (National Townland and Historical Map Viewer; accessed 24/03/2023). Owing to the scale of the images it was not possible to ascertain any detail except in the final image. The double roof of the structure and the rear yard with cars parked in it is visible. There is no indication of the lean-to structures along the yard perimeter walls. The large block of flats at nos. 31 to 34 has not yet been built.

3.4 Toponymy

Bow Lane West is so named to distinguish it from Bow Lane East, which is located between Aungier Street and Lower Mercer Street. It appears to have been called Bow Lane from an early period and no other name for the road is recorded in early maps. It most likely obtained its name from its bent shape as the road bends sharply southwards to allow it to approach Bow Bridge at a right angle. This deviation was necessary to cross the bridge at a point south of the river braiding into several branches as can be seen on Traynor's sketch of a survey of Kilmainham in 1671. It is interesting to note that its eastern name sake, Bow Lane East derives its names from Beaux (Rocque's 1756 map), which seems to have a corruption from Elbow Lane (Brooking's 1728 map).

3.5 National Monuments

Appendix 6, Section 4.4 of the Dublin City Development Plan lists National Monuments in State care. There are no National Monuments in State care within 500m of the subject site. The closest, Kilmainham Gaol, lies just over a kilometre to the west.

3.6 Sites and Monuments Record and Record of Monuments and Places

No monuments recorded in the Sites and Monuments Record (SMR) or Record of Monuments and Places (RMP) are located within, or in the immediate vicinity of the subject site. The subject site is located within the historic town of Dublin (RMP no. DU018-020) and there are fifteen individually recorded RMP sites within 500m of the site; these

are listed in Table 4, and their locations in relation to the subject site are indicated in Figure 15.

Table 4 Recorded monuments within a c. 500m radius of the subject site.

RMP No.	Class	Ward	ITM Co-ordinates	Number on Figure 15
DU018-020	Historic town	Dublin North City, Dublin South City	N/A	0
DU018-020254	House-18th/19th century	Dublin South City	713281/733833	1
DU018-020285	Hospital	Dublin South City	713196/733870	2
DU018-020286	Religious house - Knights Hospitallers	Dublin South City	713197/733869	3
DU018-020287	Bridge	Dublin South City	713438/733836	4
DU018-020290	Water mill - unclassified	Dublin South City	713255/733728	5
DU018-020292	Hospital	Dublin South City	713510/734125	6
DU018-020304	Hospital	Dublin South City	713606/733719	7
DU018-020305	Workhouse	Dublin South City	713604/733718	8
DU018-020341	Hospital	Dublin South City	713715/734155	9
DU018-020346	Church	Dublin South City	713898/733971	10
DU018-020477	Mill - unclassified	Dublin South City	713618/734138	11
DU018-112	Pit-burial	KILMAINHAM	713368/734111	12
DU018-140	Field system	Dublin South City	713912/733865	13
DU018-440	House - 18th century	Dublin South City	713800/733952	14
DU018-441	House - 18th century	Dublin South City	713581/733827	15

The subject site is located within the historic town of Dublin (RMP no. DU018-020). The individual monuments that make up the historic town are individually identified and numbered DU018-020001-0200999. Only two of these individual RMP sites lie within 100m of the subject site. The closest, c. 92m to the south-west, is that of a house, no.172 James' Street dating to the 18th century (RMP no. DU018-441). Another house lies c. 98m to the north-west no. 134 James' Street. It is known as the Jam Factory and is a two-bay, four-storey-over-basemen end-of-terrace former house (RMP no. DU018-440). The external chimneystack, bowed extension, arched ground floor window, open-well staircase with ramped handrail, and unusual plan form suggest an early date. Notably four hospitals are located within 500m of the site, including Steeven's Hospital and the Royal Hospital (RMP no. DU018-020285) designed by William Robinson and completed in 1684. According to Craig (1982, 153-6) this is the oldest surviving fully classical building in Ireland and the largest secular building of its period. It was designed to take 300 pensioner soldiers. Kilmainham has been compared to *Les Invalides*, Paris, which was built by King Louis, 1670-1676 (Craig 1982, 153-6). It is also the site of a priory for the Knights of the Order of St John the Baptist of Jerusalem (DU018-020286), which was founded by Richard de Clare in 1174. Its landed possessions included 500 acres in the vicinity of the Priory. This incorporated the monastery of Cill Maigneann on the present grounds of the Royal Hospital. The historical sources describe an outer and inner enclosure at the priory; the inner enclosure contained a castle with a quadrangle surrounded by a strong wall with towers at four corners. The Down Survey (1655-6) for Kilmainham shows the remains of the priory still standing though in a ruinous state. In 1681 the Royal Hospital was built near the old ruinous building called the castle of Kilmainham. The demolished material was used in the new building.

Construction of the City Workhouse (RMP no. DU018-020305) began in 1703 and by 1730 it was used primarily as a foundling hospital for abandoned children (RMP no. DU018-020304). Currently the site is occupied by St James' Hospital. The former master's house, along with its adjoining former linen factory, are the only surviving 18th century buildings remaining on the campus. Notable early features include in its distinctive roof structure and door surround. As most workhouses in Ireland post-date the establishment of the Poor Law Unions in 1838, the survival of this earlier workhouse building is notable.

Also notable are the two mill sites, which are associated with the River Cammock (RMP nos. DU018-020477 and DU018-020290). The latter is shown on the Down Survey Barony map (Figure 4).

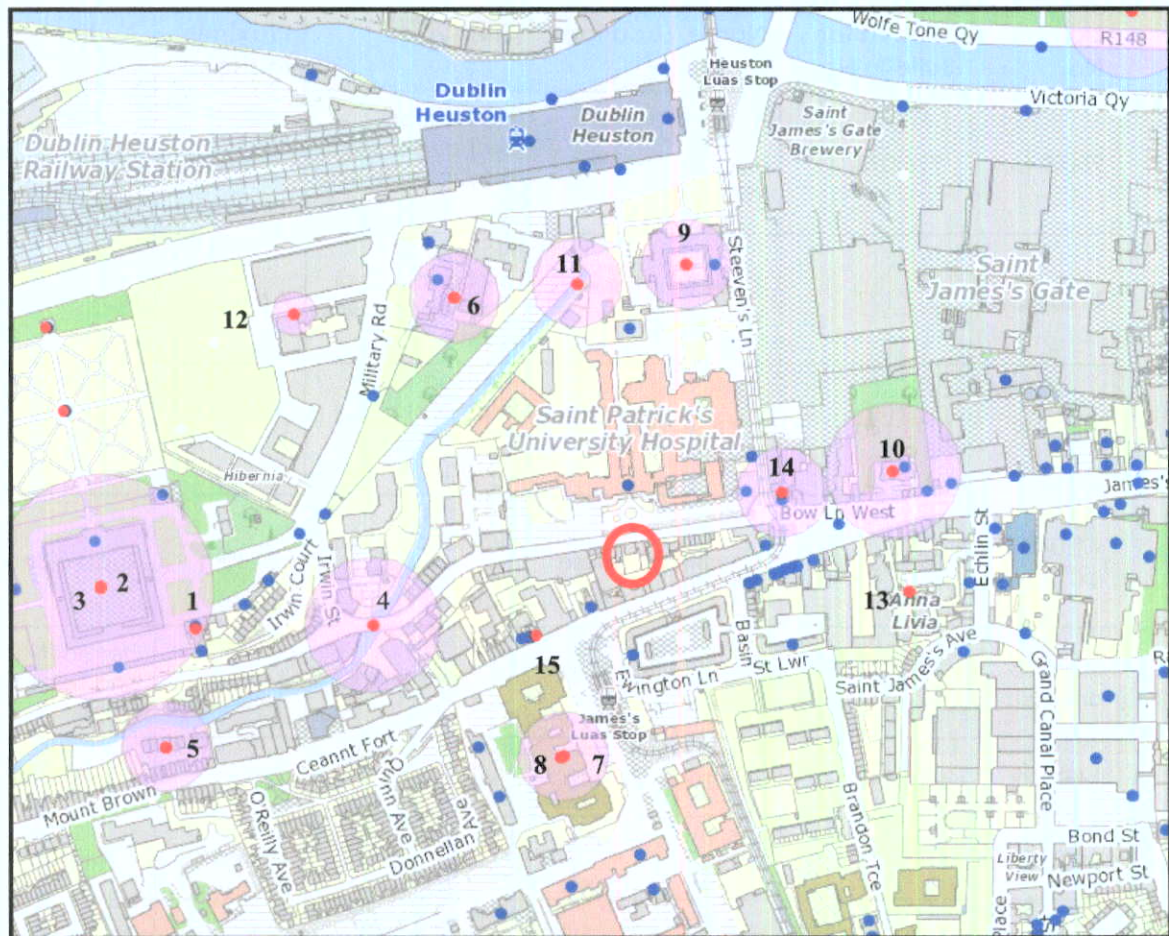


Figure 15 Location of subject site (circled red) relative to RMP sites (red dots) and their associated Zones of Archaeological Potential (shaded pink), and relative to NIAH sites (blue dots) (OSi Licence No. CYAL50313607).

3.7 Previous Archaeological Investigations

The excavation bulletin at www.excavations.ie (accessed 28/03/2023) lists no previous archaeological investigation at the subject site. Six previous investigations have been carried out on Bow Lane West. Investigations on Bow Lane West and on part of James' Street are shown in Table 5.

Table 5: Previous excavations on Bow Lane West and adjacent James' Street.

Licence No.	Excavation Bulletin No.	Name/Location	Site Type	Proximity to site	Author
94E0022	1994:057	Bow Lane West	Nothing of archaeological significance was noted.	196m	Alan Hayden

Licence No.	Excavation Bulletin No.	Name/Location	Site Type	Proximity to site	Author
96E0246	1996:098	166-171 James St/6-24 Bow Lane West	Nothing of archaeological significance was noted.	18m	Dominic Delany
17E0455	2017:177	31-34 Bow Lane West	Nothing of archaeological significance was noted.	7.6m	Niall Gregory
98E0129	1998:140	6-7 Bow Lane West	Nothing of archaeological significance was noted.	161m	Una Cosgrave
97E0435 ext.	1998:206	Bow Bridge House	Nothing of archaeological significance was noted.	c. 230m	Ruairí ó Baoill
00E0368 and ext.	2000:0307	Murray's Bar, Bow Lane West	Post-medieval.	c. 230m	Dermot Nelis and Teresa Bolger
14E0129	2015:342	St James' Church	Human remains.	226m	Aisling Collins
14E0129	2016:057	123-125 James' Street	Post-medieval cellars.	190m	Aisling Collins
17E0573	2018:571	118-120 James' Street	Human burials, Georgian and possible medieval remains	240m	Aisling Collins
15E0580 and C000689/E0004603	2015:819	St James' Church	Human burials.	226m	Aisling Collins
N/A	1992:069	St Patrick's Hospital	Nothing of archaeological significance was noted.	N/A	Alan Hayden

A post-medieval stone lined well was found during testing at 6-24 Bow Lane West (96E0246) and rubble overburden from demolished buildings. Concrete foundations and a brick lined pit were also noted (Cosgrave 1998, excavations.ie, accessed 28/03/2023).

The investigation at 31-34 Bow Lane West (17E0455) is of most relevance to the subject site. Two trenches were excavated. The exposed stratigraphy demonstrated a natural fall of the slope to the north, with the shallower stratigraphy comprising of 0.15 – 0.2m concrete; 0.1 – 0.15m rounded limestone and gravel bedding, on to the natural subsoil.

The stratigraphy of the northern trench consisted of 0.15 – 0.2m concrete; 0.2 – 0.25m rounded limestone and gravel bedding, on to the natural subsoil. No archaeology was encountered (Gregory 2017, excavations.ie, accessed 28/03/2023).

Excavations at Murray's Bar (00E0668 and ext.) revealed that the four wooden barrels that contained organic material. Two had definite evidence of animal remains. The presence of animal bones and lime deposits suggests that they may have been associated with the tanning industry that was centred on the Kilmainham/Mount Brown area from the medieval period to the late 19th century. All four barrels were situated in or above an 18th/19th-century layer, which indicates a late 18th- or 19th-century date. The foundation walls were located in the eastern area of the site and comprised a pair of rough-mortared stone walls. They would appear to be of 19th century origin but were incorporated during the building of the 20th-century public house, Murray's Bar (Nelis and Bolger 2000, excavations.ie, accessed 28/03/2023).

In 2014 testing took place at St James' Church for the insertion of crane pad bases. Human bones were identified in all test pads with some bones appearing to be pre-disturbed and disarticulated and some of intact burials. In one case (Pad 3) there was an inscribed family grave-slab present. Research was carried out to find any living relative of this burial- James Carlile Esq. 1799. Incredibly the results were positive with a direct descendent of eight generations was identified (Collins 2014). In 2015 over 200 human burials were excavated in the graveyard and 1,444 sherds of pottery of which 522 were medieval in date. Small finds included 435 coffin furniture fragments, coffin studs, shroud pins and nails. There was a large array of dress accessories, personal items, domestic objects and remnants of construction and repair during the church's long history – mainly roof slates, structural iron and copper alloy (Collins 2015). Four items could be dated to the medieval or late medieval period. These included a 13th to 14th century fragment of grisaille window glass from the original medieval church building, a possible 12th to 14th century bone tuning peg from a small stringed instrument like a fiddle or lute, a 12th to 15th century silver stirrup ring and a 16th century copper alloy jetton from Nuremberg, Germany (Collins 2015, excavations.ie, accessed 28/03/2023).

3.8 Archaeological objects recorded in the topographical files of the National Museum of Ireland (NMI)

A search of the National Museum of Ireland (NMI) topographical files was carried out by museum staff on the 24th March 2023. Six archaeological objects are provenanced to Usher's Ward or St James' Ward. The majority were from St James' Church and were religious or funerary in nature. The relevant objects are listed in Table 6.

Table 6: Summary of archaeological objects recorded in the topographical files of the NMI from Usher's Quay Ward and St James' Ward.

NMI register no.	Simple name	Component	Find place
1991:78	Crucible	Ceramic	Usher's Quay
1988:28:00	Gravestone	Stone	Churchyard, St James's, Dublin
1988:29	Gravestone	Stone	Churchyard, St James's, Dublin
1988:30	Architectural fragment	Stone	Churchyard, St James's, Dublin
1988:31	Font	Stone	Churchyard, St James', Dublin
1988:32	Pottery	Ceramic	Churchyard, St James's, Dublin

3.9 Dublin City Development Plan 2022-2028

Archaeological Heritage

The subject site is located just outside and to the west of an area defined as 'Georgian Core' (Figure 11-2: Dublin's Historic Core, Chapter 11, 369).

It is policy of the Council to protect and preserve Monuments and Places; to protect archaeological material in situ; to seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places; all wrecks and associated objects over 100 years old and of previously unknown sites, features and objects of archaeological interest that become revealed through development activity. In respect of decision making on development proposals affecting sites listed in the Record of Monuments and Places, the council will have regard to the advice and/or recommendations of the Department of Housing, Heritage and Local Government (BHA26, Section 11.5.5, Chapter 11).

Architectural Heritage

It is Council policy to maintain and review the Record of Protected Structures; ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation; to ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials; and that there will be a presumption against the demolition or substantial loss of any building or other structure which appears on historic maps up to and including the Ordnance Survey of Dublin City, 1847. A conservation report shall be submitted with the application and there will be a presumption against the demolition or substantial loss of the building or structure, unless demonstrated in the submitted conservation report that it has little or no special interest or merit having regard to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011) (BHA 1-6, Section 11.5.5, Chapter 11).

Record of Protected Structures

The Record of Protected Structures (RPS) is listed in Volume 4 of the City Development Plan. There are no buildings or structures included in the RPS at the subject site; however, the area within 240m is rich in RPS sites. St Patrick's Hospital and its gatehouse (RPS ref. no. 856) are listed at 39-43 Bow Street West and are located to the north, across the road from the subject site. Bow Bridge is also included in the RPS (RPS ref. no. 894). A fountain and sundial located at the James' St and Bow Lane West intersection is included (RPS ref. no. 4054). There are a number of houses and licensed premises: 140 James' Street, youth centre (RPS ref. No. 4057); 163 James' Street, house and shop (RPS ref. no. 4058); 132 James' Street, licensed premises (RPS ref. no. 4055); 134 James' Street, commercial premises (RPS ref. no 4056); 22-22a, houses (RPS ref. no. 50080301), 23 (RPS 50080300), 25-29 and 31 James' Street, houses and licensed premises; and a building (RPS ref. no. 50080294 to 50080299); and finally St James' Hospital (RPS ref. no. 4011).

Architectural Conservation Areas

Architectural Conservation Areas (ACAs) are listed in Volume 2, Appendix 6, Section 3.0 of the City Development Plan. Bow Lane West is not in an Architectural Conservation Area, the closest being just over 600m to the east.

Historic Street Surfaces

In accordance with Policy BHA 18(a), Bow Lane West has been identified as having paved areas or with historic (antique) granite kerbing and other historic and traditional gratings, historic gutter setts, decorative manholes and other covers to be protected, conserved and reintroduced under the programme for areas with historic ground/street surfaces (Volume 2, Appendix 6, Section 2.0). Granite kerbing is located along the pavement edge fronting the subject site.

Conservation Area

No. 29 Bow Lane West is not itself in a Conservation Area; however, St Patrick's hospital to the north, and part of Bow Lane West to the north and east are identified in a Conservation Area, as defined in Section 11.5.3 of the City Development Plan (Volume 3, Map E).

3.10 National Inventory of Architectural Heritage

There are no buildings or structures included in the National Inventory of Architectural Heritage (NIAH) survey for Dublin City within the curtilage of the subject site. Apart from St Patrick's Hospital and its lodge house and associated features there are none on Bow Lane West. There are 22 structures within 240m of the subject site. These include Mary Aikenhead House, a c. 1940 social housing scheme comprising a block of flats designed by Herbert George Simms (NIAH reg. no. 50080302); St Patrick's Hospital, built c. 1750 (NIAH reg. no. 50080086); part of the South Dublin Union Workhouse (NIAH reg. no. 50080177) and several Georgian era houses.

3.11 Trade Directories and Griffith's Valuation

In urban areas trade directories are an excellent source for information. The primary trade directory for Dublin is Thom's Directory, which has been published since 1844. It gives details for each street, providing the name of the occupier, the trade or business being carried out on the premises or whether it is a residence for each individual address. According to the 1862 Thom's almanac, nos. 27 to 32 were tenements at that time; however, a note of caution is needed as the house numbers seem to be different to those on the contemporary maps. In any case there were many tenements on the road, and a lodge house and St James's widows' Alms House at no. 7, but there also was a

nailer, car and cab owner, corn factor stores, a vintner, a tannery, coal and coke stores, a car owner and a provision dealer.

The 1838 directory by Pettigrew and Oulton gives information for trades only, and no. 29 is not mentioned; however, there are several dairies, a vintner, a corduroy manufacturer, a toy seller, tanner, stocklock maker, provision dealer, grocer and lodgings on the street. The variety of the trades and the location of a grocer gives the impression that Bow Lane West was a vibrant and self-contained community in the early 19th century.

Giffith's Valuation records 29 Bow Lane as vacant (ruins), the immediate lessor was Marmaduke Smyth, who also had 27 and 28. Again, the numbers in the Valuation are not the same as on contemporary maps so it is not possible to be sure the correct house has been identified. No. 28 was occupied by Lawrence Guy and was described as sheds and dairy yard worth £5.00. The rest of the road had many lodgers and most properties were listed as 'house and yard'. The road was primarily a poorer residential area in the mid-1850s.

4. Site Inspection

A site inspection at the subject site was carried out on 24th March 2023 by Andrew Finney, Shanarc Archaeology Ltd. (Plates 1-10). The c. 0.036 hectare site fronts the southern side of Bow Lane West. The northern part of the site is occupied by a two storey dwelling house and access lane to the west of the house (Plate 1). The rest of the site is a tarmacadamed yard (Plate 2). The southern yard boundary wall is a whitewashed, limestone wall for its lower section with red brick above (Plate 2). Part of the rear boundary wall has a ledge like structure just over a meter high built against it from ground level (Plate 7). A concrete block wall bounds the yard to the east. The western wall, between nos. 29 and 28, has been removed, but the limestone foundation is visible at ground level for part of the length of the garden (Plate 6). There is a roofed area between the house and the adjacent property to the east.

There was no access to the interior of the house. It is constructed of roughly coursed limestone rubble with cut stone quoins (Plate 8), with brick of various dates around the window and door openings and occasionally in the main fabric (Plate 9). Modern alterations include the removal of the external render, the insertion of modern windows, some new concrete lintels and repair work; however, there is a cast iron down pipe on the front of the building (Plate 1).

There is an old 'Bow Lane West' road sign on the rear boundary wall (Plate 10).

No surface anomalies of archaeological potential were identified within the subject site.

4.1 Site Inspection Plates



Plate 1 View of front of dwelling on Bow Lane West.



Plate 2 View from the side lane looking into the rear yard.

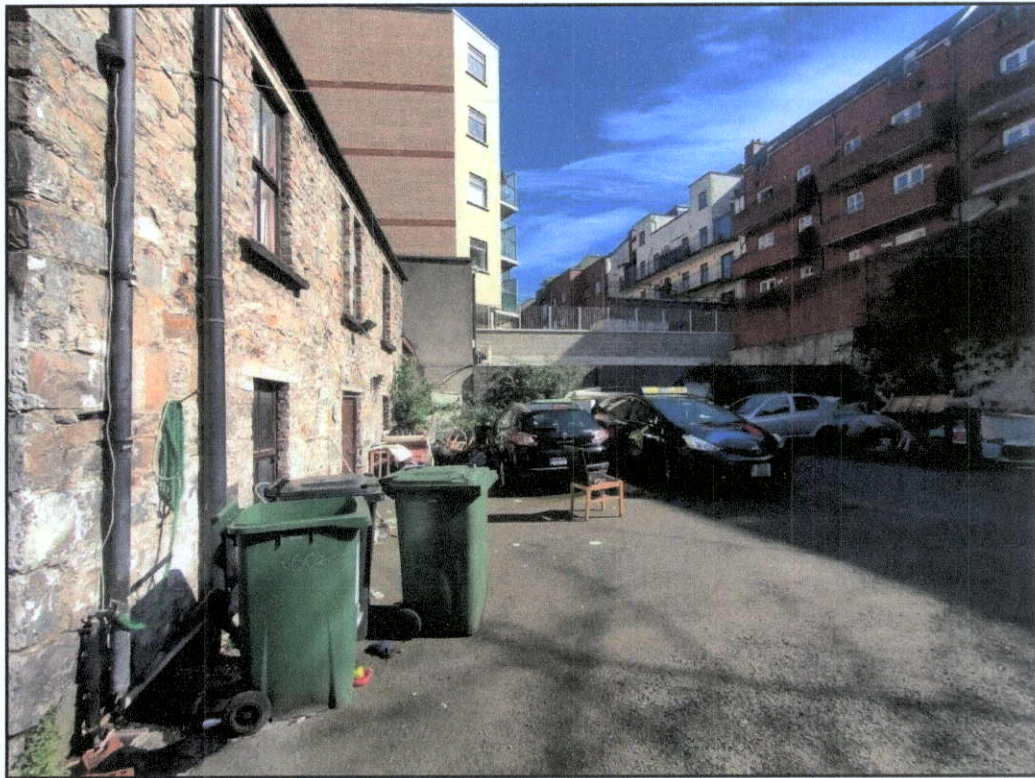


Plate 3 Looking east along the rear of the house.



Plate 4 Rear yard, looking north-north-east.



Plate 5 Looking west across the yard into the adjacent property at no. 28.

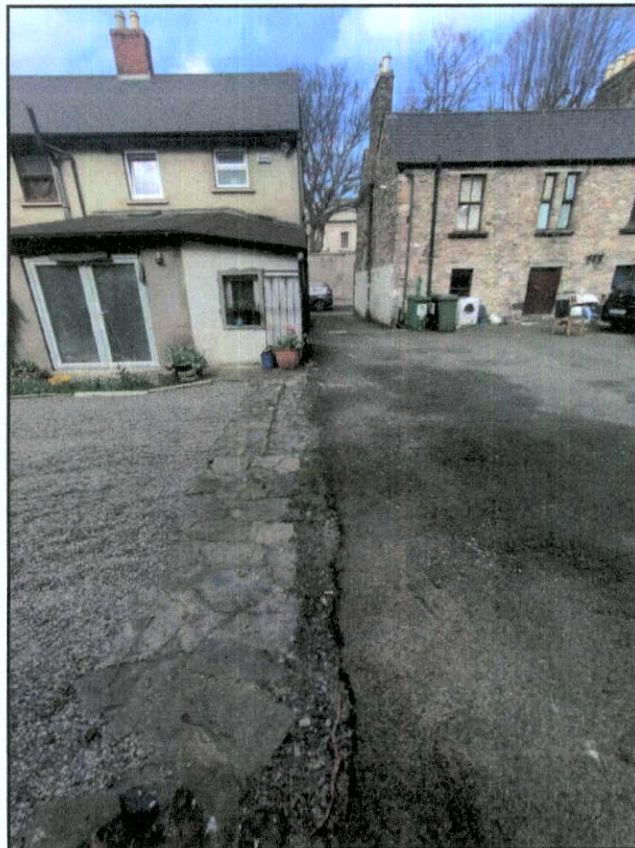


Plate 6 Looking north at the boundary between nos. 28 and 29.

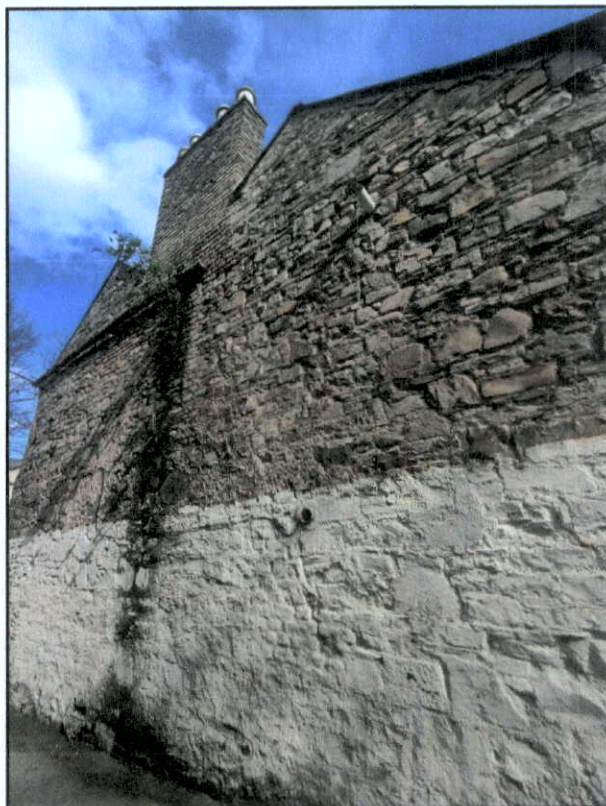


Plate 7 Western gable of the house.

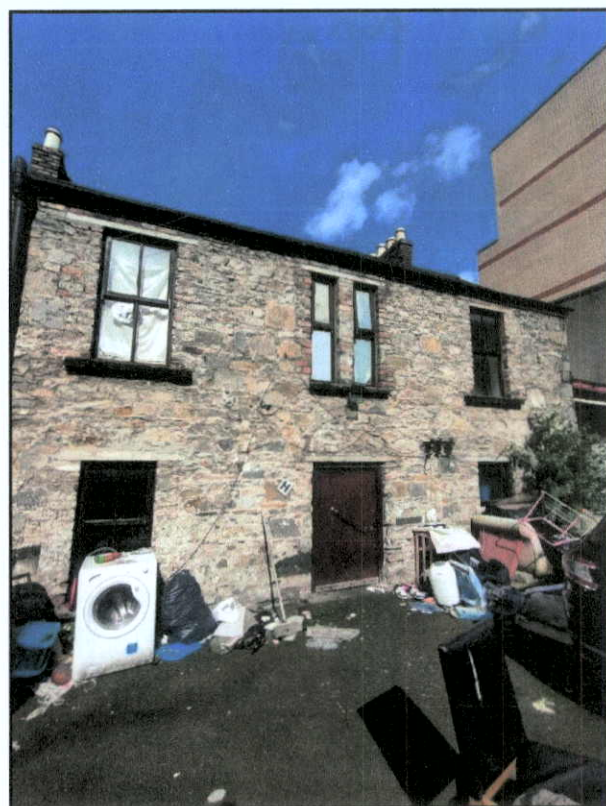


Plate 8 Rear of the house; note concrete lintels and brick window surrounds.



Plate 9 Ledge on rear boundary wall.

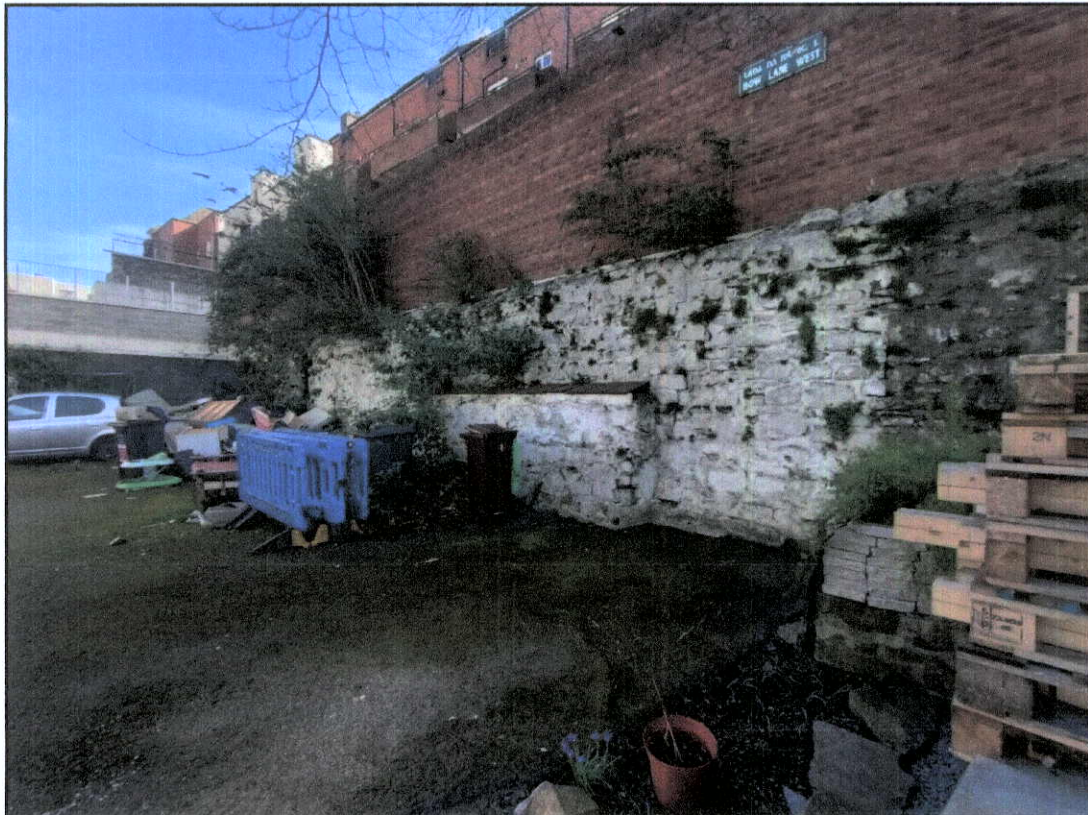


Plate 10 A 'Bow Lane West' sign on the rear boundary wall at top right.

5. Discussion

The archaeological potential of the subject site arises from its location within the historic town of Dublin (RMP no. DU018-020) and its proximity to specific individual monuments, that is to two 18th century houses (DU018-440 and DU018-441). Bow Lane West also forms a section of the ancient *Slige Mhór*, a highway which ran across the country to the west and an artery into the medieval town through James' Gate to the east.

The site is not within an Architectural Conservation Area but does boarder a Conservation Area. The road has been identified as having granite kerbing worthy of preserving and such kerbing is located on the pavement in front of the house. The house is of unknown date, but from cartographic evidence could date from the late 18th or early 19th century, with heavy alterations or rebuild in the late 19th century.

Access to the interior of the dwelling on site was not available at the time of the site inspection, so comment cannot be made regarding the interior. It however, appears to be one of only two pre-modern domestic structures surviving on the road, the other being near Bow Bridge at the western end of the road.

No archaeological features or previously unknown monuments were noted during the site inspection.

6. Impact Statement and Mitigation Recommendations

6.1 Impacts

No direct impact on recorded archaeological monuments will result in the event of development at the subject site. There will be a direct and permanent impact on the dwelling house. There will potentially be indirect impact on the granite kerb stones on the pavement immediately outside the house.

6.2 Mitigation Measures

Archaeological heritage is a non-renewable resource and calls for careful management and treatment. Mitigation measures are necessary where archaeological monuments exist in order to comply with national policy guidelines and statutory provisions for the protection of archaeological, architectural and cultural heritage, including the National Monuments Acts 1930-2014, the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 and the Planning and Development Act 2000 (as amended).

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.

Preservation *In-Situ*

In accordance with archaeological legislation and Dublin City Council policy, there will be presumption in favour of 'preservation *in situ*' of archaeological remains, in the event archaeological features or deposits are identified during archaeological testing or monitoring. Preservation *in-situ* is always the preferred option and often the cheaper option for developers.

Preservation by Record

Only where preservation *in-situ* is not possible should full or part removal of archaeological features or deposits be considered, by way of archaeological excavation. If this option is to be considered, the relevant bodies and authorities would have to satisfy themselves that the development cannot be relocated or redesigned to

avoid removal of archaeological material. Full resolution of archaeological material can be costly and time consuming.

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

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www.dublincity.ie

City Development Plan

www.askaboutireland.ie

Griffith's Valuation

Appendix 1

Dublin City Council Request for Further Information, Planning Reference 5400/22

An Roinn Pleanála & Forbairt Maoin
Bloc 4, Uirlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department,
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

T. (01) 222 2288
E. planning@dublincity.ie

Date: 13-Feb-2023

Michael Malone,
Ceardean Architects
D8 Studios
9 Dolphins Barn
Dublin 8

APPLICATION NO.	5400/22
REGISTRATION DATE:	08-Dec-2022
REQUEST DATE:	10-Feb-2023
REQUEST ORDER NO:	P2360
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
APPLICATION TYPE:	Permission

PLEASE NOTE THE FOLLOWING

- Under Article 33/and/or Article 34 of the Planning & Development Regulations 2000 (as amended), the application shall be declared to be withdrawn if the request for **FURTHER INFORMATION** is not complied with within a period of 6 months from the date of this request.

An Roinn Pleanála & Forbairt Maoine
Bloc 4, Uirlár 3, Oifigina Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department,
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

T. (01) 222 2288
E. planning@dublincity.ie

Date: 13-Feb-2023

- To facilitate consideration of this proposal please clearly mark your reply **FURTHER INFORMATION** and quote the Application Number
- If you have any queries regarding this Further Information Request, **please contact the number shown above**

Dear Sir/Madam,

With reference to the above application, I am directed by the Assistant Chief Executive to formally request that you submit **six copies (seven copies in the case of a Protected Structure)** of the following **FURTHER INFORMATION** in accordance with Article 33/and/or Article 34 of the Planning and Development Regulations 2001 (as amended).

1. The layout of the apartment block results in a six storey block adjoining No. 28 Bow Lane West, a two storey terraced house. There are west facing balconies proposed within the development which are located approximately 6.5m from the rear garden of this adjoining property. Also, there are concerns regarding the potential overlooking from the south-facing balconies and the rear balconies at Phoenix View. The applicant is requested to address these potential impacts on existing residential amenity.

2. The applicant is requested to address the following issues which were raised by the Transportation Planning Department:

a) No swept path analysis has been submitted demonstrating vehicular access along the lane (way-leave) to the parking area to the rear of no. 28 and 28a Bow Lane, it is not clear if existing vehicular access/egress is being impacted on. The applicant is requested to clarify and demonstrate any access proposals. Reversing vehicles onto the public road would not be acceptable.

b) The applicant is requested to provide details of proposed cycle parking, including specification of stands, and to demonstrate sufficient area and height is provided to accommodate the cycle parking. Doors providing access to cycle parking should be a minimum of 1.2m width. Cycle stands should allow both wheel and frame to be locked. Ease of access and manoeuvrability as

PLAN NO: 5400/22
A.I. REC: 05/04/23

An Roinn Pleanála & Forbairt Maoin
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Planning & Property Development Department,
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Date: 13-Feb-2023

well as security (i.e. key/fob access) should be demonstrated. Electric charging points for e-bikes within the cycle store. Cycle parking design shall allow both wheel and frame to be locked. Provision for parking of cargo bikes/bike trailers/adapted bikes should be made, this is essential to support car free living.

3. The applicant is requested to address the following issues which were raised by the Drainage Department:

a) The Flood Risk Assessment should be expanded to appraise the risk of pluvial flooding to the development. The applicant is requested to pay particular regard to pluvial flood maps prepared as part of the EU IVB Flood Resilient City Project. These indicate that the proposed development might be at risk of flooding in a 1% AEP pluvial event.

b) A comprehensive engineering services report, detailing how foul and surface water is proposed to be managed is required. The report should include a surface water management plan outlining how surface water will be managed in a sustainable way incorporating Sustainable Urban Drainage Systems (SuDS) designed in accordance with the requirements of the DCC's Sustainable Drainage Design & Evaluation Guide (2021).

c) In accordance with Policy SI23 of the Dublin City Development Plan 2022-2028, all new developments with roof areas in excess of 100 sq. metres should provide for a green blue roof. Depending on the type of green roof, a minimum coverage of 50% of the total roof area is required where intensive green roof is proposed and 70% where extensive green roof is proposed. Surface water attenuation storage should be provided at roof level incorporated into the roof build up. The applicant is requested to submit a revised proposal in regards to the green blue roof coverage, build up and attenuation provision. The design of the green blue roof should comply with the requirements of Dublin City Council's Green & Blue Roof Guide (2021), summarised in Appendix 11 of the Dublin City Development Plan 2022-2028.

The Applicant is requested to consult with the Drainage Division of Dublin City Council prior to the submission of Additional Information to ensure all concerns are addressed.

4. The applicant is requested to address the following issues which were raised by the City Archaeologist:

a) The applicant is requested to submit 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.

Signed on behalf of the Dublin City Council: _____

For Administrative Officer