

## Archaeological Report

APPLICATION NUMBER 3621/16  
PROPOSAL PROTECTED STRUCTURE: Demolition of all structures bar the chimney & additional .  
LOCATION Site of the former Donnybrook Laundry, Donnybrook Crescent , Donnybrook, Dublin 4.



Dublin City Council  
Comhairle Cathrach Bhaile Átha Cliath

APPLICANT MontLake QIAIF Platform ICAV  
DATE LODGED 31-Aug-2016  
APPLICATION TYPE Permission

The report from the Archaeology Section is below

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## City Archaeologist's Report

**To:** Area Planner  
**Date:** Wednesday, 28 September 2016  
**Ref:** 3621/16  
**Location:** Site of the former Donnybrook Laundry, Donnybrook Crescent , Donnybrook, Dublin 4.  
**Proposal:** PROTECTED STRUCTURE: Permission for development on this site of approximately 0.257 ha, site of the former Donnybrook Laundry, The Crescent, Donnybrook Dublin 4, D04 R856.

The development will consist of: the demolition of all structures other than the chimney stack (Protected Structure - Ref. RPS\_8713 under the Amended Draft Dublin City Development Plan 2016-2022); and construction of a residential scheme comprising 25 No. apartments with private gardens (ground floor level) and balconies and terraces (first, second and third floor levels) in a four storey over basement block (composed of 4 No. 1- bedroom units, 13 No. 2-bedroom units and 8 No. 3-Bedroom units and security office) with an overall gross floor area of 4,801 sq m (including basement level). The development will also consist of the provision of: internal roads and footpaths; a basement car park to accommodate 35 No. car parking spaces (including 2 No. disabled car parking spaces), 25 No. bicycle parking spaces, circulation, plant, attenuation and service areas; and all other ancillary works including the widening and improvement of the existing vehicular entrance to the property from The Crescent to serve the development, waste management facilities, circulation areas, boundary treatments (including sections of new boundary wall), hard and soft landscaping treatments, works to the public pavement including options for public car parking and site excavation works above and below ground.

**Applicant:** MontLake QIAIF Platform ICAV

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### 1. Recommendation

I have reviewed the above and recommend:

<input type="checkbox"/>	Refusal
<input type="checkbox"/>	Additional Information
<input checked="" type="checkbox"/>	Condition
<input checked="" type="checkbox"/>	See Commentary

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## 2. Commentary

It is noted that the proposed development is within the Zone of Archaeological Constraint for the Recorded Monument DU018-060 (Donnybrook/Ballsbridge Settlement), which is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. Further, the site in question is located within the Zone of Archaeological Interest in the Dublin City Development 2011-17.

The application is accompanied by an archaeological assessment entitled '*Archaeological assessment at The Crescent, Donnybrook, Dublin 4*' by Faith Bailey and Brenda Fuller of IAC dated July 2016.

The proposed development consist of the former lands of Saint Mary's Convent and the Magdalen Laundries, and is in close proximity to a possible early medieval settlement according to the assessment.

Given its association with the Magdalen laundries there is potential for burials being uncovered during the course of works according to section 4.2 of the assessment.

The assessment recommends that a detailed archaeological testing assessment should be carried out once demolition works have been carried out within the proposed development.

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## 3. Recommended Condition

- A. No construction or site preparation work may be carried out on the site until all archaeological requirements of the City Archaeologist are complied with.
- B. The project shall have an archaeological assessment (and impact assessment) of the proposed development, including all temporary and enabling works, geotechnical investigations, e.g. boreholes, engineering test pits, etc., carried out for this site as soon as possible and before any site clearance/construction work commences. The assessment shall be prepared by a suitably qualified archaeologist and shall address the following issues.
  - i. The archaeological and historical background of the site, to include industrial heritage.
  - ii. A paper record (written, drawn, and photographic, as appropriate) of any historic buildings and boundary treatments, etc.
  - iii. The nature, extent and location of archaeological material on site by way of archaeological testing &/or monitoring of the removal of overburden.
  - iv. The impact of the proposed development on such archaeological material.
- C. The archaeologist shall forward their Method Statement in advance of commencement to the City Archaeologist.
- D. Where archaeological material is shown to be present, a detailed Impact Statement shall be prepared by the archaeologist which will include specific information on the location, form, size and level (corrected to Ordnance Datum) of all foundation structures, ground beams, floor slabs, trenches for services, drains etc. The assessment shall be prepared on the basis of a comprehensive desktop study and, where appropriate/feasible, trial trenches excavated on the site by the archaeologist and/or remote sensing. The trial trenches shall be excavated to the top of the archaeological deposits only. The report containing the assessment shall include adequate ground-plan and cross-sectional drawings of the site, and of the proposed development, with the location and levels (corrected to Ordnance Datum) of all trial trenches and/or bore holes clearly indicated. A comprehensive

mitigation strategy shall be prepared by the consultant archaeologist and included in the archaeological assessment report.

E. No subsurface work shall be undertaken in the absence of the archaeologist without his/her express consent. The archaeologist retained by the project to carry out the assessment shall consult with the City Archaeologist in advance regarding the procedure to be adopted in the assessment.

F. A written and digital report (on compact disc) containing the results of the archaeological assessment shall be forwarded on completion to the City Archaeologist. The City Archaeologist (in consultation with The National Monuments Service, Department Arts Heritage and Gaeltacht, shall determine the further archaeological resolution of the site.

G. The developer shall comply in full with any further archaeological requirement, including archaeological monitoring, and if necessary archaeological excavation and/or the preservation *in situ* of archaeological remains, which may negate the facilitation of all, or part of any basement.

H. The developer shall make provision for archaeological excavation in the project budget and timetable.

I. Before any site works commence the developer shall agree the foundation layout with the City Archaeologist.

J. Following submission of the final report to the City Archaeologist, 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 archaeological material likely to be damaged or destroyed in the course of development.

Signed

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**Cian O'Raghallaigh**  
Assistant Staff Officer  
M.A

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**Dr Ruth Johnson**  
City Archaeologist  
PhD, FSA, MIAI

cc  
 Planner (E-mail)  
 Planning Registry (Hardcopy)  
 DAHG (E-mail Tom Condit)

