

**ARCHAEOLOGICAL ASSESSMENT  
AT  
BONNINGTON HOTEL,  
SWORDS ROAD,  
WHITEHALL,  
DUBLIN 9  
LICENCE: 21E0237**

**ON BEHALF OF: BENNETTS CONSTRUCTION**

**I.T.M.: 716816, 737772**

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## DOCUMENT CONTROL SHEET

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## ABSTRACT

IAC Archaeology has prepared this report on behalf of Bennett Construction, to study the impact, if any, on the archaeological and historical resource of a proposed strategic housing development adjacent to the Bonnington Hotel, Swords Road, Whitehall, Dublin 9, D09 C7F8 (ITM 716816/737772). The report was undertaken by Paul Duffy of IAC Archaeology under licence 21E0237 and in response to planning Condition No.: 20 attached to the proposed development by An Bord Pleanála (Planning Reg.: ABP-306721-20). It follows a previous Archaeological Test Excavation report carried out by Clare Walsh of Archaeological Projects Ltd in December 2019.

Archaeological testing was carried out on 19th April 2021 using a mechanical excavator fitted with a flat grading bucket. The trenches targeted the site of a former 19th century burial ground that was purportedly fully exhumed in 1993, in order to confirm that no human remains survive onsite. Testing revealed that the area of the burial ground is heavily disturbed, having dug out to an average depth of 1.8m below present ground level (bpgl), presumably relating to the exhumation in 1993. Several large services were subsequently installed across the area including sewerage and drainage pipes. Water ingress was encountered at 1.7m (bpgl). Several architectural fragments were retrieved from a late 19th/early 20th century drain. It is unclear if these are from a medieval Gothic building or from a 19th century Gothic revival structure.

Test trenching has confirmed that the footprint of the former graveyard has been subject to extensive disturbance in the later 20th century and that it is unlikely that any human remains survive onsite. However, ground disturbance associated with the proposed development may have an adverse impact upon archaeological features that may survive in untested areas of the site. It is recommended that all ground disturbances associated with the proposed development be monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation *in-situ* or by record.

Ground reduction associated with the proposed development will have an adverse impact upon the late 19th/20th century drain that contains Gothic/Gothic revival architectural fragments. It is recommended that an attempt be made during further groundworks to retrieve more evidence/architectural fragments from the drain feature identified in Trench 1. If conclusive evidence as to the date of the architectural fragments is not retrieved following ground reduction, it is recommended that the stone be subject to petrographic thin section analysis.

Any further mitigation will require approval from the Dublin City Council's Archaeology Office and the National Monuments Service of the Department of Housing, Local Government and Heritage.

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# 1 INTRODUCTION

## 1.1 GENERAL

The following report details the results of a programme of archaeological testing undertaken at a site adjacent to the Bonnington Hotel, Swords Road, Whitehall, Dublin 9, D09 C7F8 (ITM 716816/737772; Figure 1), prior to a proposed a strategic housing development. This assessment has been carried out to ascertain the potential impact of the proposed development on the archaeological resource that may exist within the proposed development area. The assessment was undertaken by Paul Duffy of IAC Archaeology (IAC), on behalf of Bennett's Construction and under Licence 21E0237, as issued by the National Monuments Service of the Department of Housing, Local Government and Heritage (DoHLGH) and in response to planning Condition No.: 20 attached to the proposed development by An Bord Pleanála (Planning Reg.: ABP-306721-20). It follows a previous Archaeological Test Excavation report carried out by Clare Walsh of Archaeological Projects Ltd in December 2019.

Test trenching was carried out at the site on 19th April 2021. This was carried out using a 13 tonne 360 degree tracked excavator, with a flat, toothless bucket, under strict archaeological supervision. A total of 2 trenches were mechanically investigated across the test area which measured 38 linear metres in total.

The development site is located with the grounds of a former Sisters of Our Lady of Charity of Refuge convent which included the High Park Reformatory School for Roman Catholic girls (to the north) and St Mary's Magdalen Asylum (to the east). Part of the southwestern portion of the footprint for this development is situated over the site of a burial ground that was exhumed in 1993. The graveyard was to the rear of a building called 'Marthanna House' and was originally for the women who worked and lived within this Magdalen Asylum. The nuns who ran High Park applied for an exhumation licence in advance of selling off the lands in portions for development in the late 1980s. Permission was eventually granted and the whole graveyard was exhumed in 1993.

## 1.2 THE DEVELOPMENT

A strategic housing development on two parcels of land adjacent to the Bonnington Hotel, Swords Road, Whitehall, Dublin 9, D09 C7F8, with the proposed build to rent apartment site (circa 0.6 hectares) bounded generally by the Bonnington Hotel and Highfield Hospital to the west, Highfield Park to the north and Grace Park Manor and its access road to the east and south respectively, and the site for road upgrade works (circa 0.05 hectares) located on the access road adjacent to the 'Seven Oaks', all on an overall site of circa 0.65 hectares (Figure 2).

The development will consist of the removal of an existing surface car park and the construction of a 'Build to Rent' residential development comprising 124 number apartments as follows:

- A) 124 number apartments (arranged as two chevron shaped blocks (five to six number storeys)) comprising 48 number one-bedroom units, and 76 number two-bedroom units, each with private amenity space (balcony or terrace). Communal residential facilities in the form of a management office, post room, children's room, games room, coffee dock, reading/media room, group/yoga room, DIY bicycle repair room and garden room are located on the lower ground floor, of the southern block, extending to circa 268 square metres
- B) Additional external communal amenity space is located adjacent to the building's perimeter, providing a range of seating, a play area at the eastern elevation, bicycle parking, hard and soft landscaping and informal recreation, extending to circa 2,628 square metres along with a single storey refuse store (circa 38 square metres).
- C) The northern block includes an under-croft car park accessed via a ramp adjacent to the site entrance and provides 54 number car-parking spaces including four number car club spaces and three number disabled spaces. 150 number bicycle spaces are provided at ground level, (with 80 number spaces within a single storey bicycle store (circa 55 square metres)), at the site's western perimeter.
- D) Vehicular access is via the existing access road and car park located east of Swords Road (at the western perimeter) with an additional shared pedestrian and bicycle entrance (and fire tender access) provided at the south west corner, with access improvements including a pedestrian crossing.
- E) Reconfiguration of the junction at Seven Oaks is included in the application.
- F) Plant room, Electricity Supply Board sub-station are included at lower ground floor level at the western elevation where the two buildings adjoin, with two areas of enclosed plant included at roof level with a sedum roof provided.
- G) All associated site development and landscape works.

## 2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 2.1 BACKGROUND

The development site is located in the townland of Goosegreen which is part of the Civil Parish of Clonturk and the barony of Coolock in Co. Dublin (Figure 1). The semi-rural/pastoral nature of the area in the medieval period is attested to in the placenames associated with the site. The name Clonturk is attested to from the 12th century (1186–7 'Canturg', *Pontificia Hibernica I*; 1312 'Kyntork', *Calendar of Justiciary Rolls*) and derives from *Cluan Torc* meaning the pasture of the boars/wild pigs. Clonturk adjoins Clontarf (Cluan Tarbh) to the east - the pasture of the bull and the English name for the townland Goosegreen, indicates that animals were kept in this area of presumable meadow into the later historic period.

During the medieval period it seems that the proposed development area was contained within lands associated with the Priory of All Hallows. This was a medieval foundation established by Dermot McMurrough in 1166 on the site of what is now Trinity College. A church associated with the Priory is known to have stood at Drumcondra from the later 12<sup>th</sup> century, c. 700m to the southwest of the proposed development area (DU018-013).

After the dissolution in 1539 the lands associated with All Hallows were leased by Dublin Corporation to middlemen and led to the settlement of a branch of the Bathe family on lands in Drumcondra in the middle of the 16th century. In 1560 an Elizabethan Castle was constructed where the later regency villa was to be built c. 800m south of the proposed development area (DU018-015001). The castle was built by John Bathe, who held offices of Solicitor General, Attorney General and Chancellor of the Exchequer. Lands at Drumcondra stayed within the family until they were confiscated by Cromwell in the 17th century. In the Civil Survey of 1654–6 the 200 acre premises is described as consisting of a castle, a barn and gate house and three thatched houses. In 1702 Drumcondra Castle was purchased by Captain Chichester Phillips. At this time it was described as containing a castle with a brick dwelling house, stables, a coach house, malt house, one brick house and five cabins.

The late 18th/early 19th century saw the establishment of many landed estates and demesne lands with stately residences in the wider area. The proposed development area was situated within the demesne of Highfield House from c. 1810. In the mid-19th century the site was acquired by the Sisters of Our Lady of Charity of Refuge and High Park house was converted into a convent building from which the sisters could run the nearby Mary Magdalene Asylum for women and the High Park Reformatory School for Catholic girls. The school was the first of its kind in Ireland, giving education and industrial training to girls who were to be temporarily detained. However, this and other institutions proved controversial and became places of exploitation of the unfortunate inmates (NIAH; [www.buildingsofireland.ie](http://www.buildingsofireland.ie)).

A graveyard for the women who worked and lived in the refuge was established in the grounds of the Magdalen Asylum, to the rear of a building called 'Marthanna House'.

The graveyard is marked on the Ordnance Survey 25inch c. 1911, but not on the Cassini series of 1940-50. The graveyard was in use from 1886 until either 1976 or 1986 – the sources vary (Justice for Magdalenes Research; [www.jfmresearch.com](http://www.jfmresearch.com)). Graves within the walled rectangular enclosure were apparently marked by crosses, and, in 1993 an estimated number of 133 inhumations was arrived at by counting the crosses and graves. It has been noted however that incidences of vandalism resulting in the removal of some crosses may have invalidated this count (ibid). The nuns who ran High Park applied for an exhumation licence in advance of selling off the lands in portions for development in the late 1980s. In late 1989, the Sisters applied ‘for planning permission to demolish their existing institutional buildings...which had reached the end of their useful lives’ and to erect 340 two- storey houses, as well as ‘an infirmary unit to re- house old and infirm women and for seven two- storey dwellings to re-house other occupants of St. Mary’s at High Park’. Permission to exhume the burials was granted and this proceeded in 1993 (ibid).

The site is currently in use as a tarmac paved carparking area to the rear of the Bonnington Hotel, Swords Road, Whitehall, Dublin 9.

An Archaeological Assessment carried out by Claire Walsh in 2019 notes that this part of Drumcondra/ Whitehall is low in archaeological sites (Walsh 2019). There are five recorded sites within a 1km radius of the development site and include: a Ring-ditch (DU014-103) located c. 1.002km to the west-northwest, House - 16th/17th century (DU018-012001) located c.924m to the southwest, a Church (DU018-013001) and Graveyard (DU018-013002) both located c.710m and c.735m to the south-southwest respectively and a Castle – unclassified (DU018-015001) located c.804m to the south

## **2.2 SUMMARY OF PREVIOUS ARCHAEOLOGICAL FIELDWORK**

The previous Archaeological Assessment conducted in late 2019 consisted of five test trenches across the western portion of the footprint of the development site (Walsh 2019). The fifth trench was positioned along the eastern boundary of the former burial ground (ibid). These test excavations revealed no features of archaeological or historical interest. The report notes that there is a substantial slope in ground level from north to south and the site of the former burial ground had been backfilled with compacted rubble (extremely compact mix of concrete blocks, red brick rubble and other debris which was not removable by the machinery that was present then). In the northern trench tarmac and hardcore overlay a 250mm deposit of very clean (stone free) humic grey brown. This overlay a slightly turbated yellow-brown clay, derived from boulder clay. This was removed to a depth of 400mm where a compact boulder clay was uncovered. Modern features including two boreholes from the Dublin Port Tunnel (which passes underneath the site) and drainage services. An underground water tank was present to the southern area which was not tested (ibid).

The locations of seven archaeological excavations are recorded ([www.heritagemaps.ie](http://www.heritagemaps.ie) and [www.excavations.ie](http://www.excavations.ie)) in the immediate surrounding vicinity of this development site with approximately thirty archaeological licences for issued for site investigations within a 1km radius of this development. Concentrating on

those sites in the immediate vicinity of this development site, the previous archaeological assessment also notes that these investigations in the vicinity of this development site are the result of planning applications and were subject to archaeological testing/monitoring conditions (Walsh 2019). An archaeological assessment 04E0709 (located to the west-northwest of this development site) was carried out at the junction of Whitehall Road and the access road to the Bonnington Hotel. No significant archaeological features were uncovered except for finds that included sherds of post-medieval unglazed earthenware and a single bronze coin of Napoleon III, dated 1855. Several further investigations were undertaken as part of the Dublin Port Tunnel works (01E0351 & 02E0191) which were located to the north, east and southeast of this development site. While the tunnel itself was bored, several associated compounds were constructed for the project duration and topsoil stripping was subject to monitoring by archaeologists. This included lands of the former Convent at Beechlawn, at the junction of Collins Avenue and Swords Road, which was a large ploughed field before utilized as a compound. A single sherd of medieval pottery was recovered from the plough-soil, along with mainly 20th century wares, and a small amount of post-medieval pottery. The finds are likely to reflect centuries of manuring of the lands. No features of archaeological significance were also reported in the investigations for licences 12E0295, 00E0066 and 97E0098.

## 2.3 CARTOGRAPHIC ANALYSIS

### **John Rocque's Map of the City of Dublin 1756**

Although the accuracy of John Rocque's Map of Dublin 1756 is slightly off for this area, the development site area is depicted as being agricultural fields.

### **First Edition Ordnance Survey 6" Map, 1836, scale 1:10560**

The development site remained in fields until the construction of the Asylum in the mid-19th century. The OS First Edition 6" Map (c.1836) reflects changes in the landscape with the large country residence of Highpark House built to the north of the development site. The area of this development site remains relatively open and is part of a designed landscape vista that is dotted with trees to create parkland for this country estate. A potential laneway that gave access to this parkland may exist subsurface along the western boundary of this development site.

### **Ordnance Survey 25" Map, 1910, scale 1:2500**

The OS First Edition 25" Map (c.1910) illustrates the area of this development site was then part of St. Marys Asylum with part of the site across the location of the burial ground that was exhumed in 1993

## 2.4 AERIAL PHOTOGRAPHIC ANALYSIS

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995-2013), Bing Maps (2020), and Google Earth (2008-2020) has been carried out. Due to the built up and urbanised nature of the site and surrounding streetscape, no previously unknown archaeological features were identified.

## **2.5 TOPOGRAPHICAL FILES**

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

An examination of the National Museum Topographic files which are available online shows the presence of a single find of a Pike Head was recovered in the townland of Drumcondra close to the location of the Church of St. John the Baptist (DU018-013001).

## 3 ARCHAEOLOGICAL TESTING

### 3.1 GENERAL

Test trenching took place on 13th April 2021, using a [13 tonne 360 degree tracked excavator] equipped with a combination of digging bucket and flat, toothless bucket under strict archaeological supervision. Any investigated deposits were preserved by record. This was by means of written, drawn and photographic records.

A total of 2 trenches were excavated across the site measuring 38 linear metres (Figure 3, Plates 1-13). The test trenches were excavated to determine, as far as reasonably possible, the location, extent, date, character, condition, significance and quality of any surviving archaeological remains threatened by the proposed development. Test trenching was also carried out to clarify the nature and extent of existing disturbance and intrusions and to assess the degree of archaeological survival in order to formulate further mitigation strategies. These are designed to reduce or offset the impact of the proposed development scheme.

### 3.2 TESTING RESULTS

A tarmac surface of 0.03m sealed the site (Plate 1). Beneath this, a heavily compacted layer of modern rubble and detritus was encountered. This material was found to extend to between 0.6 and 1.8m (Plates 2). Extensive modern disturbance was encountered in most areas.

#### TRENCH 1 (Plates 1-6)

This trench was excavated for 20m in a general north-south alignment, extending immediately south from the southernmost trench excavated by Walsh in 2019. All but the southern 5m of this trench had been previously dug out to a depth of 1.8m below present ground level and backfilled with heavily compacted rubble and modern detritus (Figures 3 and 4; Plate 3). Water ingress was encountered at 1.7m. Presumably this relates to the 1993 exhumation of the graveyard. Subsequent to this, several concrete encased service pipes (sewer and drains) had been installed across the area. The southern 5m of the trench were undisturbed and a soft, yellowish-brown sandy clay was encountered to a depth of 0.6m, at which point a light brown boulder clay was encountered. A slate lined drain was identified cutting east-west through this material (Plates 4 & 5). In order to ensure that this material was not redeposit, it was graded out to a depth of 1.1m (Plate 6). No archaeology or human remains were identified in this area.

A ceramic drain pipe of late 19th or 20th century date was identified towards the centre of the trench. The packing stones surrounding this pipe included several cut and carved pieces of what appear to be oolitic limestone and fragments of clay floor tiles (Plates 7-9). Due to excessive water ingress at this level, it was not clear whether the clay pipe was contemporary with the stone packing or whether it had been inserted into an earlier stone drain.



## **TRENCH 2 (Plates 9-13)**

This trench was 18m in length and ran generally north-south parallel and c. 3m to the west of Trench 1. The stratigraphy was the same as that encountered in Trench 1 with the exception of the southern portion of the trench. In the case of Trench 2, a concrete manhole and associated construction cut had removed any previously undisturbed clays. No archaeological material or human remains were identified in this trench.

## **3.3 CONCLUSIONS**

Archaeological test trenching within the projected footprint of the former graveyard confirmed that the entire area had been excavated to a depth of 1.8m below present ground level and backfilled with demolition rubble and modern debris. Subsequently, a number of concrete-clad service pipes and a manhole had been installed in the area. A small undisturbed area approximately 5m in width was found to extend from the southern end of the 1990s excavation to the site boundary. This area lies outside of the projected extent of the graveyard and investigations confirmed that there were no burials in this area (Figure 5). A slate lined drain dating in all likelihood to the earlier 19th century was identified in this area. A concrete manhole had been inserted into this 5m strip in line with Trench 2, further reducing the archaeological potential of the site.

The retrieval of several dressed architectural fragments of what appears, on visual inspection, to be an imported oolitic limestone, probably Dundry Stone, from a late 19th/20th century drain is of interest. Two of these fragments were dressed, one a plain keystone for a shallow pointed arch and the other a voussoir with a rounded file outside a hexagonal file interrupted halfway down the block by a rectangle (see Plate 9). Both fragments correspond to medieval Gothic motifs (c. 13-15th century). It is possible that the ceramic pipe drain encountered in Trench 1 was inserted into an earlier stone drain which contained, among other stone, medieval fragments. A potential provenance for this stone can be suggested in the foundation associated with the Priory of All Hallows, c. 700m to the southeast (DU018-013). It is known that the Church of St. John the Baptist was built at this location in 1734 presumably occasioning the demolition or removal of earlier material that could have been used locally for roads/drains/fill etc.

However, it is possible that the architectural fragments originated in a Gothic Revival building of the 19th century. The proliferation of religious institutions and personal chapels in the area is well attested to during this period. If this is the case, it would be expected that the stone is not Dundry but rather Whitehouse sandstone, similar to that used in the Unitarian Church on Stephen's Green or Purbeck Stone from Dorset as used at the Church of the Sacred Heart, Donnybrook (Wyse Jackson 1993, 24).

It is not possible to offer a conclusive statement without conducting thin-section petrographic analysis, however the retrieval of 19th century floor tiles with cement bonding alongside the architectural fragments would seem to suggest a later date is likely.

## 4 IMPACT ASSESSMENT AND MITIGATION STRATEGY

Impacts can be identified from detailed information about a project, the nature of the area affected and the range of archaeological resources potentially affected. Archaeological sites can be affected adversely in a number of ways: disturbance by excavation, topsoil stripping; disturbance by vehicles working in unsuitable conditions; and burial of sites, limiting access for future archaeological investigation.

### 4.1 IMPACT ASSESSMENT

- Test trenching has confirmed that the footprint of the former graveyard has been subject to extensive disturbance in the later 20th century and that it is unlikely that any human remains survive onsite.
- Ground reduction associated with the proposed development will have an adverse impact upon the late 19th/20th century drain that contains Gothic/Gothic revival architectural fragments.
- There may be an adverse impact on previously unrecorded archaeological feature or deposits that have the potential to survive beneath the current ground level. This will be caused by ground disturbances associated with the proposed development.

### 4.2 MITIGATION

We recommend the following actions in mitigation of the impacts above.

- It is recommended that all ground disturbances associated with the proposed development be monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation *in-situ* or by record. Any further mitigation will require approval from the National Monuments Service of the DoCHG.
- It is recommended that an attempt be made during further groundworks to retrieve more evidence/architectural fragments from the drain feature identified in Trench 1. If conclusive evidence as to the date of the architectural fragments is not retrieved following ground reduction, it is recommended that the stone be subject to petrographic thin section analysis.

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

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

## 5 REFERENCES

Chartered Institute for Archaeologists. 2014a. Standards & Guidance for Field Evaluation.

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National Museum of Ireland. *Topographical Files*, County Dublin

Walsh, C. 2019 *Archaeological Report and Test Excavation at Site at Rear Bonnington Hotel, Whitehall, Dublin 9* Unpublished Report by Archaeological Projects Ltd On behalf of Roseberry Investments.

Patrick Wyse Jackson, *The Building Stones of Dublin - a walking guide*, Town and Country House, Dublin, 1993

## CARTOGRAPHIC SOURCES

John Rocque's Exact survey of the city and suburbs of Dublin, 1756 (city 1760)

Ordnance Survey maps of County Dublin 1837, 1843, 1876, and 1911.

## **ELECTRONIC SOURCES**

[www.buildingsofireland.ie](http://www.buildingsofireland.ie) – National Inventory of Architectural Heritage

[www.excavations.ie](http://www.excavations.ie) – Summary of archaeological excavation from 1970–2020.

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

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

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

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

[www.jfmresearch.com](http://www.jfmresearch.com) – Justice for Magdalene's Research

## APPENDICES

### APPENDIX 1 RMP SITES WITHIN THE SURROUNDING AREA

<b>SMR NO.:</b>	DU014-103
<b>RMP STATUS:</b>	Yes
<b>TOWNLAND:</b>	Claremont
<b>PARISH:</b>	Glasnevin
<b>BARONY:</b>	Coolock
<b>I.T.M.:</b>	715854, 738155
<b>CLASSIFICATION:</b>	Ring-ditch
<b>DIST. TO SITE:</b>	c. 1.002km
<b>DESCRIPTION:</b>	A circular ring-ditch visible as a crop mark on an aerial photograph (SMR file; pers. comm. T. Condit).
<b>REFERENCE:</b>	<a href="http://www.archaeology.ie/SMR">www.archaeology.ie/SMR</a> file

<b>SMR NO.:</b>	DU018-012001
<b>RMP STATUS:</b>	Yes
<b>TOWNLAND:</b>	Drishoge (Coolock By.)
<b>PARISH:</b>	Clonturk
<b>BARONY:</b>	Coolock
<b>I.T.M.:</b>	716096, 737120
<b>CLASSIFICATION:</b>	House - 16th/17th century
<b>DIST. TO SITE:</b>	c. 924m
<b>DESCRIPTION:</b>	<p>St. Patrick's Training College incorporates Belvedere House, a 17th century house with 18-19th century additions. The Civil survey (1654-6) describes the former as a 'faire brick house, slated on the lands of James Bath of Drumconragh, at Drishoge' (Simington 1945, 180). This was the seat of the Coghill family, Sir John Coghill, Master in Chancery, resided here in the late 17th century (Joyce 1912, 256-257). In 1725 Belvedere house was leased to Henry Singleton, a Drogheda lawyer who undertook a programme of building and renovation including the addition of a drawingroom at the rear of the building (Ó'Ceallaigh 1975, 14).</p> <p>The present building is two storey, 7 bay, over sunken basement with a break front, and 2 bay thick in back. Built of an inner and outer wall of brick with a rubble core (T. 0.60m). Brickwork is 17th century to first floor level when it changes indicating that the first floor was re-built or is probably a later addition. The mountain granite quoins are also more widely spaced at first floor level to incorporate the larger brick. Belvedere House is lit by flush sash windows with moulded sills that are pre- 1730 (flush sash windows were made illegal in the 1720's and were out of fashion by 1730 because they resulted in wood decay). The front balustrade was added at the turn of the 18th century probably to replace a pediment. Hall and chambers in the front retain a number of original 17th century features, including bolelection panelling dating to c. 1660's, tall doorways, relatively thin doors and panelling over windows with window seats. A drop beam running across the ground floor ceiling maybe the original roof joist. The rear of the house was modified in the 18th century to incorporate a staircase and circular roof light. The upper floor contains two suites of rooms with plain and decorated cornices of early 18th century date. Belvedere House compares favourably with the 17th</p>

	century phase of Eyrecourt Castle, Co. Galway (O'Connell & Loeber 1988, 40-48).
REFERENCE:	www.archaeology.ie/SMR file

SMR NO.:	DU018-013001
RMP STATUS:	Yes
TOWNLAND:	Drumcondra
PARISH:	Clonturk
BARONY:	Coolock
I.T.M.:	716435, 73704
CLASSIFICATION:	Church
DIST. TO SITE:	c.710m
DESCRIPTION:	The Church of St. John the Baptist (1734) on the grounds of All Hallows College was built on the site of a medieval foundation associated with the Priory of All Saints. After the Dissolution of the priory a small church dedicated to St. Margaret was erected (Ball 1920, 6 182-183). This is probably the 'small church' of Clonturk, mentioned in the Civil survey (1654-6) (Simington 1945, 180-1). The present building contains a monument erected in 1740 to the memory of Marmaduke Coghill, the builder of Drumcondra House by Peter Scheemaker (Craig; & Knight of Glin, 1970, 46).
REFERENCE:	www.archaeology.ie/SMR file

SMR NO.:	DU018-013002
RMP STATUS:	Yes
TOWNLAND:	Drumcondra
PARISH:	Clonturk
BARONY:	Coolock
I.T.M.:	716425, 737075
CLASSIFICATION:	Graveyard
DIST. TO SITE:	c.735m
DESCRIPTION:	Attached to the Church of St. John the Baptist (1734) on the grounds of All Hallows College. The Church of St. John the Baptist was built on the site of a medieval foundation associated with the Priory of All Saints ( DU018-013001-). After the Dissolution of the priory a small church dedicated to St. Margaret was erected (Ball 1920, 6 182-183). The antiquarian Francis Grosse and James Gandon, the architect are buried in the graveyard
REFERENCE:	www.archaeology.ie/SMR file

SMR NO.:	DU018-015001
RMP STATUS:	Yes
TOWNLAND:	Richmond
PARISH:	Clonturk
BARONY:	Coolock
I.T.M.:	716629, 736917
CLASSIFICATION:	Castle - unclassified
DIST. TO SITE:	c. 804m
DESCRIPTION:	Drumcondra Castle was built in the 16th-century on the present site of St. Joseph's

	<p>Asylum for the Blind by John Bathe, a Meath family, who later became Chancellor of the Exchequer (Bowen 1963, 68). This is recorded in a tablet preserved in St. Joseph's Asylum and dated to 1561. It is located on an internal wall on the N side of the present building (Ball 1920, 159-165; 167-168). Part of the walls of the 16th century castle are at ground floor level. The original building was orientated north-south and was rectangular in plan , although it may have had a turret on the SW corner. It is intact at semi-basement /ground level, where it currently forms part of the kitchen and can be identified by the thickness of the wall, which are almost 1.20m in width. The original vaulting survives , as does the rectangular fireplace in the S wall. After John Bathe's death in 1586 the castle became the residence of Sir William Warren, after he married Elenor preston, John Bathe's widow. The castle is marked on the Down Survey map as a large castle/house with two smaller gabled houses standing beside it. Drumcondra Castle is also mentioned in the Civil survey (1654-6) the proprietor being James Bath (Simington 1945, 180). In 1703, Drumcondra Castle was purchased by Captain Chichester Phillips, and at the time the estate was listed as a castle with a brick dwelling house, stables, a coach house, malt house, one brick house and five cabbins. Test excavations NW of the castle in 2009 revealed a series of pits and ditches that were thought to be related to the castle (09E437).</p>
REFERENCE:	<p><a href="http://www.archaeology.ie/SMR">www.archaeology.ie/SMR</a> file</p>



## **APPENDIX 2    LEGISLATION    PROTECTING    THE    ARCHAEOLOGICAL RESOURCE**

### **PROTECTION OF CULTURAL HERITAGE**

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

### **THE ARCHAEOLOGICAL RESOURCE**

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

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

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

### **REGISTER OF HISTORIC MONUMENTS**

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

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

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

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

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

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

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

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

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

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

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

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

### **Dublin City Development Plan 2016–2022**

It is the policy of Dublin City Council:

CHC9: To protect and preserve National Monuments

1. To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of the re-use of buildings, light buildings, foundation design or the omission of basements in the Zones of Archaeological Interest.

2. That where preservation in situ is not feasible, sites of archaeological interest shall be subject to ‘preservation by record’ according to best practice in advance of re-development.

3. That sites within Zones of Archaeological Interest will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged.

4. That the National Monuments Service will be consulted in assessing proposals for development which relate to Monuments and Zones of Archaeological Interest.

5. To preserve known burial grounds and disused historic graveyards, where appropriate, to ensure that human remain are re-interred, except where otherwise agreed with the National Museum of Ireland.

6. That in evaluating proposals for development in the vicinity of the surviving sections of the city wall that due recognition be given to their national significance and their special character.

7. To have regard to the Shipwreck inventory maintained by the DAHG. Proposed developments that may have potential to impact on riverine, inter-tidal and sub-tidal environments shall be subject to an underwater archaeological assessment in advance of works.

8. To have regard to DAHG policy documents and guidelines relating to archaeology.

It is an objective of Dublin City Council:

CHCO10:

1. To implement the archaeological actions of the Dublin City Heritage Plan 2002–2006 in light of the Dublin City Heritage Plan Review 2012.

2. To prepare and implement conservation plans for National Monuments and Monuments in DCC care (City Walls, St Luke's Church, St James's Graveyard, St Thomas's Abbey, St Canice's Graveyard etc).
3. To maintain, develop and promote the Dublin City Archaeological Archive (DCAA) at Pearse Street Library and Archives.
4. To ensure the public dissemination of the findings of licensed archaeological activity in Dublin through the Dublin County Archaeology GIS.
5. To develop a long-term management plan to promote the conservation, management and interpretation of archaeological sites and monuments and to identify areas for strategic research.
6. To have regard to the city's industrial heritage and Dublin City Industrial Heritage Record (DCIHR) in the preparation of Local Area Plans (LAPs) and the assessment of planning applications and to publish the DCIHR online. To review the DCIHR in accordance with Ministerial recommendations arising from the national Inventory of Architectural Heritage (NIAH) survey of Dublin City and in accordance with the Strategic Approach set out in Section 11.1.4 of this chapter.
7. To promote awareness of, and access to, the city's archaeological inheritance and foster high-quality public archaeology.
8. To promote archaeological best practice in Dublin city.
9. To promote the awareness of the international significance of Viking Dublin and to support post-excavation research into the Wood Quay excavations 1962 – 1981.
10. To develop a strategy for the former Civic Museum collection and for other collections of civic interest and importance.
11. To investigate the potential for the erection of Columbarium Walls.
12. To support the implementation of the Kilmainham Mill Conservation Plan.
13. Dublin City Council will seek to work with Diageo to undertake a more comprehensive industrial heritage survey of the constituent historic buildings within the Guinness Brewery complex at St James's Gate.
14. To implement and promote The Dublin Principles (ICOMOS, 2011) as guiding principles to assist in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of Dublin and Ireland.

15. To continue to implement actions of the St Luke's Conservation Plan on the basis of funds available to conserve the monument, recover the graveyard, provide visitor access, improve visual amenity and secure an appropriate new use.

## **APPENDIX 3 IMPACT ASSESSMENT & THE CULTURAL HERITAGE RESOURCE**

### **POTENTIAL IMPACTS ON ARCHAEOLOGICAL AND HISTORICAL REMAINS**

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

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

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

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

### **PREDICTED IMPACTS**

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

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

## APPENDIX 4 MITIGATION MEASURES & THE CULTURAL HERITAGE RESOURCE

### POTENTIAL MITIGATION STRATEGIES FOR CULTURAL HERITAGE REMAINS

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

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

### DEFINITION OF MITIGATION STRATEGIES

#### ARCHAEOLOGICAL RESOURCE

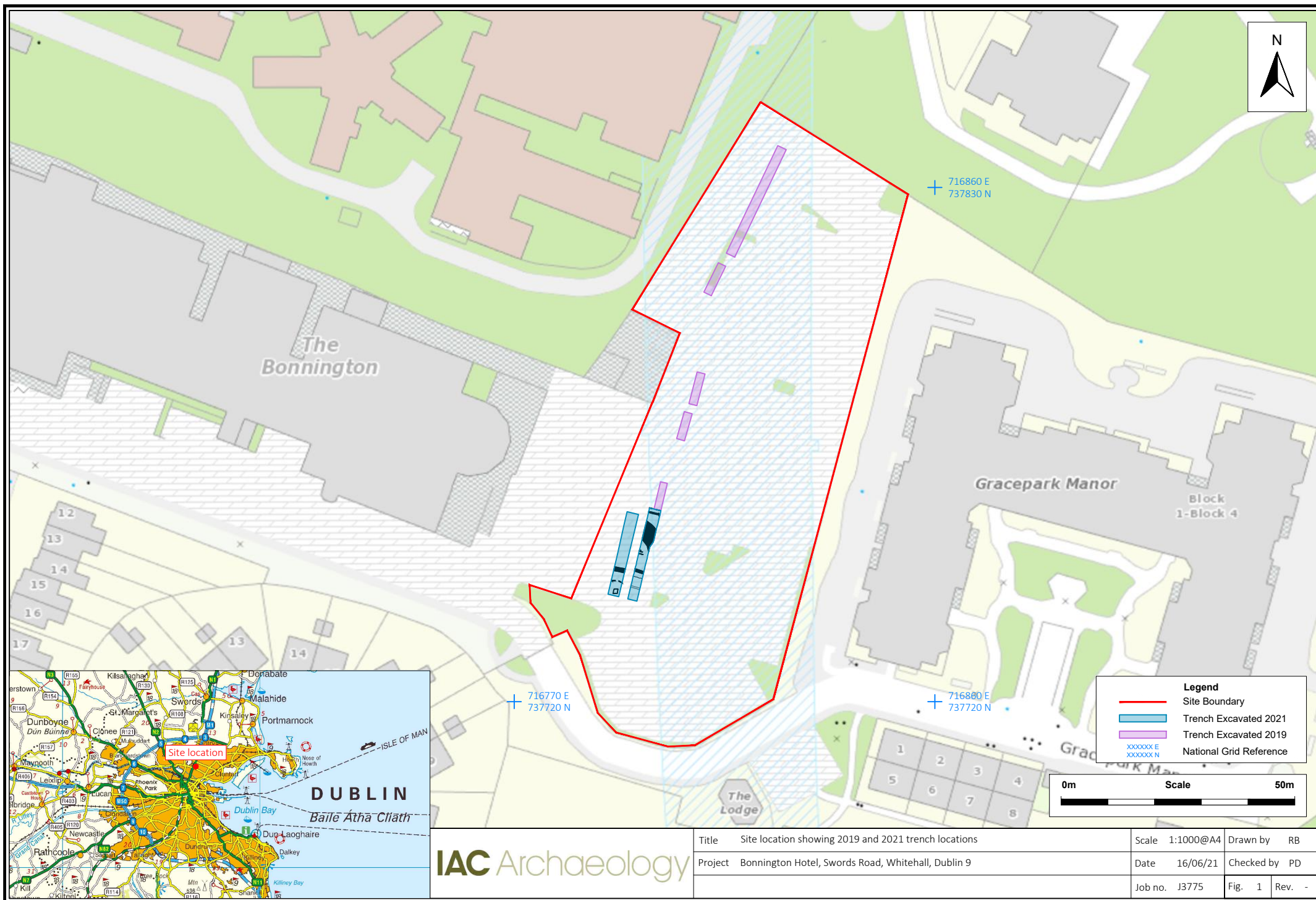
The ideal mitigation for all archaeological sites is preservation *in situ*. This is not always a practical solution, however. Therefore a series of recommendations are offered to provide ameliorative measures where avoidance and preservation *in situ* are not possible.

*Full Archaeological Excavation* involves the scientific removal and recording of all archaeological features, deposits and objects to the level of geological strata or the base level of any given development. Full archaeological excavation is recommended where initial investigation has uncovered evidence of archaeologically significant material or structures and where avoidance of the site is not possible. (ClfA 2014b)

*Archaeological Test Trenching* can be defined as ‘a limited programme... of intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land or underwater. If such archaeological remains are present test trenching defines their character and extent and relative quality.’ (ClfA 2014a)

*Archaeological Monitoring* can be defined as a ‘formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons within a specified area or site on land or underwater, where there is possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive.’ (ClfA 2014c)

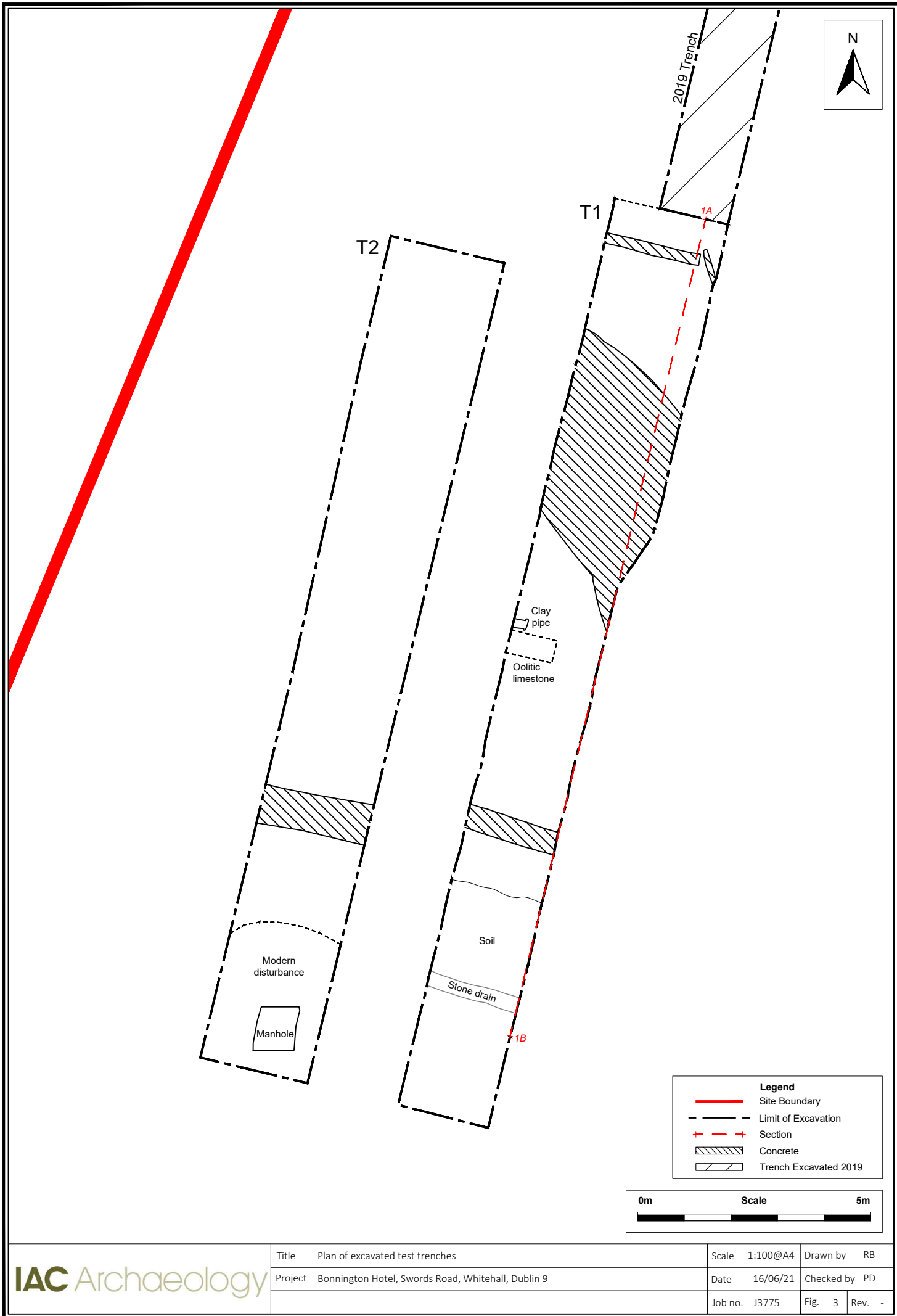


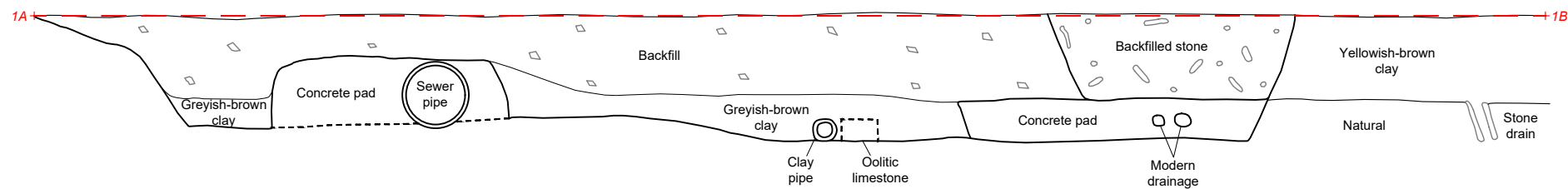




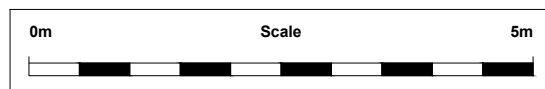


Title	Plan of proposed development	Scale	1:600@A4	Drawn by	RB
Project	Bonnington Hotel, Swords Road, Whitehall, Dublin 9	Date	16/06/21	Checked by	PD
		Job no.	J3775	Fig.	2
				Rev.	-





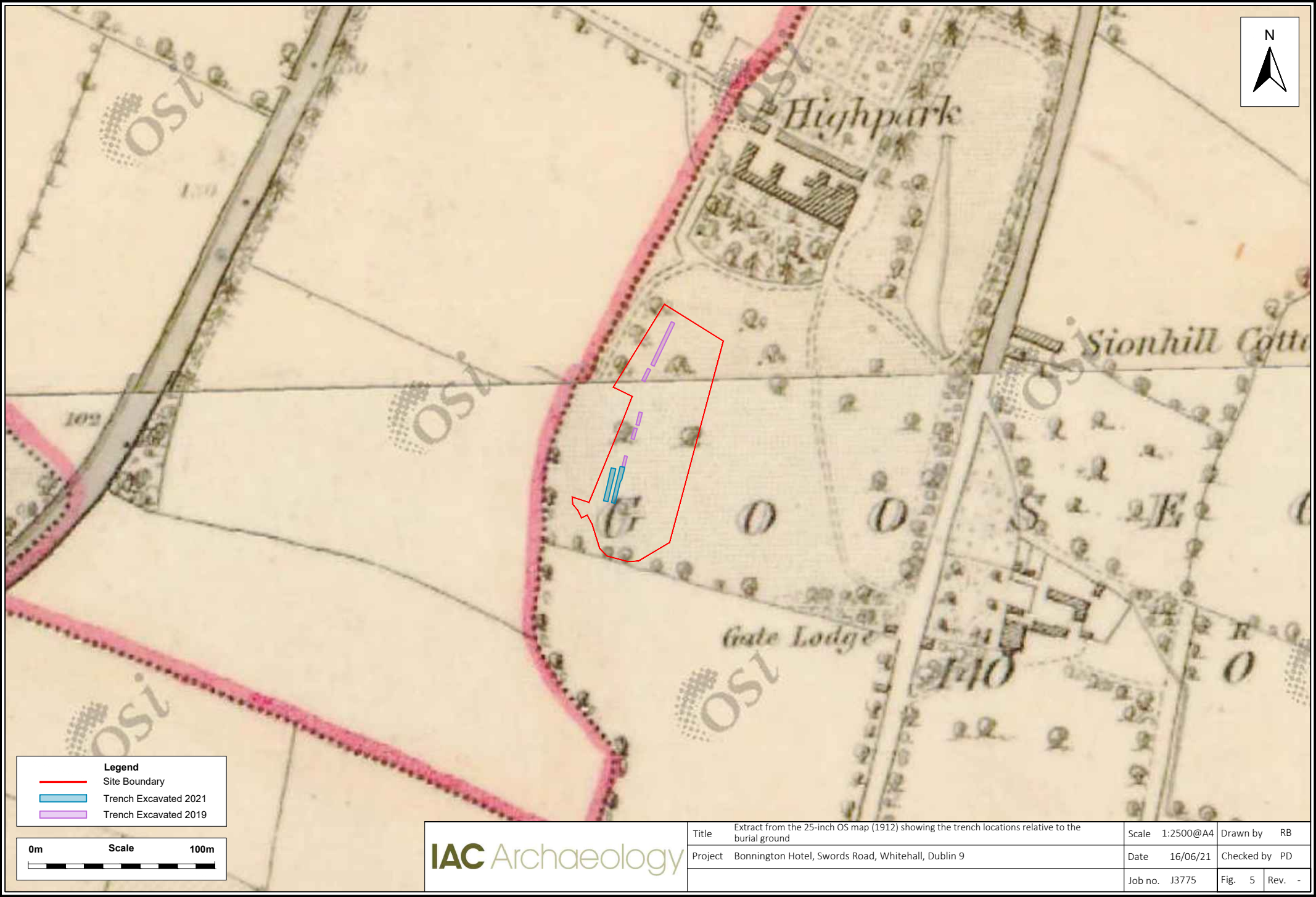
Legend	
+-+ - +	Section
○	Stone



IAC Archaeology

Title	West facing section of Trench 1	Scale	1:75@A4	Drawn by	RB
Project	Bonnington Hotel, Swords Road, Whitehall, Dublin 9	Date	16/06/21	Checked by	PD
		Job no.	J3775	Fig.	4
				Rev.	-





IAC Archaeology

Title	Extract from the 25-inch OS map (1912) showing the trench locations relative to the burial ground	Scale	1:2500@A4	Drawn by	RB
Project	Bonnington Hotel, Swords Road, Whitehall, Dublin 9	Date	16/06/21	Checked by	PD
		Job no.	J3775	Fig.	5
				Rev.	-





Plate 1 View south across excavation area



Plate 2 Modern backfilled material in the centre of Trench 1, facing west



Plate 3 Trench 1, facing south





Plate 4 Slate lined drain facing west



Plate 5 Undisturbed southern end of Trench 1 excavated to boulder clay, facing south





Plate 6 Undisturbed southern end of Trench 1 excavated to boulder clay, facing south



Plate 7 Oolitic limestone and floor tile from 19/20th century drain



Plate 8 Dressed oolitic limestone from 19/20th century drain



Plate 9 Keystone from pointed arch (left) and roll and hexagonal filet moulded voussoir (right)





Plate 10 Excavation of trench 2, facing north



Plate 11 Manhole in south of Trench 2



Plate 12 Southern end of Trench 2, facing west



Plate 13 Northern end of Trench 2, facing southeast