

**ARCHAEOLOGICAL ASSESSMENT
AT
KNOCKRABO,
MOUNT ANVILLE ROAD,
GOATSTOWN,
DUBLIN 14**

**ON BEHALF OF:
KNOCKRABO INVESTMENTS DAC**

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ABSTRACT

This report has been prepared on behalf of Knockrabo Investments DAC, to study the impact, if any, on the archaeological and historical resource of the proposed Strategic Housing Development at Knockrabo, Mount Anville Road, Goatstown, Dublin 14 (ITM 718361/728575). The report was undertaken by Jacqui Anderson of IAC Archaeology.

There are no recorded monuments within 500m of the proposed site. Roebuck Castle (DU022-017) which is located c. 644m north-northeast of the proposed development area, represents the nearest recorded monument.

The historic mapping coverage of the proposed development shows that it occupied a landscape that was fully developed with small demesnes during the 19th century. These included Mount Cedar, Mountanville House, Mountanville Lodge and Hollybrook. Today Mount Cedar is still extant and located outside of the development area. Mountanville House (later known as Knockrabo) was demolished in the 1990s and the site has now been developed for residential use, although both gate lodges survive. Mountanville Lodge and Holly Wood also survive to the southwest.

The assessment has clearly shown that the proposed development area has been subject to a large degree of disturbance since 2016 when construction of the adjacent development commenced. Large areas have been stripped of topsoil in order to establish car parking and compound areas. Given the level of disturbance, and the results of the overall archaeological assessment, the archaeological potential of the development area is considered to be low.

Whilst it is clear some portions of the site have been subject to disturbance in the form of topsoil stripping, it remains unclear how the works may have affected the potential archaeological resource. As such it is possible that ground disturbance may have a negative impact on previously unrecorded archaeological features or deposits that have the potential to survive beneath the current ground level.

It is therefore recommended that any remaining topsoil stripping 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 Department of Housing, Local Government and Heritage.

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1 INTRODUCTION

1.1 GENERAL

The following report details an archaeological assessment undertaken in advance of the proposed Strategic Housing Development at Knockrabo, Mount Anville Road, Goatstown, Dublin 14 (ITM 718361/728575, Figure 1). This assessment has been carried out to ascertain the potential impact of the proposed development on the archaeological and historical resource that may exist within the area. The assessment was undertaken by Jacqui Anderson of IAC Archaeology (IAC), on behalf of Knockrabo Investments DAC.

The archaeological assessment involved a detailed study of the archaeological and historical background of the proposed development site and the surrounding area. This included information from the Record of Monuments and Places of County Dublin, the topographical files within the National Museum and all available cartographic and documentary sources for the area. A field inspection has also been carried out with the aim to identify any previously unrecorded features of archaeological or historical interest.

1.2 THE DEVELOPMENT

The development, with a total gross internal area of c. 23,096.7 sqm, will consist of the construction of 227 no. residential units in 4 no. apartment blocks ranging in height from Part 2 – Part 8 storeys including semi-basement podium (Figure 2).

The development will provide 76 no. 1 bed units, 145 no. 2 bed units and 6 no. 3 bed units as follows:

Block E (c. 1015.3 sqm GIA) is a 5-storey including semi-basement podium apartment block comprising of 8 no. units (1 no. one bed unit and 7 no. 2 bed units).

Block F (c. 8042.2 sqm GIA) is a Part 2 to Part 8 storeys including semi-basement podium apartment block comprising 84 no. units (53 no. 1 bed units and 31 no. 2 bed units).

Block G (c. 8626.5 sqm GIA) is a Part 6 including semi-basement podium to Part 8 storey including semi-basement podium apartment block comprising of 82 no. units (37 no. 1 bed units, 40 no. 2 bed units and 5 no. 3 bed units).

Block H (c. 5413.7 sqm GIA) is a Part 6 to Part 7 storey apartment block including semi-basement podium comprising 53 no. units (7 no. 1 bed units, 45 no. 2 bed units and 1 no. 3 bed unit).

Residential Tenant Amenities comprising c. 537.2 sqm are provided at Level 00 of Block G and H to serve all residential units within this application.

Balconies/Wintergardens are provided on all elevations at all levels for the 4 no. apartment blocks, with (Private) Terraces provided at top floor levels and a communal Roof Terrace of c. 198 sqm to be provided on Block F.

The development will also provide 178 no. car parking spaces, which comprises 125 no. residential podium parking spaces, 35 no. on-street parking spaces, 16 no. visitor/drop off parking and 2 no. car sharing on-street parking spaces are provided; Provision of 389 no. private residential bicycle parking spaces and 130 no. visitor bicycle parking spaces; Provision of 12 no. motorcycle parking spaces;

All other ancillary site development works to facilitate construction, site services, piped infrastructure, 2 no. sub-stations, plant, public lighting, bin stores, bike stores, boundary treatments, provision of public, communal and private open space areas comprising hard and soft landscaping, site services all other associated site excavation, infrastructural and site development works above and below ground.

2 METHODOLOGY

Research for this report was undertaken in two phases. The first phase comprised a paper survey of all available archaeological, historical and cartographic sources. The second phase involved a field inspection of the site.

2.1 PAPER SURVEY

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- National Monuments in State Care Database;
- Preservation Orders List;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- Dun Laoghaire-Rathdown County Development Plan 2016–2022;
- Aerial photographs;
- Excavations Bulletin (1970–2020);

Record of Monuments and Places (RMP) is a list of archaeological sites known to the National Monuments Section, which are afforded legal protection under Section 12 of the 1994 National Monuments Act and are published as a record.

Sites and Monuments Record (SMR) holds documentary evidence and field inspections of all known archaeological sites and monuments. Some information is also held about archaeological sites and monuments whose precise location is not known e.g., only a site type and townland are recorded. These are known to the National Monuments Section as ‘un-located sites’ and cannot be afforded legal protection due to lack of locational information. As a result, these are omitted from the Record of Monuments and Places. SMR sites are also listed on a website maintained by the Department of Housing, Local Government and Heritage (DoHLGH) – www.archaeology.ie.

National Monuments in State Care Database is a list of all the National Monuments in State guardianship or ownership. Each is assigned a National Monument number whether in guardianship or ownership and has a brief description of the remains of each Monument.

The Minister for the Department of Housing, Local Government and Heritage (DoHLGH) 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.

Preservation Orders List contains information on Preservation Orders and/or Temporary Preservation Orders, which have been assigned to a site or sites. 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.

The **topographical files of the National Museum of Ireland** are the national archive of all known finds recorded by the National Museum. This archive relates primarily to artefacts but also includes references to monuments and unique records of previous excavations. The find spots of artefacts are important sources of information on the discovery of sites of archaeological significance.

Cartographic sources are important in tracing land use development within the development area as well as providing important topographical information on areas of archaeological potential and the development of buildings. Cartographic analysis of all relevant maps has been made to identify any topographical anomalies or structures that no longer remain within the landscape.

- Down Survey Map of the Barony of Rathdown, c. 1655
- Rocque's Map of the County of Dublin, 1760
- Taylor's Map of the Environs of Dublin, 1816
- Duncan's Map of the County of Dublin, 1821
- Ordnance Survey maps of County Dublin, 1843–1938

Documentary sources were consulted to gain background information on the archaeological, architectural and cultural heritage landscape of the proposed development area.

Development Plans contain a catalogue of all the Protected Structures and archaeological sites within the county. The Dun Laoghaire-Rathdown County Development Plan (2016–2022) was consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development area.

Aerial photographic coverage is an important source of information regarding the precise location of sites and their extent. It also provides initial information on the terrain and its likely potential for archaeology. A number of sources were consulted including aerial photographs held by the Ordnance Survey and Google Earth.

Excavations Bulletin is a summary publication that has been produced every year since 1970. This summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the SMR and RMP files. This information is also available online (www.excavations.ie) from 1970–2020.

2.2 FIELD INSPECTION

Field inspection is necessary to determine the extent and nature of archaeological and historical remains, and can also lead to the identification of previously unrecorded or suspected sites and portable finds through topographical observation and local information.

The archaeological field inspection entailed -

- Walking the proposed development and its immediate environs.
- Noting and recording the terrain type and land usage.
- Noting and recording the presence of features of archaeological or historical significance.
- Verifying the extent and condition of any recorded sites.
- Visually investigating any suspect landscape anomalies to determine the possibility of their being anthropogenic in origin.

3 RESULTS OF DESKTOP STUDY

3.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The proposed development area is located at Knockrabo, Mount Anville Road, Goatstown, Dublin 14. There are no recorded monuments within 500m of the site. Roebuck Castle (DU022-017), which is located c. 644m north-northeast of the site, represents the nearest recorded monument.

3.1.1 Prehistoric Period

Mesolithic Period (6000–4000 BC)

Although recent discoveries in the southwest of Ireland may suggest the possibility of human activity as early as the Upper Palaeolithic (Dowd and Carden 2016), the Mesolithic period is the earliest time for which there is clear evidence for prehistoric activity in this part of Ireland. During this period people hunted, foraged and gathered food and appear to have had a mobile lifestyle. The most common evidence found to show the presence of Mesolithic communities at a site are scatters of worked flint material, a by-product from the production of flint implements.

Small numbers of flint flakes have been found at Dalkey Island, Dun Laoghaire, Rathfarnham and Loughlinstown and may indicate small-scale transient settlement along the riverbanks and seashores. Coastal areas from Killiney to Bray and north of Greystones, which were probably important areas for flint pebbles as well as food, have been subjected to a large amount of erosion, which may have had a high impact on potential Mesolithic archaeology (Corlett 1999).

Neolithic Period (4000–2500 BC)

During the Neolithic period settlement became more permanent and the predominant economy appears to have become based on the rearing of stock and cereal cultivation. This transition is accompanied with major social change. Agriculture demanded an altering of the physical landscape; forests were rapidly cleared and field boundaries constructed. The megalithic tomb tradition also emerged during this period, which became characteristic of the Neolithic.

The only archaeological evidence from this period in the wider area are stray finds of possible Neolithic date. A flint scraper was discovered c. 635m east of the proposed development area that may be of Neolithic date (NMI Ref.: 1989:47).

Bronze Age (2500–800 BC)

The Bronze Age is marked by the widespread use of metal for the first time in Ireland. As with the transition from Mesolithic to Neolithic the transition into the Early Bronze Age is accompanied by changes in society. The megalithic tomb tradition declined and ended and the burial of the individual becomes typical. Cremated or inhumed bodies were often placed in a cist, which is a small stone box set into the ground or a stone lined grave. These burials were often accompanied by decorated pottery.

Another site type thought to reveal a glimpse of domestic life at this time is the burnt mound and *fulacht fia*. A common site within the archaeological record, they are normally interpreted as temporary cooking sites but may have been used for other industrial or even recreational functions. They survive as low mounds of charcoal-enriched soil mixed with an abundance of heat-shattered stones. They are usually horseshoe shaped and located in low-lying areas near a water source and are often found in clusters. Even when levelled by an activity such as ploughing, they are identifiable as burnt spreads in the landscape (Brindley and Lanting 1990).

There are no recorded Bronze Age sites located within the vicinity of the proposed development area.

Iron Age (800 BC–AD 500)

The Iron Age was traditionally seen as a period for which there was little evidence in comparison to the preceding Bronze Age and the succeeding early medieval period. However, development-led excavation in recent decades and projects such as the Late Iron Age and Roman Project have added significantly to our knowledge of the Irish Iron Age. In Europe, there are two stages to the Iron Age, the earlier Hallstatt and the later La Tene. While in Ireland, evidence of a Hallstatt phase is rare, and the La Tene phase is reflected strongly in the style of metalwork of this period. It is clear there was significant contact and interaction between the Continental Europe, Britain and Ireland at this time.

There are no recorded sites of Iron Age date in the vicinity of the proposed development area.

3.1.2 Early Medieval Period (AD 500–1100)

During the 8th century it was the *Ui Briuin* tribe that ruled much of southeast Dublin. They arrived from the north of Kildare, bringing with them the influence of the famous monastery in Kildare, which was reputedly founded by St. Brigid around AD 500.

This period was also characterised by defended settlements that are known as ringforts. These were circular enclosures defined by one or more earthen banks and outer ditches which acted as defensive features. However, there are few defended enclosures to be found within the South Dublin area, which is unusual as it likely to have been a relatively densely populated area. It is possible that extensive development in the last century has removed any trace of ringforts and enclosures in this part of the country.

The Vikings arrived in Ireland in the 9th century and founded Dublin, an important urban trade centre in AD 917. The development of Dublin as a major centre of trade and industry must have had implications on the lands to the south, which were known as *Dyflinarskiri*, and extended as far as Greystones. Many Vikings settled in this area and by AD 980, most had converted to Christianity.

3.1.3 Medieval Period (AD 1100–1600)

The beginning of the medieval period is characterised by political unrest that originated from the death of Brian Borumha in 1014. Diarmait MacMurchadha, deposed King of Leinster, sought the support of mercenaries from England, Wales, and Flanders to assist him in his challenge for kingship. Norman involvement in Ireland began in 1169, when Richard de Clare and his followers landed in Wexford to support MacMurchadha. Two years later de Clare (Strongbow) inherited the Kingdom of Leinster through marriage to Aoife MacMurchadha, Diarmait's daughter. By the end of the 12th century the Normans had succeeded in occupying much of the country (Stout and Stout 1997, 53).

At the time of the invasion the ruling clan were Mac Torcaill family in the southeast of Dublin. The Irish chieftain Donal MacGillaMoCholmoc, who controlled the area of Dundrum during the invasion, married his daughter to Diarmait MacMurchada and Dundrum was granted to John de Clahull in c. 1170. De Clahull in turn bequeathed the parish of Taney to Laurence O'Toole, the Archbishop of Dublin, in 1180. The greatest landowner within the region under the Norman regime was the Archbishop of Dublin, who retained those lands owned since before the invasion.

The initial stage of the invasion of the country is marked by the construction of motte and bailey castles, none of which are present within the vicinity of the development. These were later replaced with stone-built castles. Roebuck Castle (DU022-017), located c. 644m north-northeast of the proposed development area, stands on the site of an earlier 16th century castle built by the 5th Lord Trimblestown (SMR file). The modern structure dates to the 18th/19th century but is believed to incorporate the remains of the earlier medieval castle that was destroyed during the 1641 Rebellion.

3.1.4 Post-Medieval Period (AD 1600–1800)

The wider vicinity of the proposed development area became a very fashionable area to live during this period, with a large number of country residences being established. Multiple demesne landscapes and large houses were established throughout County Dublin during this period, due to the proximity of the city. An important element of an 18th or early 19th century country house was its setting. The earlier geometric landscapes favoured by continental Europe were replaced during the 18th and 19th centuries by designed parkland settings, which were intended to create a 'natural' backdrop for the country houses. These demesnes involved a great deal of landscaping, as earth was moved, field boundaries disappeared, streams were diverted to form lakes and quite often roads were completely diverted to avoid travelling anywhere near the main house or across the demesne.

The proposed development area is located within a landscape which was formerly occupied by a large number of demesnes. The proposed development area once formed part of the demesne associated with Mountanville Cottage and later Cedar Mount and incorporates part of the demesne associated with Mountanville House (later Knockrabo). It is believed to have been established in the last decade of the 18th century, and in 1832 John Goddard Richard was the owner. John Goddard

Richard was a barrister and justice of the peace, and owned land in both South Dublin and Wexford. The principal building is extant and is a protected structure (RPS 783) to the immediate south of the proposed development area.

Mountanville House was constructed during the early 19th century by Henry Roe. The house had three storeys and had a width of seven bays. It also had an intricate wrought iron veranda that travelled around the extent of the exterior that faced the garden at first floor level, and was covered by a canopy. In 1885 the house became home to Christopher Palles, the Lord Chief Baron of the Court of the Exchequer. Palles kept Knockrabo, as it was later known, in an impeccable manner and had several gardeners to look after the hot houses, greenhouses, vineries and peach houses. After Palles death in 1920 the house was eventually bought by the Bank of Ireland and demolished in 1994. Today the eastern portion of the demesne has been developed and only the two gate lodges and original entrances to the estate have survived.

3.2 SUMMARY OF PREVIOUS ARCHAEOLOGICAL FIELDWORK

A review of the Excavations Bulletin (1970–2020) has revealed that there have not been any archaeological investigations within the proposed development area. The nearest archaeological investigation comprised the monitoring of improvement works c. 816m to the southwest (Licence 12E0224, Bennett 2012:224). This programme of work did not uncover anything of archaeological significance.

3.3 CARTOGRAPHIC ANALYSIS

Down Survey Map of the Barony of Rathdown, c. 1655

These early maps lack detail as their primary purpose was to identify land ownership, however, significant topographical features and structures are often depicted. There is no detail shown on this map of the proposed development area. Roebuck castle (DU022-017) is indicated within the lands belonging to “Barron of Timblestone”.

John Rocque, An Actual Survey of the County of Dublin, 1760 (Figure 3)

This map depicts the proposed development in an open field to the north of what is now the Mount Anville Road. There are no structures depicted within the proposed development area. Mount Dillion estate is depicted to the immediate south of the Mount Anville Road. The surrounding landscape is largely rural with a number of demesne landscapes appearing through the wider area.

John Taylor, Map of the Environs of Dublin, 1816 (Figure 3)

This map depicts the proposed development area to the north of the Mount Anville Road. There is a small demesne indicated to the immediate east of the proposed development area, which likely represents Mountanville House but it is not labelled. To the south of the Mount Anville Road, Anneville House is shown in the place of Mount Dillion on Rocque’s map.

William Duncan, Map of the County of Dublin, 1821 (Figure 4)

There is little change to the proposed development area by the time of this map.

First Edition Ordnance Survey Map, 1843, scale 1:10,560 (Figure 5)

This is the first accurate historic mapping coverage of the area containing the proposed development area. The proposed development area is depicted in this mapping as part of the small demesne associated with Mountanville Cottage and an open field, with Mountanville House and demesne to the immediate northeast. The area includes sections of small demesnes associated with Mountanville Lodge and Holly Wood, further to the southwest. Mountanville Cottage is shown approached from the Mount Anville Road by a drive. There are a number of small outbuildings depicted to the immediate west of the main house. A small rectangular area to the north may represent a walled garden.

Ordnance Survey Map, 1871–5, scale 1:10,560 (Figure 6)

By the time of this map, Mountanville Cottage is now labelled as Cedar Mount. A Summer House to the north of the main house is also marked for the first time. The demesne of Mountanville House now extends into the north-eastern part of the proposed development area due to its expansion since the previous map. The south-western section of the site remains occupied by small sections of demesne associated with Mountanville Lodge and Holly Wood.

Ordnance Survey Map, 1906–9, scale 1:2,500 (Figure 7)

This map depicts Cedar Mount as further developed with a gate lodge now present at the Mount Anville Road entrance. In the west of the proposed development area, a number of small structures are depicted. Mountanville House to the northeast has also seen extensive development. The western entrance and gate lodge into Mountanville House is marked to the immediate southwest of the development area. Further to the southwest, Mountanville Lodge and Holly Wood remain present, although the former is no longer labelled.

Third Edition Ordnance Survey Map, 1935–8, scale 1:10,560

There is little significant change to the proposed development area by the time of this mapping.

3.4 COUNTY DEVELOPMENT PLAN

The Dún Laoghaire-Rathdown County Development Plan (2016–2022) recognises the statutory protection afforded to all RMP sites under the National Monuments Legislation (1930–2014). The development plan lists several aims and objectives in relation to archaeological heritage (Appendix 1). It is the objective of the council to protect and preserve (in situ, or at a minimum, preservation by record) all known sites and features of historical and archaeological interest and all sites and features of historical interest discovered subsequent to the publication of the Record of Monuments and Places.

There are no recorded monuments within 500m of the proposed development. Roebuck Castle (DU022-017) which is located c. 644m north-northeast of the proposed development area, represents the closest recorded monument.

3.5 AERIAL PHOTOGRAPHIC ANALYSIS

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995–2013), Google Earth (2005–2020) and Bing Maps revealed that the proposed development area remained largely undisturbed until c. 2016 when adjacent development commenced to the immediate northeast. The most recent imagery of the proposed development area shows that the Cedar Mount house remains extant to the immediate south of the proposed development area and that the grounds have been disturbed, due to their partial use as compound and car parking for the adjacent development (Google Earth 2020, Figure 8).

3.6 TOPOGRAPHICAL FILES OF NATIONAL MUSEUM OF IRELAND

Information on artefact finds from the study area in County 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.

A flint scraper was discovered c. 635m east of the proposed development area (NMI Ref.: 1989:47). A small stone cup (NMI Ref.: IA/95/47) is recorded c. 915m to the west-southwest of the proposed development.

3.7 FIELD INSPECTION

The field inspection sought to assess the site, its previous and current land use, the topography and any additional information relevant to the report. During the course of the field investigation the proposed residential development area and its surrounding environs were inspected.

A number of field inspections have been carried out within the site since 2005. The north-eastern section of the site, prior to commencement of construction in 2016, was located within the demesne associated with the demolished Knockrabo House. The area contained a curving entrance drive, that travelled between two entrances and gate lodges. Today, the eastern most gate lodge and entrance have been renovated and incorporated into the residential development. The western gate lodge and entrance remain present and located to the immediate south of the proposed development area (Plates 1 and 2). The landscape crossed by the drive comprised a relatively level area covered in scrubby grass and specimen trees (Plates 3). Today some of the trees have been retained as part of the landscaping proposals, but the site of Knockrabo House, located slightly downslope to the northwest, is now covered in housing.

Cedar Mount is located outside of the proposed development area and was accessed via a gate way from the Mount Anville Road and formerly could be accessed from the western Knockrabo gate lodge (Plate 4). The area to the north of Cedar Mount, within the proposed development area, was formed by a gradual northwest facing slope that was overgrown in places and characterised by the presence of specimen trees and footpaths. None of the demesne features associated with Cedar Mount survived in this area. Similarly, no boundaries associated with the demesnes associated with Mountanville Lodge and Holly Wood to the southwest, were present.



Plate 1: Western gate lodge to Knockrabo, facing west



Plate 2: Interior of western gate to Knockrabo, facing southeast



Plate 3: Western drive to Knockrabo (within development area), facing north-northwest



Plate 4: Western access to Knockrabo prior to construction in 2016, facing northeast

Today, the proposed development area has been subject to a large degree of disturbance, due to the construction of the adjacent development (Figure 8). Much of the site has already been stripped of topsoil, with the exception of where some of the

larger specimen trees are located. Given the level of disturbance that has taken place, the overall archaeological potential of the site is considered to be low.

4 CONCLUSIONS

The proposed development area is located at Knockrabo, Mount Anville Road, Goatstown, Dublin 14. There are no recorded monuments within 500m of the proposed site. The nearest recorded monument is Roebuck Castle (DU022-017), which is located c. 644m north-northeast of the proposed development area.

There have been no previous archaeological investigations within the proposed development area or within 500m of the site. Similarly, no stray archaeological finds are recorded within the vicinity of the site by the National Museum of Ireland.

The historic mapping coverage of the proposed development shows that it occupied a landscape that was fully developed with small demesnes during the 19th century. These included Mount Cedar, Mountanville House, Mountanville Lodge and Hollybrook. Today Mount Cedar is still extant and located outside of the development area. Mountanville House (later known as Knockrabo) was demolished in the 1990s and the site has now been developed for residential use, although both gate lodges survive. Mountanville Lodge and Holly Wood also survive to the southwest.

The site was inspected in 2016, prior to the commencement of construction, as well as during 2021. Prior to construction the overall landscape had been subject to change, with the demolition and ruination of structures associated with Knockrabo and the removal of demesne features and boundaries within the former demesnes of Cedar Mount, Mountanville Lodge and Holly Wood. With the exception of specimen planting, the landscape had become denuded and overgrown. It is clear from the subsequent aerial photography and satellite imagery that the proposed development area has been subject to a large degree of disturbance since 2016 when construction of the adjacent development commenced. Large areas have been stripped of topsoil in order to establish car parking and compound areas. Given the level of disturbance, and the results of the overall archaeological assessment, the archaeological potential of the development area is considered to be low.

5 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. Upstanding archaeology can be affected adversely by direct damage or destruction arising from development, from inadvertent damage arising from vibration, undermining etc. and also by indirect impacts to a building's visual setting, view or curtilage.

5.1 IMPACT ASSESSMENT

- Whilst it is clear some portions of the site have been subject to disturbance in the form of topsoil stripping, it remains unclear how the works may have affected the potential archaeological resource. As such it is possible that ground disturbance may have a negative impact on previously unrecorded archaeological features or deposits that have the potential to survive beneath the current ground level.

5.2 MITIGATION

- It is recommended that any remaining topsoil stripping 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 Department of Housing, Local Government and Heritage (DoHLGH).

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 Housing, Local Government and Heritage (DoHLGH).

6 REFERENCES

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CARTOGRAPHIC SOURCES

Down Survey Map of the Barony of Rathdown, c. 1655

Rocque's Map of the County of Dublin, 1760

Taylor's Map of the Environs of Dublin, 1816

Duncan's Map of the County of Dublin, 1821

Ordnance Survey maps of County Dublin, 1843–1938

ELECTRONIC SOURCES

www.excavations.ie – Summary of archaeological excavation from 1970–2020.

www.archaeology.ie – DoH/LGH website listing all SMR/RMP sites.

www.heritagemaps.ie – The Heritage Council web-based spatial data viewer which focuses on the built, cultural and natural heritage.

www.googleearth.com – Satellite imagery of the proposed development area.

www.bingmaps.com – Satellite imagery of the proposed development area.

APPENDICES

APPENDIX 1 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 the Department of Housing, Local Government and Heritage) 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.

The Dún Laoghaire-Rathdown County Development Plan, 2016-2022

Dún Laoghaire-Rathdown contains a large number of buildings, structures and sites of architectural, historic and/or artistic importance, in addition to numerous archaeological sites. This significant archaeological and architectural heritage is a valuable resource adding to the historical and cultural character of the County. The Development Plan contains policies which are intended to ensure the protection of this heritage. Village Design Statements can be utilised as a tool to guide development in smaller centres. It should be noted that archaeological sites and archaeological zones of interest are identified by a recorded monument reference number on the land use zoning maps. The recorded monument reference numbers are taken from the *Record of Monuments and Places for Dublin*, published by Department of the Environment, Heritage and Local Government.

Policy AH1: Protection of Archaeological Heritage. It is Council policy to protect archaeological sites, National Monuments (and their settings), which have been identified in the Record of Monuments and Places (RMP) and, where feasible, appropriate and applicable to promote access to and signposting of such sites and monuments.

Policy AH2: Protection of Archaeological Material in Situ. It is Council policy 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, 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 Arts, Heritage and the Gaeltacht (DoAHG).

Policy AH5: Historic Burial Grounds. It is Council policy to protect historical and/or closed burial grounds within the County and encourage their maintenance in accordance with good conservation practice and to promote access to such sites where possible.

Policy AH6: Underwater Archaeology. It is Council policy for all developments, which have potential to impact on riverine, intertidal and subtidal environments to require an archaeological assessment prior to works being carried out.

APPENDIX 2 IMPACT ASSESSMENT AND 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 2017). 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 3 MITIGATION MEASURES AND 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.

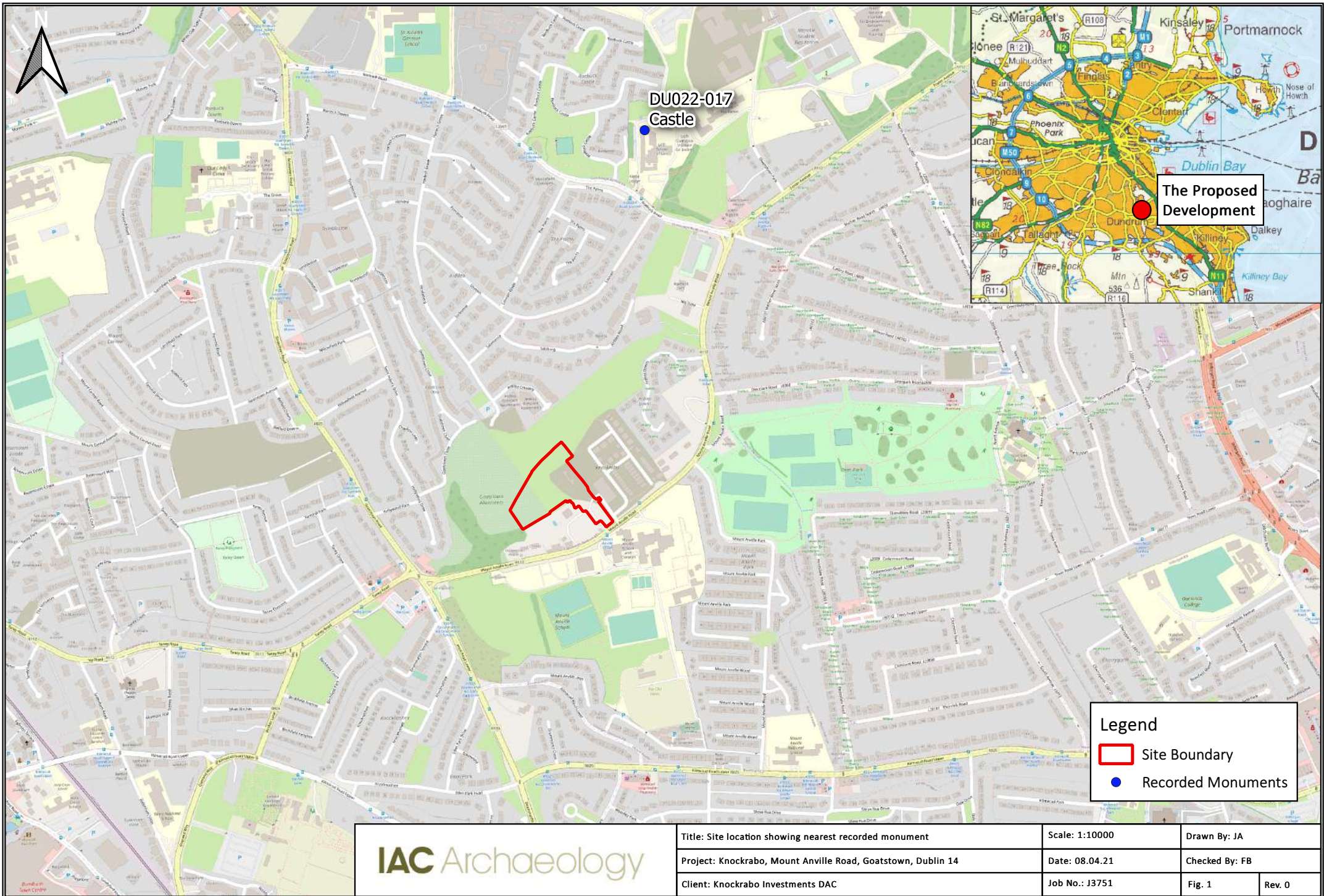
Archaeological Test Trenching can be defined as ‘a limited programme of intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate’ (ClfA 2014a).

Full Archaeological Excavation can be defined as ‘a programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified area or site on land, inter-tidal zone or underwater. The records made and objects gathered during fieldwork are studied and the results of that study published in detail appropriate to the project design’ (ClfA 2014b).

Archaeological Monitoring can be defined as ‘a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be

disturbed or destroyed. The programme will result in the preparation of a report and ordered archive (ClfA 2014c).

Underwater Archaeological Assessment consists of a programme of works carried out by a specialist underwater archaeologist, which can involve wade surveys, metal detection surveys and the excavation of test pits within the sea or riverbed. These assessments are able to access and assess the potential of an underwater environment to a much higher degree than terrestrial based assessments.





Proposed Site Layout

PLEASE REFER TO ENGINEERS DRAWINGS FOR PROPOSED ROAD LEVELS & SITE SERVICES LAYOUT AND TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING PROPOSALS & PROPOSED BOUNDARY TREATMENTS. ALL DIMENSIONS IN MILLIMETERS

- Application Site outlined in red
- Lands which abut subject site and are under control of the Applicant
- Reservation for proposed Eastern Bypass
- Outline of reservation to provide potential future access to DEBP, as permitted under 017A/1124

Site Location

OS MAP REF:

ORDNANCE SURVEY IRELAND LICENSE No. AN 030021
 COPYRIGHT ORDNANCE SURVEY IRELAND AND GOVERNMENT OF IRELAND 2020

Marked by Lintel Edition

Ordnance Survey Ireland (OS)

Map Sheet:

DN822

DN823

Centre Point Coordinates: X,

Data Extraction Date: 04 Nov

IAC Archaeology

Revision Description

Revision Description	Date	Rev. No.	Issued by
Planning Consultant Review	08-03-2023	01	AM
New application submission to AEP	17-03-2023	02	SD
For information	16-09-2023	03	AM
Legal Review	08-10-2023	04	AM

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Project No.: 1307F	Scale @ A1: 1:500
Project Lead: SD	Date Printed: 08-10-2023
Drawn By: SD	Current Rev.: 04
Model No.: 1307F-OMP-20-00-DR-A-1050_SITE	LAYOUT
Purpose: Legal Review	

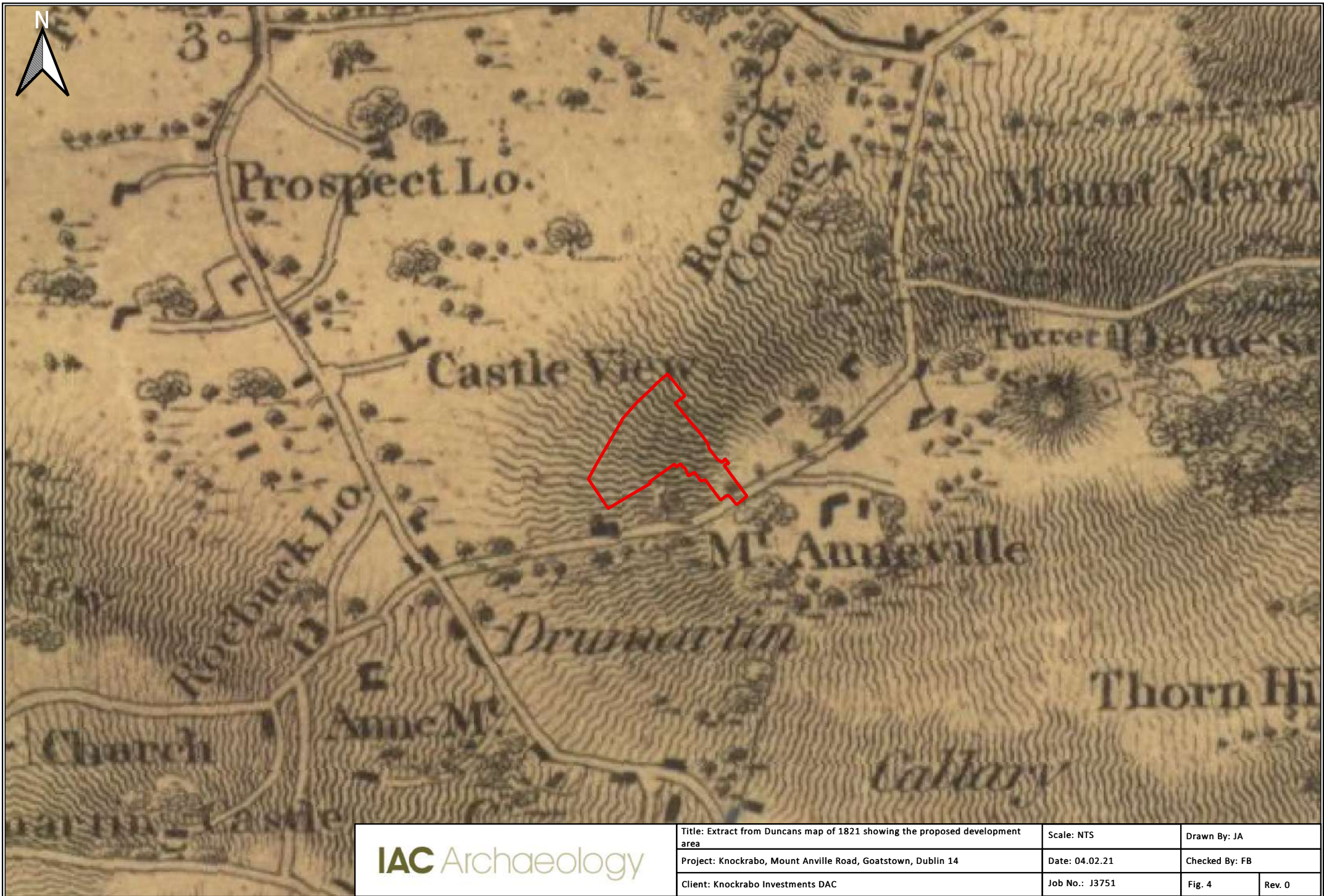
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Client: Knockrabo Investments DAC	Job No.: J3751	Fig. 2 Rev. 0



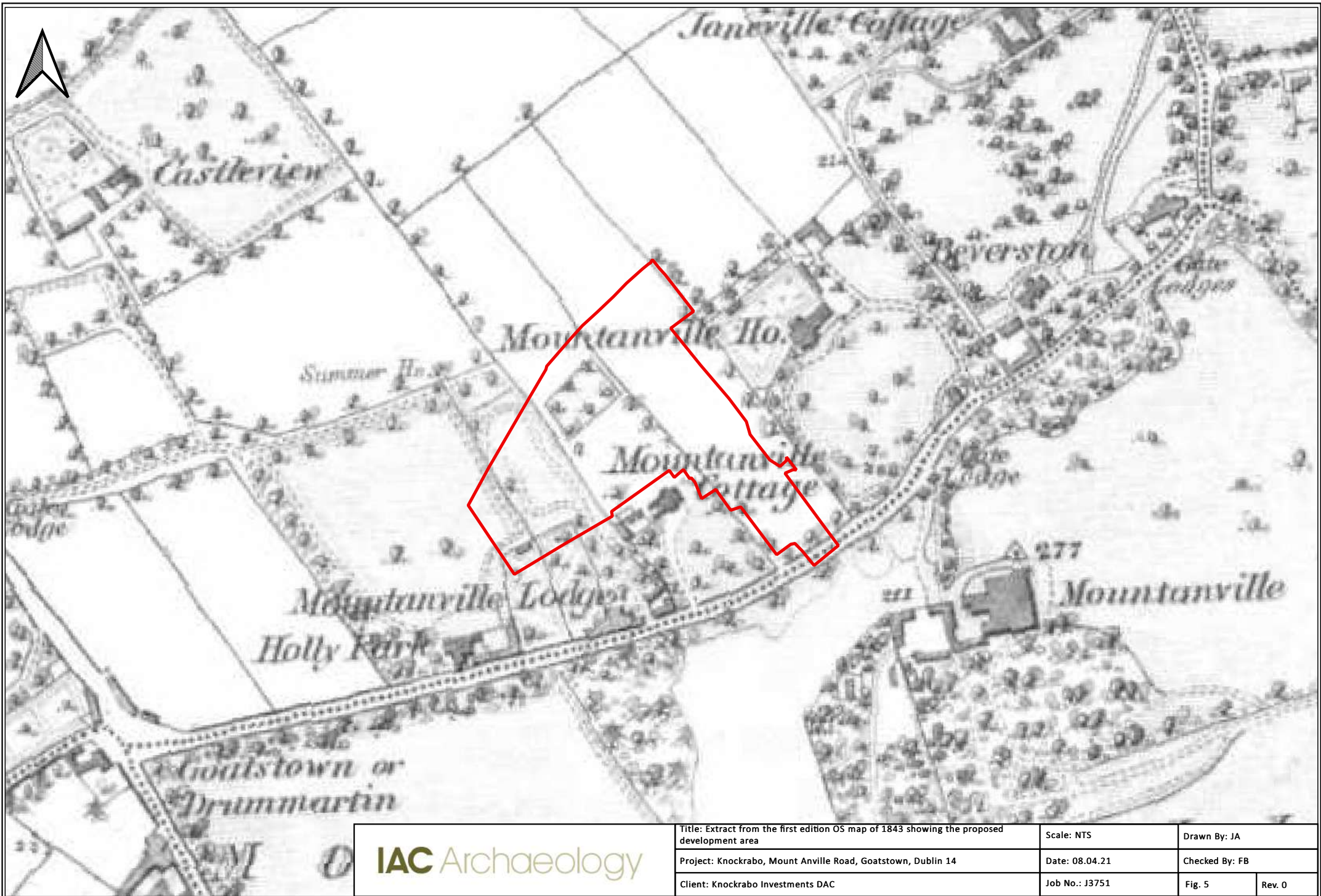
Rocque 1760



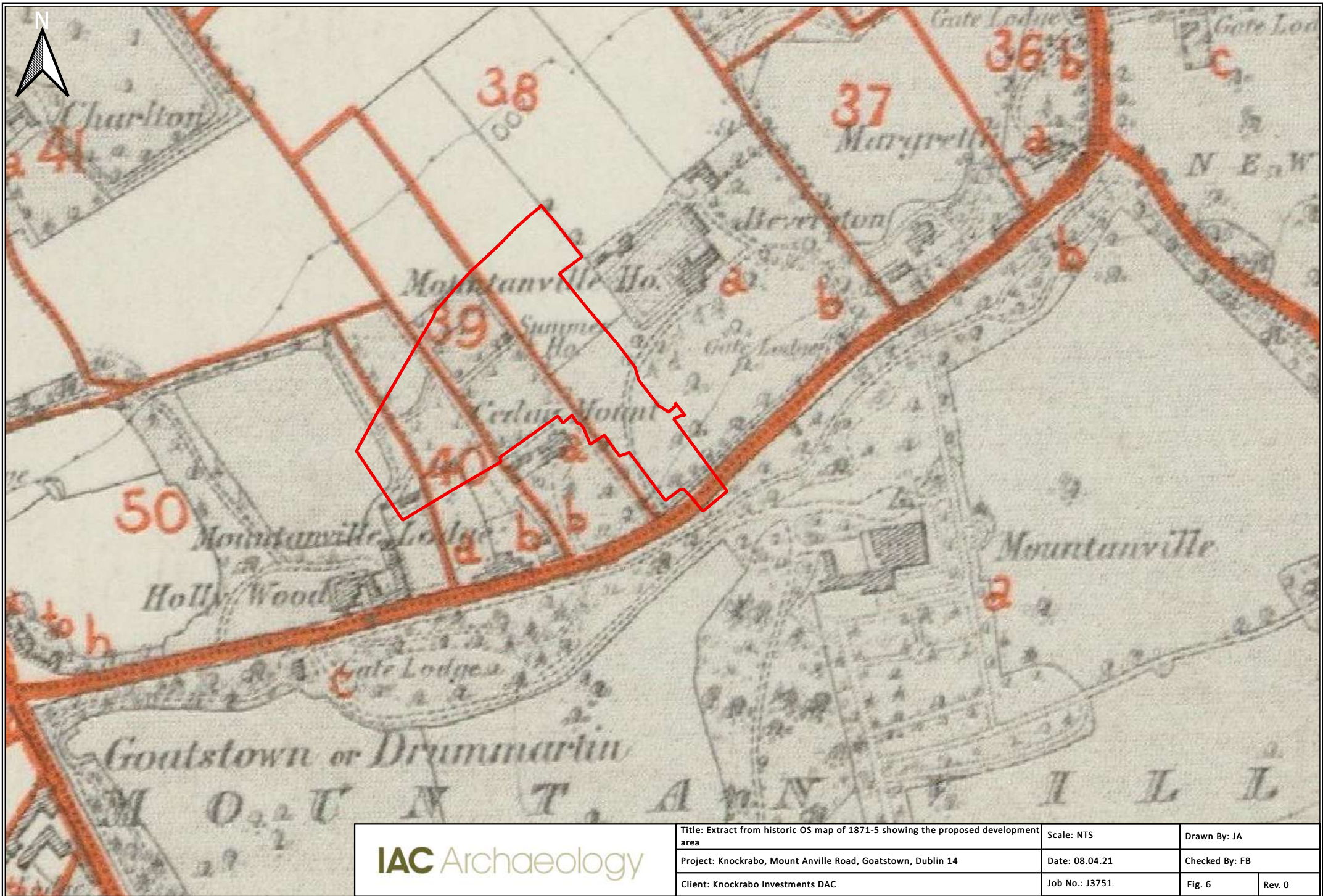
Taylor 1816



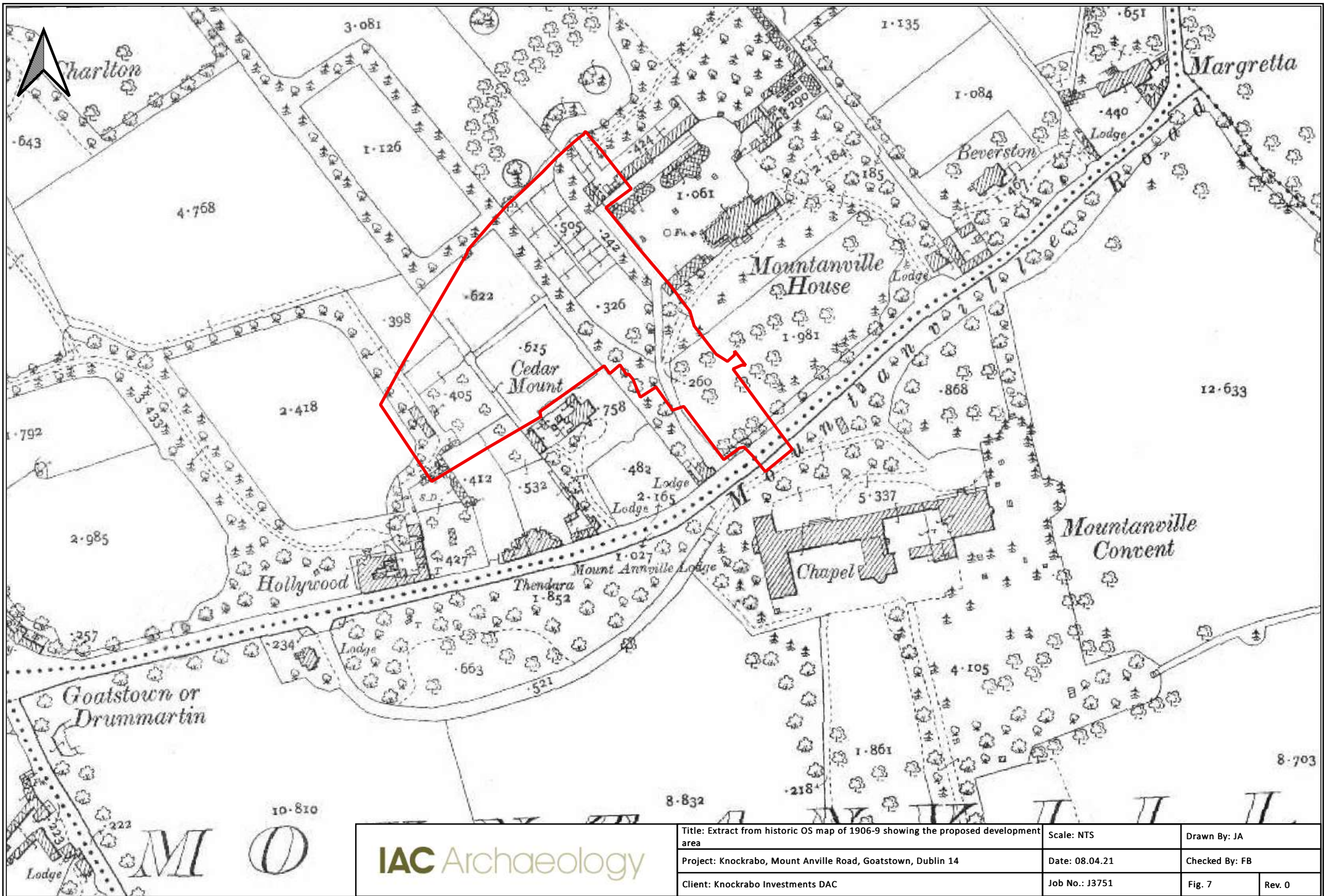
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	Client: Knockrabo Investments DAC	Job No.: J3751	Fig. 4	Rev. 0



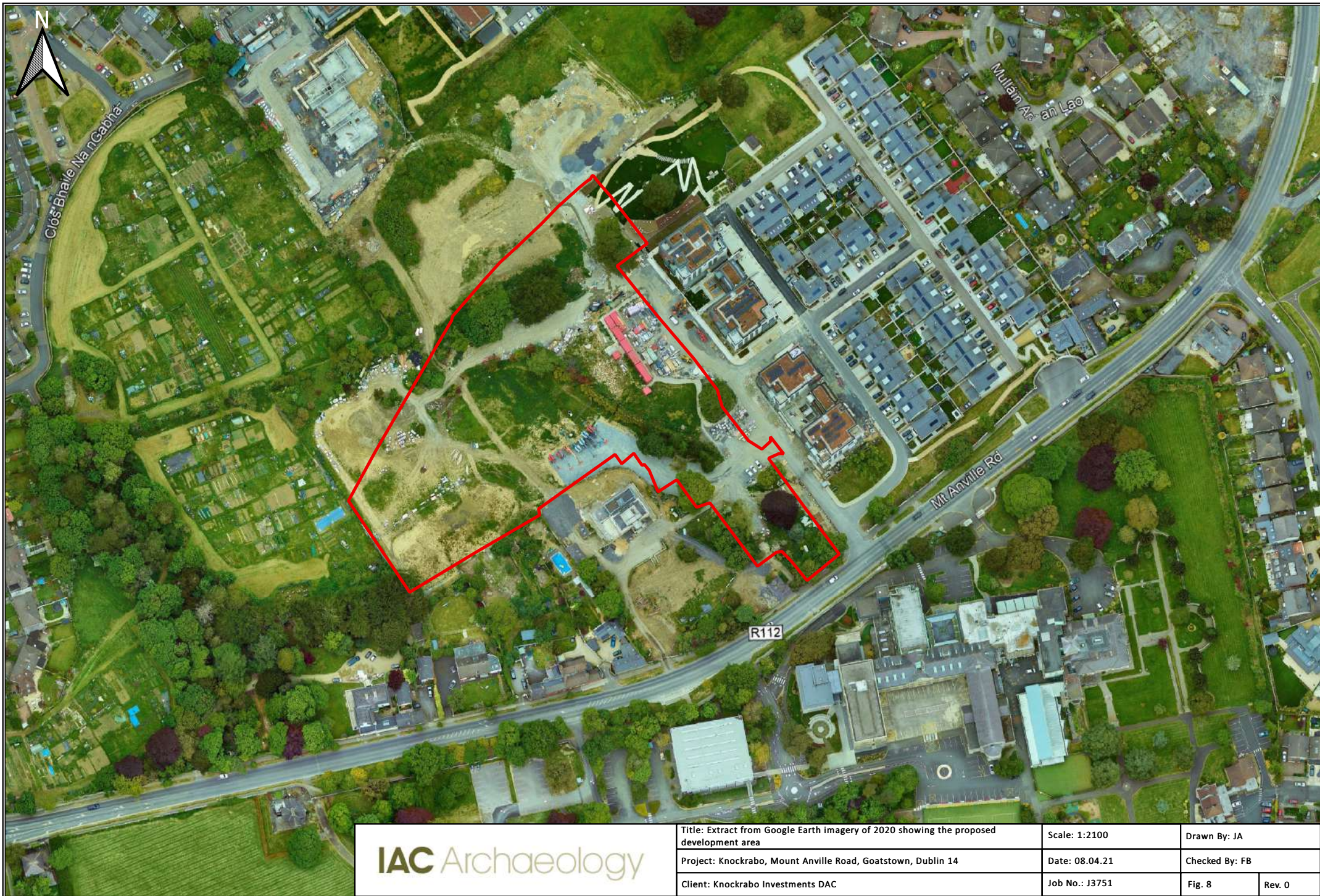
	Title: Extract from the first edition OS map of 1843 showing the proposed development area		Scale: NTS	Drawn By: JA	
	Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14		Date: 08.04.21	Checked By: FB	
	Client: Knockrabo Investments DAC		Job No.: J3751	Fig. 5	Rev. 0



	Title: Extract from historic OS map of 1871-5 showing the proposed development area		Scale: NTS	Drawn By: JA	
	Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14		Date: 08.04.21	Checked By: FB	
	Client: Knockrabo Investments DAC		Job No.: J3751	Fig. 6	Rev. 0



	Title: Extract from historic OS map of 1906-9 showing the proposed development area		Scale: NTS		Drawn By: JA	
	Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14		Date: 08.04.21		Checked By: FB	
	Client: Knockrabo Investments DAC		Job No.: J3751		Fig. 7	Rev. 0



IAC Archaeology	Title: Extract from Google Earth imagery of 2020 showing the proposed development area		Scale: 1:2100	Drawn By: JA	
	Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14		Date: 08.04.21	Checked By: FB	
	Client: Knockrabo Investments DAC		Job No.: J3751	Fig. 8	Rev. 0