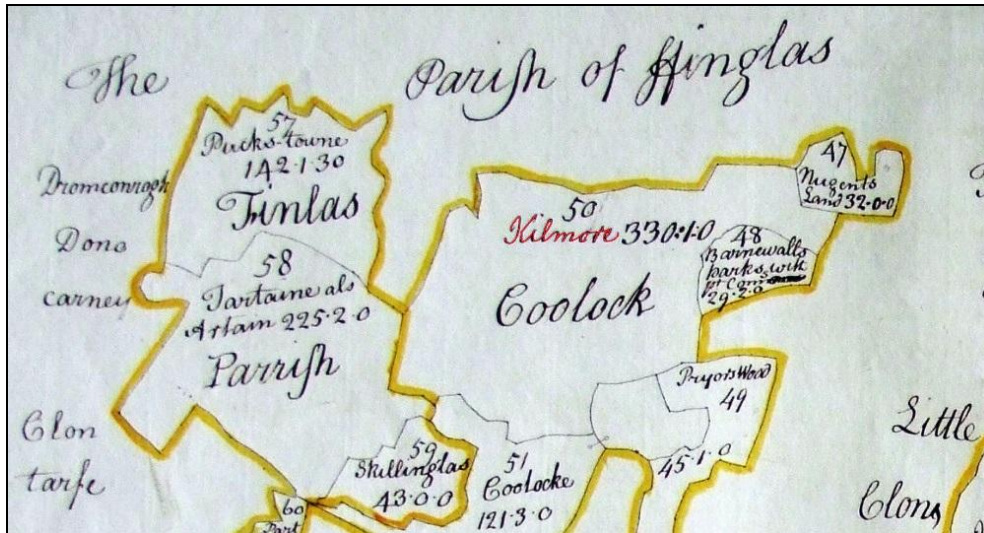
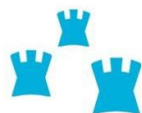




**Archaeological and Cultural Heritage Appraisal
of a Proposed Development Site
in Kilmore Big and Bonnybrook Townlands
Cromcastle Court and Old Coal Yard, Kilmore, Dublin 5
Part VIII Application**



**for
Metropolitan Workshop Architecture and Urbanism
on behalf of**



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

March 2025

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- Appendix 1 National Monuments Legislation (1930–2004)

1 Introduction

1.1 This report was prepared for Metropolitan Workshop Architecture and Urbanism on behalf of Dublin City Council. It describes the results of an archaeological and cultural heritage appraisal of a proposed redevelopment site for Dublin City Council (Figure 1, Site Location)¹. The site occupies part of the former social housing flats at Cromcastle Court on the west side of Kilmore



Figure 1 – Site Location in Kilmore Big and Bonnybrook townlands, Dublin 5

¹ ITM Grid Ref: 718684/739516

Road and also a former Coal Yard that occupies part of the grounds and old orchard with outbuildings at Woodville House. Woodville House survives as a derelict ruin. Woodville House is not located within the site application boundary (Figure 1) and is owned separately by the HSE. The appraisal was undertaken during and as part of a Part VIII planning application to redevelop the site with new social housing.

- 1.2 This report deals with the Phase 1 development at Cromcastle Court and the redevelopment of the Old Coal Yard, but not the site of Woodville House. The development consists of the following:

The proposal is for the demolition of three 4-storey apartment blocks and a welfare depot on Cromcastle Court and the provision of social housing in the form of 152 no. new homes split between two sites and seven blocks. 118 no. new homes are proposed on Cromcastle Court across six buildings between 4 and 6-storeys high. The new homes include a mix of 1 and 2 bedroom apartments and 3 bedroom duplexes. A community facility, integrated replacement substation, and single storey storage buildings are also proposed. 34 no. new homes for older people are proposed on the Old Coal Yard site within a single building between 4 and 5-storeys high consisting of 1 bedroom apartments. Both sites will have dedicated communal amenity space for residents and a new landscaped public open space is proposed to the north east of the Cromcastle Court site. Secure bicycle parking and car parking is provided across both sites. Works external to the site boundary are also proposed including the addition of new on-street car parking and road narrowing works to Kilbarron Road and Cromcastle Park.

Cromcastle Court has been extensively developed previously, is a brownfield site and involves significant demolitions, particularly within the plot to the west of the Kilmore Road where existing Dublin City Council flats will be demolished.

- 1.3 The surviving elements of Woodville House are of architectural significance and the remains have been listed as a Protected Structure in the Dublin City Development Plan². Woodville House adjoins an 'Old Coal Yard' where other elements of the building complex adjacent to the house survive. The house is also listed in the National

² List of Protected Structures for Dublin City (RPS Ref No: 4259) for Woodville House, Kilmore Road, Dublin 5

Inventory of Architectural Heritage (NIAH) as Regionally Significant³, but is just outside the Part VIII planning application area (Figure 1).

The development site is not located within or near the constraint area of any known archaeological Recorded Monuments or Places (RMP). The development site is located 500m southwest of an enclosure / burial ground in Bonnybrook townland⁴ and c. 1km west of Coolock Village where a prehistoric burial mound is located in the grounds of the Cadbury's Chocolate Factory⁵.

- 1.4 The *Monasticon Hibernicum* project which seeks to establish the identity of Early Christian Ecclesiastical Settlement in Ireland (c. AD 450-1150) suggests that the townland name, Kilmore, is derived from the Irish *Cell Mór* meaning big or large church site. The project has identified Kilmore townland as the located of Early Christian church of *Cell Mór Airthir Fine Gall* associated with *Buidbeo*, an Early Irish saint⁶. The precise location of the site within the townland has not been established, but is suggested here as being in or around Woodlawn House, located well beyond the proposed development c. 1km to the north west .

³ Woodville House NIAH Reg. No. 50130225; See <https://www.buildingsofireland.ie/buildings-search/building/50130225/woodville-house-kilmore-road-dublin-5-dublin>

⁴ RMP Ref: DU015-071---- in Bonnybrook Townland

⁵ RMP Ref: DU015-084---- in Coolock Townland

⁶ See the entry for *Cell Mór Airthir Fine Gall* at <https://monasticon.celt.dias.ie/showrecord.php?id=2056>

2 Methodology

2.1 This appraisal is based upon a desk-based archaeological assessment. This section describes the key primary sources that were consulted for the desk-based research in addition to published books and journal articles on the local and regional history of the area.

2.2 *Record of Monuments and Places*

The National Monuments Service Archive within the Department of Housing, Local Government and Heritage houses a number of important archaeological collections. The digital records of the Record of Monuments and Places (RMP) prepared by the Archaeological Survey of Ireland comprise a digital archive of all known and potential archaeological sites and monuments are published on a GIS (Geographical Information System)⁷. The dataset incorporates the monument classification, individual RMP record numbers, the townland and county where sites are located, and in some instances includes a short summary description.

The Sites and Monuments Record, as revised in light of fieldwork, formed the basis for the establishment of the statutory RMP, pursuant to the National Monuments Legislation 1930–2004 (Appendix 1), with particular reference to Section 12 of the 1994 National Monuments (Amendment) Act. The RMP documents record upstanding and sub-surface archaeological monuments, their original location (in the case of destroyed monuments), and the position of possible sites dating to before AD 1700, which were identified as cropmarks on vertical aerial photographs. It is based on a comprehensive range of published and unpublished documentary and cartographic sources.

2.3 Heritage Council Digital Maps GIS

Dublin City Council Archaeological Section has developed in tandem with the Heritage Council a digital resource of Heritage Maps that allow the researcher to access information relating to archaeological finds in the National Museum of Ireland

⁷ See <https://maps.archaeology.ie/HistoricEnvironment/> for archaeological sites in Ireland (23/03/2021)

collections, archaeological excavations and known archaeological monuments that can be searched on a GIS⁸.

2.4 *Cartographic Sources*

Historic maps of Dublin and its wider environs were also studied. These were used to investigate the development of the local streetscape from the post-medieval period to modern times, and identify possible sites and monuments of archaeological potential within the vicinity of the proposed development. The primary cartographic sources consulted were William Petty's Down Survey Map of 'The County of Dublin' (1656-58), fortunately the Down Survey barony maps of 'Coolock' and the parish maps of 'Coolock' also survive. Rocque's map of County Dublin of 1760; the Ordnance Survey of Ireland 1st ed. 6-Inch (1837), and revised 25-Inch map series (1863 and later Cassini ed. OSi maps) were also consulted.

2.5 *Excavations Bulletins and the Excavations Database*

The 'Excavations Bulletins' and excavations.ie⁹ were consulted to establish how many archaeological investigations were carried out in the vicinity of the present application area, and investigate the character of any associated remains uncovered. These paper and online resources provide summaries of licensed archaeological investigations undertaken throughout the country from 1969–2020. The 'Excavations Bulletins' are arranged by county and townland, and consist of annual published accounts of excavations between 1970 and 2010. The web portal excavations.ie comprises an online database that was originally compiled from, and secondary to, the printed volumes. The website eventually replaced the annual publications, and it now includes summary reports for excavations undertaken since 2010 that are only accessible online.

2.6 *Site Inspection*

The site was not visited and visually inspected as part of the appraisal.

⁸ Data from Kilmore, Bonnybrook and Coolock (23/03/2021) accessed through the Heritage Maps Viewer at www.heritagemaps.ie

⁹ See <http://www.excavations.ie/>

3 Archaeological and Historical Background

3.1 Introduction

The ground at the proposed development site is largely flat and very gently slopes from north to south. The site occupies a very slight ridge south of the Santry River and north of the Tolka. The land was formerly farmland and has been urbanised with the expansion of Dublin as a 20th century city. Kilmore Big and Bonnybrook townlands are located west of the village of Coolock and north of Artane within the Parish of Coolock.

The placename for Kilmore Big has been translated from the Irish *An Choill Mhór* (genitive) which has been suggested *na Coille Móire* or the big wood¹⁰. More recently the *Monasticon Hibernicum* project have suggested that the placename (Kilmore) is derived from the Irish *Cell Mór* meaning big or large church site and the townland is the location for the lost early church site of *Cell Mór Airthir Fine Gall*¹¹. The placename Bonnybrook appears to be post-medieval and does not have an Irish derivation.

3.2 Prehistoric Period (8000 BC–AD 400)

The earliest evidence for human activity within the wider area dates from the Neolithic period (4000–2500 BC) when early Stone Age agriculturalists settled the good farm land that existed on the plains of southern Fingal (the historic area, not the modern administrative council).

A large mound site within the grounds of the Cadbury's Chocolate Factory is possibly a Linkardstown Type Individual Burial Mound dating from the Neolithic within Coolock Village¹². These sites have been dated to 3500BC. These pre-historic burial mounds are often a focus for later Bronze Age burial. Few Neolithic or Bronze Age finds have been recorded from the immediate vicinity of the development site and this reflects the twin intensive agricultural development of the area since the 18th century leading to the removal of many upstanding monuments and the expansion of the sub-urban city in the mid-20th century prior to more routine modern archaeological survey and recording.

¹⁰ See <https://www.logainm.ie/en/17286?s=kilmore+big> in the Irish Placenames database

¹¹ See <https://monasticon.celt.dias.ie/showrecord.php?id=2056>

¹² RMP Ref: DU015-074----

3.3 Early Medieval Period (AD 400–1100)

In early medieval times the land from north of the Tolka River to the southern edge of the Broad Meadow River at Swords forms part of the petty kingdom of the *Gailenga Becca* (Lesser *Gailenga*)¹³. This minor Irish Gaelic kingdom is associated with St Mo-Bí who founded monasteries at Finglas and Glasnevin. The wider area appears to have been a patchwork of small kingdoms with influences and allegiances to wider more powerful dynasties. Other church-founders in the *Gailenga* territory can be traced to the *Conmaicne*, including *Dúilech* of *Clochar Dúilich* (St. Doulagh's church in Balgriffin)¹⁴.

Many Early medieval settlement enclosures or ringforts survived on maps and within placenames located around the rural fringes of North Dublin. These sites are directly associated with pre-Norman Gaelic families in North Dublin. The forts presence survives as placenames such as Raheny or as monuments illustrated on early editions of the Ordnance Survey. The Irish words *ráth* and *dún* indicate the site of a ditched and banked enclosure, which would have enclosed farmsteads that were occupied by extended kin groups. Archaeological traces of these monuments also survive¹⁵.

3.4 Later / High Medieval Coolock (AD 1100–1550)

The medieval period saw the growth of the City of Dublin both in Norse and Norman times which required the expansion of farming within its hinterland to feed the growing urban population. Large tracts of North County Dublin were transferred into the ownership of the Bishop of Dublin (a quasi-medieval lord) and castles and medieval churches were constructed above and around the earlier settlements¹⁶. The feudal barony of Coolock was granted in 1199 by Henry II to the Archbishop of Dublin. It is not clear who owned the lands of Kilmore and Bonnybrook in medieval times.

¹³ MacShamhráin, A 2016 Swords and district: the political and ecclesiastical background fifth to twelfth centuries in *Medieval Dublin XV Proceedings of the Medieval Dublin Symposium 2013*, S. Duffy (ed.), Four Courts Press Dublin, 13-38

¹⁴ MacShamhráin, A 2005 The Monasticon Hibernicum project: the diocese of Dublin in *Medieval Dublin VI Proceedings of the Medieval Dublin Symposium 2004*, S. Duffy (ed.), Four Courts Press Dublin, 140

¹⁵ Fort marked on the OSi 1837 map in Bonnybrook (RMP Ref: DU015-071----), this site was later excavated and appears to have been an ecclesiastical church site dating from the Early Christian period

¹⁶ Artane Castle (RMP Ref: DU014-073003-) and Coolock Church (RMP Ref: DU015-076001-) are both medieval foundations, Coolock church occupies the Early Christian church site of *Cúlóc* dedicated to St Brendan

3.5 Early Post-Medieval Kilmore (AD 1550–1750)

Following the end of the Cromwellian Wars in Ireland (c. 1650), the English Parliament set about dispossessing ‘Irish Papists’ of their lands and granting that

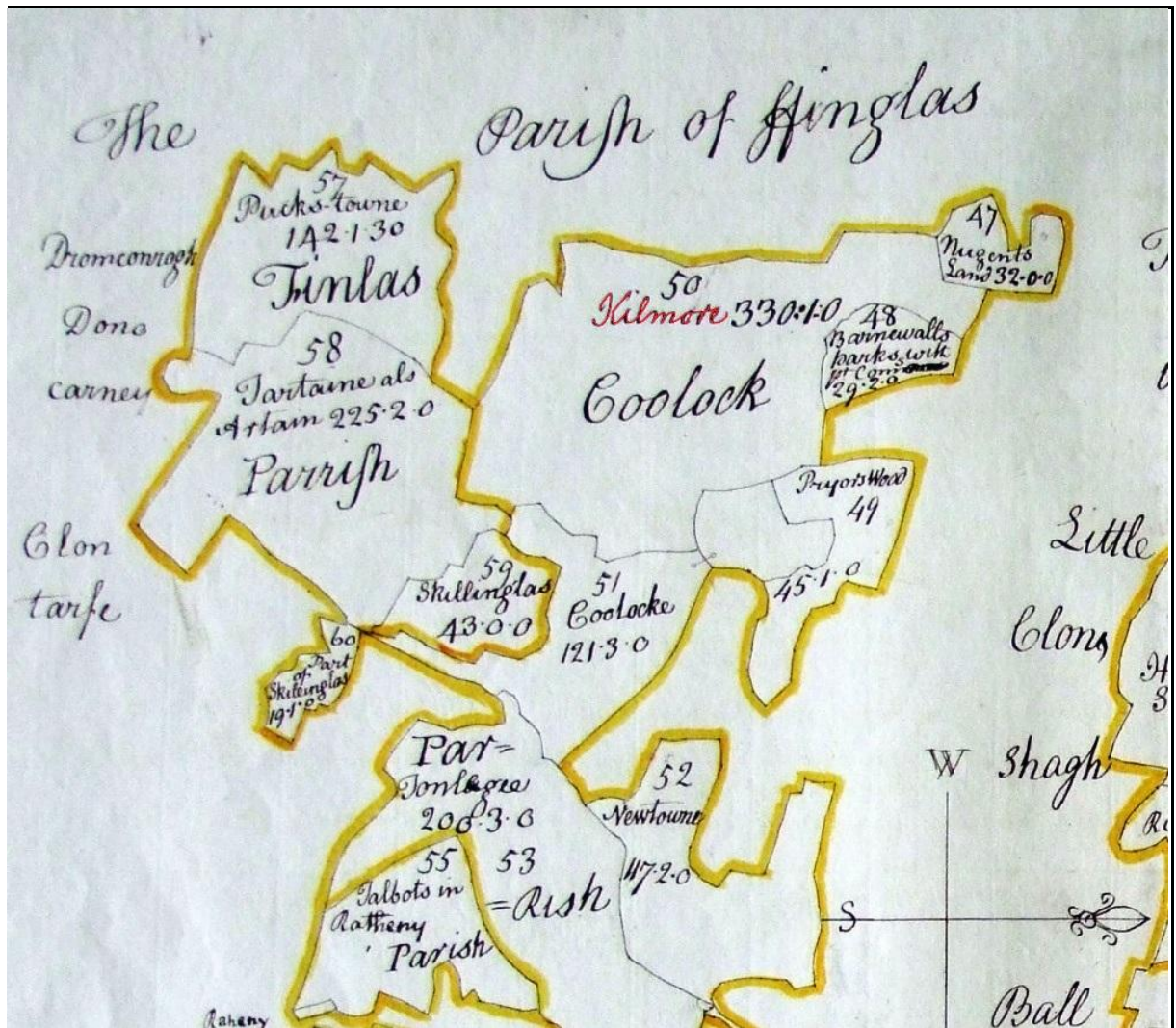


Figure 2 – Down Survey (1654-6) Parish map of Coolock illustrating Kilmore townland

property to soldiers in lieu of payment for services fighting and suppressing the Gaelic Irish and Anglo-Irish who fought against Cromwell. Maps were prepared in the mid-17th century, known as the Down Survey, to record land that was forfeited to the crown.

The parishes of Finglas, Coolock, Raheny, Cloughran, Swords and Malahide in the Barony of Coolock in the County of Dublin were recorded and mapped by the Down Survey (1654-6, Figure 2). The Terrier that accompanies the parish map tell us that

Christopher Nugent of Kilmore (Irish Papist) lived at Nugent’s lands by the High Way to Santry on an arable pasture plot (No. 47) of 32 acres in extent. Nugent is also recorded as the owner of a further plot of arable pasture of 330 acres (No. 50) in the townland (Figure 3). The entire townland is 359 acres in extent and so Nugent owned and was dispossessed of this land. The Nugent’s house appears to be located in the north western corner of the townland and their house maybe the forerunner of Larch Hill House or possibly Woodlawn House. Nugent also had lands (45 acres) at Pryor’s Wood in plot No. 49 within the townland to the north of Kilmore. Kilmore is referred to as ‘ye Wood of Kilmore’ in 1654-6 in the Civil Survey¹⁷, this description of

		Esc		
47	Christopher Nugent of Kilmore	Nugents Land by (the high way of Santry)	032 : 0 : 00	Arab: past 032 : 0 : 00
48	Barnewell of Dunbroe		his part w th Part of y ^e Comons	029 : 2 : 00
49	Nugent aforesaid	Pryors Wood	045 : 1 : 00	the same 045 : 1 : 00
50	the same	Kilmore	330 : 1 : 00	the same 330 : 1 : 00
51	James Barnewell afores ^d	Coolock	121 : 3 : 00	the same 121 : 3 : 00
52	Richard Collonell Granill Little	New towne with Barnsons Parks	117 : 2 : 00	Arab: past 117 : 2 : 00
53	Barnwall aforesaid	Tonlegee	200 : 3 : 00	the same 200 : 3 : 00
54	Nugent of Donmore	Donneghs	025 : 1 : 00	the same 025 : 1 : 00
	The Totall of the forfeited Lands are		902 : 1 : 00	902 : 1 : 00
P	Thomas Plunketts	part in Ratheny	001 : 2 : 00	Arab: Past 1 : 2 : 00
55	John Talbott of Roberts Towne	Talbotts ffarme in Ratheny	086 : 2 : 08	Arab: past 86 : 2 : 08
56	The same Talbott	Another part of Land in Ratheny	021 : 2 : 32	Arab: past 21 : 2 : 32

Figure 3 – Land holdings in Coolock dispossessed as part of the Down Survey (1654-6), note the Nugent’s Lands in Nos. 47, 49 and 50

woodland in the 17th century may explain the alternate translation of Kilmore as *na Coille Móire*. In 1670 a landowner search of later Down Survey records indicates that Richard Nugent, Earl of Westmeath, is the owner of the lands at Kilmore. It’s not clear how the Nugent family avoided dispossession, it maybe that the family converted to the Protestant faith to keep hold of their lands.

¹⁷ Simington, R. C. 1945 *Civil Survey* Vol. VII. 1654-1656; County of Dublin; Stationery Office, Dublin, 191

3.6 Woodville House

The National Inventory of Architectural Heritage (NIAH) describes Woodville House (Reg. No: 50130225) as a 'Regionally Significant' country house constructed between 1780 and 1820. It is described as a detached three-bay two-storey building, built c. 1800, now derelict. It is recorded in the NIAH as having a pitched roof with bow ends to the north and south, having replacement metal covering and replacement uPVC rainwater goods. Smooth rendered walls with quoins and plinth course, having exposed historic brick to west elevation with replacement infills. Square-headed



Figure 4 – Rocque's map of County Dublin (1760)

window and door openings with plain reveals and projecting sills, infilled with brick. Set in a derelict brown-field site with security gates. It is a medium-sized house with bowed ends characteristic of the mid- to late 18th century and is a rare survival in the northern suburbs of Dublin.

A house is depicted on the site of Woodville House in the mid-18th century called Straw Hall (Figure 4, Rocque's Map of County Dublin 1760). It is likely that some elements of the fabric of the earlier 18th building have been incorporated into the upstanding Woodville House or alternatively the courtyard buildings to the west the Woodville House has the remnants of Straw Hall incorporated within them. Field inspection could assess these possibilities. Straw Hall is depicted on Rocque's map on the east side of the Kilmore Road surrounded by fields in pasture, there are also fields under arable cultivation to the west of the townland of Kilmore. The buildings associated with Kilmore Cottage depicted on the later 19th century Ordnance Survey maps (Figures 5) are also illustrated to the west of the Kilmore Road within a rectangular enclosure in the 18th century (Figure 4). The owner and history of Straw Hall is not known and may be the subject of further research.



Figure 5 – OSi 6-inch 1837 ed. map with details from the Griffith Valuation

3.7 Kilmore in the 19th and 20th centuries

The Tithe Applotment Book attached to the Special Vestry of that Parish of Coolock and County of Dublin on the 27 Oct 1823 records that John Cornwall Esq. of Woodville is a parishioner owning 13 acres (Figure 6). Presumably this is the 13 acre plot

surrounding Woodville House illustrated on the 1st ed. and re-vised 25—inch ed. Ordnance Survey maps (Figures 5 and 6). He is later confirmed in the ‘Topographical Dictionary of Ireland’ as a member of the local gentry in Woodville as J. Cornwall, Esq.¹⁸ The 1st ed. 6-inch map Ordnance Survey map (Figure 5) depicts Woodville House as it was in John Cornwall’s ownership with a Gate Lodge and planted landscaped grounds, with what appears to be a walled garden bordering the Kilmore Road (Figure 5). Kilmore Cottage, a separate smaller house is located across to the road under the Phase I development site occupied by the Late Widow Byrne (Figure 7).

Applotment of Tithes of Lands in the Parish of Coolock & County of Dub. Tithes free, by The Commissioners appointed & duly sworn according to Act of into effect the provisions of the Tithes Commutation Act. as voted in Special Vestry held.

Denominations	Parishioners	Content of each holding <small>(acres, roods, perches)</small>	rate <small>5. A</small>	Applotment <small>£ Annually</small>
	<i>First Class</i>			
Beaumont	Arthur Guinness Esq ^r	52. 2. 0	5. A	£ 14. —
Kilmore	John Hutton Esq ^r	25. 2. —	5. A	£ 6. 16. —
Woodville	John Cornwall Esq ^r	13. 2. —	5. A	£ 3. 12. —
pt Kilmore	James Cechlaris	60. 1. —	5. A	£ 16. 1. A
Wellsboro	W ^m Jemison Esq ^r	55. 2. —	5. A	£ 14. 16. —
pt Kilmore	M ^r O'Briens	32. —	5. A	£ 8. 10. 8
Shrubs	Pat ^r J. Fitzpatrick Esq ^r	18. —	5. A	£ 4. 16. —
pt Priors Wood	Abel. Onge Esq ^r	9. —	5. A	£ 2. 5. —
pt Newgrove	Mr John Howard	6. 2. —	5. A	£ 1. 14. 8
Glebe	The Dean of St. Patricks	7. —	—	—
Newgrove	M ^{rs} Preston	14. —	5. A	£ 3. 14. 8
Brooklawn	Robert Law Senior Esq ^r	22. —	5. A	£ 5. 17. 4
Coolock Lodge	Thomas Sheppard Esq ^r	20. —	5. A	£ 5. 6. 8

Figure 6 – Extract from the Tithe Applotment Book (27 Oct 1823)

Kilmore Cottage and Woodville House with its lodges, outbuildings and orchard are illustrated on the OSi 25 inch 1863 ed. map (Figure 8). The letter P to the north of Woodville House suggests the location of a passage.

¹⁸ Samuel, L. 1837 *A topographical dictionary of Ireland*. Vols. 1-3. S. Lewis & Co. London, Vol. 1, 78

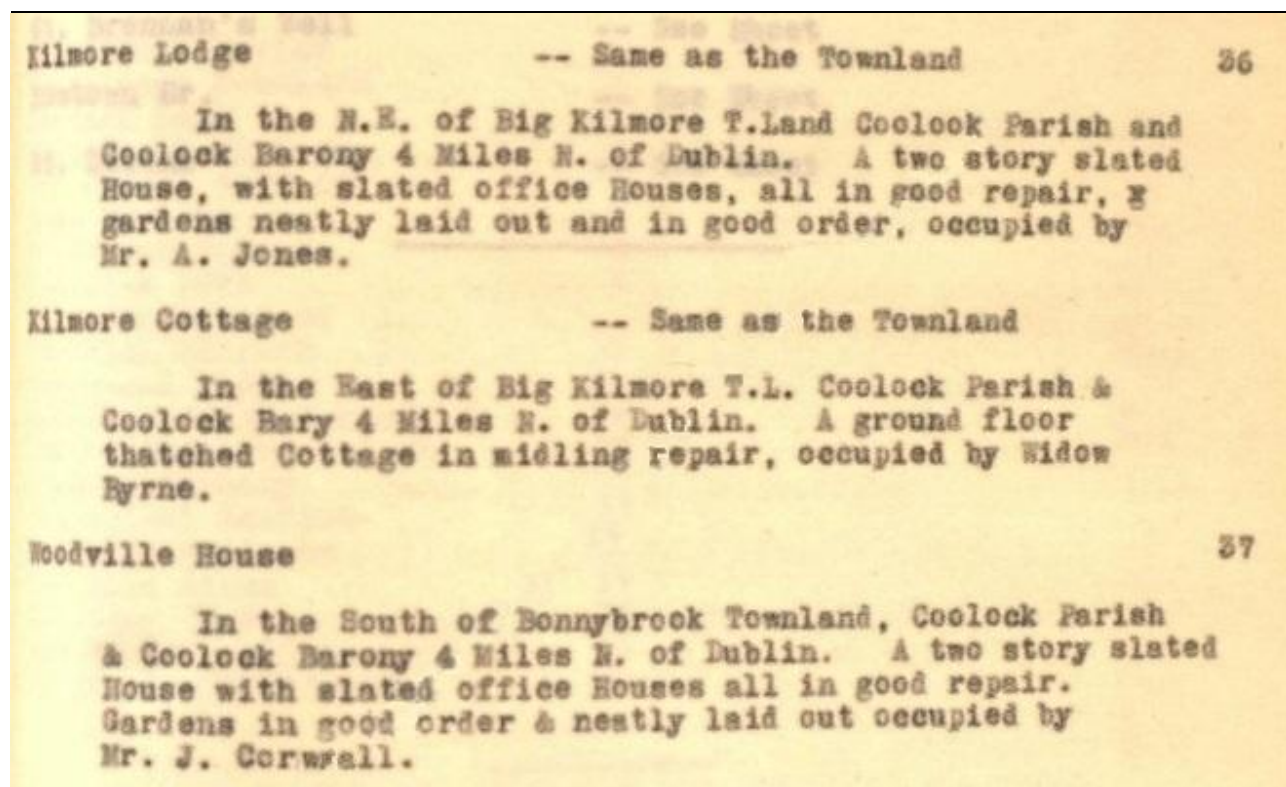


Figure 7 – Extract from the Griffith Valuation Book

3.8 Site Inspection

The site was not visited nor inspected as part of the appraisal. A series of photos are included in the report taken from the Google Streetview image capture photos on Google Maps (Plates 1-3). The Cromcastle Court (Phase 1) element of the site is occupied by an existing Dublin City Council flats complex with a large area of open green space along the Kilmore Road (Plate 1). The Old Coal Yard is a vacant site, however, elements from the outbuildings associated with Woodville House appear to survive (Plates 2 and 3).

No assessment of the visual impact was made for archaeological or heritage related purposes and conclusions in that regard are assumed in this report to be an urban architectural and street scape matter, addressed by the Architects in the urban design of the new scheme (see Part VIII planning application).

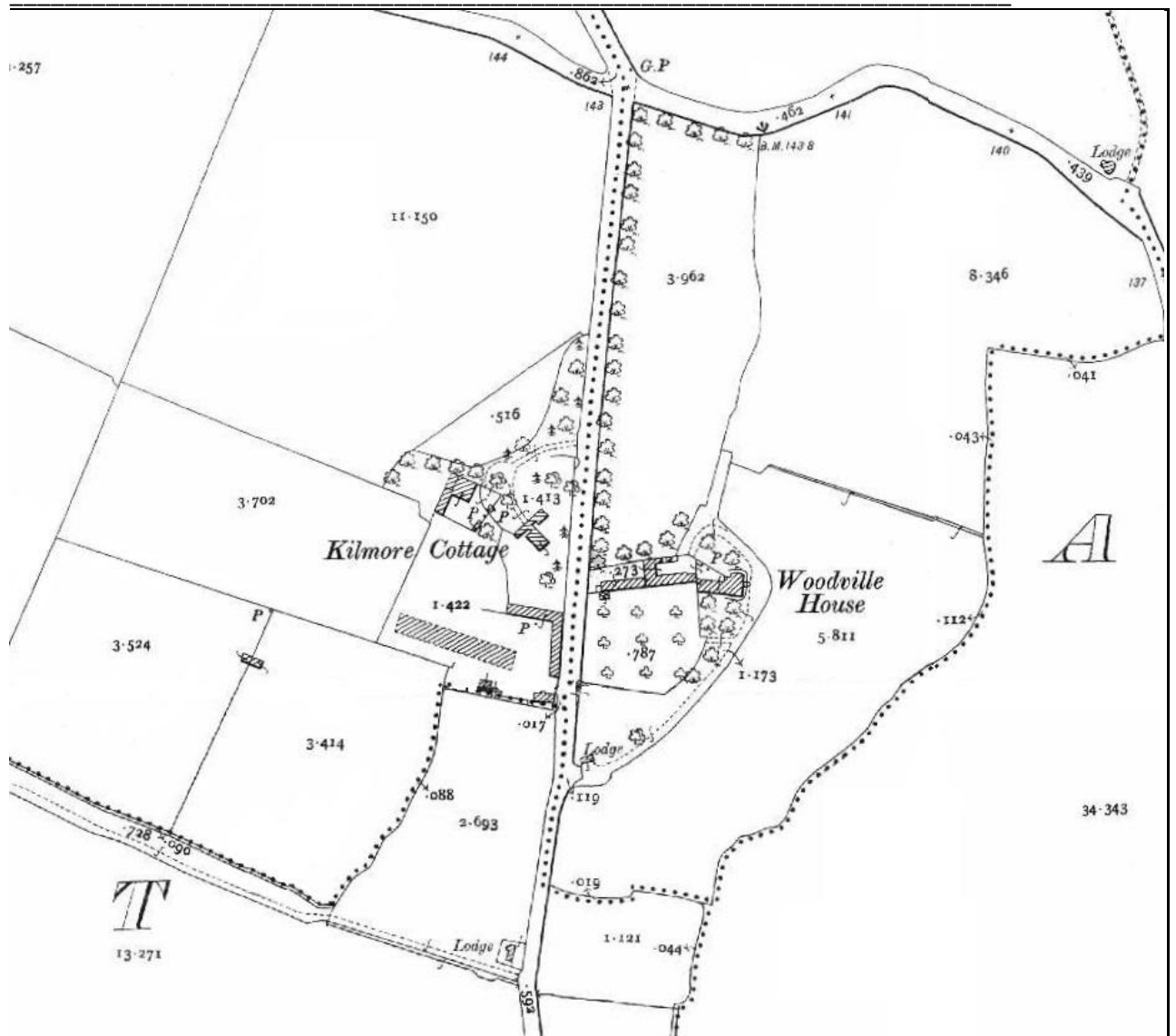


Figure 8 – OSi 25-inch 1863 ed. map

3.9 Archaeological Excavations and Museum Finds near the Proposed Development

3.9.1 Excavations close to Artane Castle, Dublin 5

A licensed archaeological investigation / excavation was undertaken 1km south of the proposed development site in Artane. The site at 30 Kilmore Road, Artane, Dublin 5 was archaeologically monitored by Antoine Giacometti in advance of a proposed housing development (15E0054)¹⁹ close to the medieval remains of Artane castle, church and graveyard (RMP Ref: DU014-073001/3-). A medieval ditch / road was identified at the site.

¹⁹ See <https://excavations.ie/report/2015/Dublin/0023937/> the database of Irish Archaeological Excavations

The medieval ditch ran approximately parallel to the boundary wall situated at the west of the site. The pottery from the ditch, identified by Siobhan Scully as Dublin-Type ware, dates from the 12th to the 14th centuries, suggesting the ditch was backfilled in and around that time, at the height of the medieval period. This ditch was east of and ran parallel with a post-medieval stone wall, now topped with concrete blocks, which defined the western perimeter of the site.

This wall may have represented the edge of the road recorded on the 1st Edition Ordnance Survey map that separated the townlands of Artaine North and Artaine South, following the same route as that on Rocque's map of 1760. It is possible that the medieval ditch defined the route of an ancient road that provided access to the medieval castle and church of Artane.

3.9.2 *Excavations in Kilmore Big, Clonshaugh Industrial Estate, Coolock, Co. Dublin*

In July 1990 human remains were discovered during construction works in the townland of Kilmore Big in Clonshaugh Industrial Estate, Coolock, Co. Dublin. Two human burials were visible in the section of a trench oriented west-east. No associated artefacts or grave structures were found with the burials, suggesting they were Christian and historic in origin. The remains were discovered during construction work in the townland of Kilmore Big, Clonshaugh Industrial Estate, Coolock, Co. Dublin. The discovery was reported to the Gardaí, who visited the site, removed some of the remains, who subsequently then reported the discovery to the National Museum of Ireland. A site investigation was carried out by Nessa O'Connor. According to O'Connor's report, two other burials were visible in the section of the trench, apparently oriented west/east. The workers on the site confirmed that no associated artefacts or grave structures were found with the burials. The remains were handed over to the coroner, and were not acquired by the National Museum of Ireland²⁰.

The burials have been ascribed a Sites and Monuments Register No. (SMR: DU014-101----)²¹. The exact location of the excavated remains was not precisely recorded in

²⁰ Cahill, M. & Sikora, M. 2011 *Breaking Ground, Finding Graves: Reports on the Excavations of Burials by the National Museum of Ireland, 1927-2006*, Wordwell, Bray, Vol. 2, 471

²¹ It is likely that the site will be included in the full RMP (with Recorded Monument Status), its suggested location has been report to the National Monuments Service Archaeological Survey of Ireland

1990. The only point of contact and overlap between Kilmore Big townland and Clonshaugh Industrial Estate lies at the very northeast of the townland under or around the site of Woodlawn House (now demolished). This location is the only portion of the townland lying on the north side of the Santry River that overlaps with the southwest edge of the Industrial Estate.

The placename for Kilmore Big has been translated from the Irish *An Choill Mhór* (genitive) which has been suggested as *na Coille Móire* or the big Wood within the archives of the Placenames Database of Ireland²². More recently the Monasticon Hibernicum Project have suggested that the placename (Kilmore) is derived from the Irish *Cell Mór* meaning big or large church site²³. Further to this the Monasticon Hibernicum project records that Kilmore church is the 'lost' Early Christian church site established by St *Buaidbeo* known as *Cell Mór Airthir Fine Gall*. Woodlawn House or its forerunner appears to have been the residence of John Nugent in the mid-17th century, who owned the lands at this specific plot and the remaining 330 acres of Kilmore Big as recorded in the parish records of the Down Survey (Figure 3, 1654-6).

3.9.3 Finds within the National Museum of Ireland

Digital archives for Dublin recording the Topographic Files database within the National Museum of Ireland for archaeological finds and sites was checked²⁴. No finds were identified in the search close to or near the development site.

²² See <https://www.logainm.ie/en/17286?s=kilmore+big> accessed 25/03/2021

²³ See <https://monasticon.celt.dias.ie/showrecord.php?id=2056> accessed 25/03/2021

²⁴ See <https://www.heritagemaps.ie/WebApps/DublinCountyHeritage/index.html> where the records relating to the Topographical Files of the National Museum of Ireland Finds Database (up to 2010) was analysed

4 Development Impact Statement

4.1 This archaeological appraisal is based on the findings of a desk-based study of the proposed development site. It was prepared for Metropolitan Workshop Architecture and Urbanism on behalf of Dublin City Council as part of background research in advance and during a 'Part VIII' planning application for a proposed development at Cromcastle Court and the Old Coal Yard, Kilmore Road, Dublin 5 (see Part VIII Application by Metropolitan Workshop Architecture and Urbanism for the full design specifications).

4.2 It is noted that the proposed application area is located beyond the Zone of Notification for any Recorded Archaeological Monuments in and around the parish of Coolock as set out by the National Monuments Service within the Department of Housing, Local Government and Heritage²⁵.

4.3 *The Proposed Development*

- a) The demolition of three 4-storey apartment blocks and a welfare depot on Cromcastle Court
- b) The provision of social housing in the form of 152 no. new homes split between two sites and seven blocks. 118 no. new homes are proposed on Cromcastle Court across six buildings between 4 and 6-storeys high. The new homes include a mix of 1 and 2 bedroom apartments and 3 bedroom duplexes. A community facility, integrated replacement substation, and single storey storage buildings are also proposed.
- c) 34 no. new homes for older people are proposed on the Old Coal Yard site within a single building between 4 and 5-storeys high consisting of 1 bedroom apartments.
- d) Both sites will have dedicated communal amenity space for residents and a new landscaped public open space is proposed to the north east of the Cromcastle Court site. Secure bicycle parking and car parking is provided across both sites. Works external to the site boundary are also proposed

²⁵ See the <https://maps.archaeology.ie/HistoricEnvironment/>

including the addition of new on-street car parking and road narrowing works to Kilbarron Road and Cromcastle Park.

4.4 *Impact Statement and Foundation Design*

The proposed development will involve significant ground disturbance both in terms of grubbing up existing foundations and new building. Additionally, the proposed development site (particularly the Cromcastle Court site) has been redeveloped during the construction of the present existing flats.

The foundation design is a matter for the tendering contractor, which is currently not known. Given the footprint of the proposed buildings there will be extensive ground disturbance. New services and attenuation will also be required for both sites.

5 Recommendations

5.1 Conclusions

The archaeological appraisal of the site has concluded that the site is located outside and well beyond the known Zone of Notification for any Recorded Monuments in Coolock, Artane, Kilmore Big and Little and Bonnybrook protected under National Monuments Legislation. A protected structure and its curtilage (Woodville House) is located adjacent to the application area.

It is possible that previously unknown archaeological features exist within the application area, and survive as sub-surface archaeological features. However, the chance of the presence of archaeology at the Cromcastle Court site is considered to be low based on the extensive re-developments that have occurred at the site.

The surface remains and potential buried remains of Woodville House (a Protected Structure) are likely to survive within both the Woodville House site (the Protected Structure is not within the Part VIII application area) and within and under the 'Old Coal Yard' site (within the application area).

The 'site of' *Cell Mór Airthir Fine Gall*, an Early Christian church site dedicated to St Buidbeo in unknown, but it likely to be within Kilmore townland. The townland is large (360 acres in extent), the chances of it being located within the proposed application area is low, however, it may underlie the only building illustrated on Rocque's map of 1760 called 'Straw Hall', located under, near or within the remains of Woodville House or it more likely to be located at the extreme northeast of the townland under Woodlawn House.

5.2 Archaeological Requirements

It is not likely that the construction work will uncover archaeological remains, but given the findings of this report and in the event that archaeology survives on site the following is recommended:

- The developer shall engage an Archaeologist / Building Historian to examine the fabric of upstanding walls, sheds, outbuildings and the

remains of Woodville House for traces of the earlier Straw Hall and to prepare a report on the evolution of the buildings if such can be achieved through field inspection, survey and photographic record in advance of any development of permitted demolitions within and around Woodville House and within and under the 'Old Coal Yard' site.

- The developer shall engage the services of a suitably qualified archaeologist to monitor the excavation of foundations and / or all site investigations and ground disturbance associated with the development (licensed under the National Monuments Acts 1930-2014 and subject to the passage and enactment of the Historic and Archaeological Heritage and Miscellaneous Provisions Bill 2023).
- Where archaeological material is found to be present during the course of the monitoring the archaeologist may have the works on site stopped pending a decision of the on the best approach to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Service within the Department of Housing, Local Government and Heritage with regard to the necessary mitigation action required. The developer shall facilitate the archaeologist in recording any such material prior to construction works being completed. It is envisaged that a record of any such walls and structures would be required prior to their removal.

5.3 The developer should be cognisant of the relevant portions of the National Monuments Acts (1930–2014; Appendix 1, note this is subject to the passage and enactment of the Historic and Archaeological Heritage and Miscellaneous Provisions Bill 2023), which outline their statutory responsibilities in respect of reporting archaeological items discovered during construction works to the National Museum of Ireland (Irish Antiquities Division), and the National Monuments Service of the Department of Housing, Local Government and Heritage. This legislation also outlines the developer's obligation to facilitate and fund all archaeological works that are considered necessary by National Monuments or the National Museum in respect of development proposals.

- 5.4 All recommendations contained herein are subject to the approval of the planning process (Part VIII) in consultation with the National Monuments Service of the Department of Housing, Local Government and Heritage.

Appendix I National Monuments Acts (1930–2004) and subsequent Amendment Acts

Information Note Commencement of Certain Provisions of the Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 New heritage-related provisions within the Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 have now been commenced. The Commencement Order came into effect on the 31 May 2024, and relates to World Heritage Property in the State, inventories, the protection of certain records, the promotion of heritage, and the issuing of statutory guidance. Certain related and supporting provisions concerning implementation and enforcement are also commenced. Information on the specific provisions now in force can be found in the specific order that are enforced below:

- Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 (Commencement) Order 2024, (SI No. 252 of 2024). Please note that the above is provided for information only and is not a legal interpretation.

The information herein is not a reproduction of the entire text of National Monuments Legislation. All land owners, guardians or lesser of land etc. where they are responsible and have a duty of care for an archaeological site are advised to make themselves aware of the full text of National Monuments legislation and their responsibilities in that regard. The text below seeks to clarify some of the main points of the legislation and is not a complete and exhaustive account.

All archaeological sites have the full protection of the National Monuments legislation (Principal Act 1930; Amendments 1954, 1987 and 1994). In the 1987 Amendment of Section 2 of the Principal Act (1930), the definition of a national monument is specified as:

any artificial or partly artificial building, structure or erection or group of such buildings, structures or erections

any artificial cave, stone or natural product, whether forming part of the ground, that has been artificially carved, sculptured or worked upon or which (where it does not form part of the place where it is) appears to have been purposely put or arranged in position,

any, or any part of any, prehistoric or ancient

(i) tomb, grave, or burial deposit, or (ii) ritual, industrial, or habitation site, and any place comprising the remains or traces of any such building, structure or erection, any cave, stone or natural product or any such tomb, grave, burial deposit or ritual, industrial or habitation site...

Under Section 14 of the Principal Act (1930): It shall be unlawful...

to demolish or remove wholly or in part or to disfigure, deface, alter, or in any manner injure or interfere with any such national monument without or otherwise than in accordance with the consent herein after mentioned (a licence issued by the National Monuments Service within the Department of Housing, Local Government and Heritage),

or

to excavate, dig, plough, or otherwise disturb the ground within, around, or in the proximity to any such national monument, without or otherwise than in accordance...

Under Amendment to Section 23 of the Principal Act (1930),

A person who finds an archaeological object shall, within four days after the finding, make a report of it to a member of the Garda Síochána...or the Director of the National Museum...

In the 1994 Amendment of Section 12 of the Principal Act (1930), all the sites and 'places' recorded by the Sites and Monuments Record of the National Monuments Service are provided with a new status in law. This new status provides a level of protection to the listed sites that is equivalent to that accorded to 'registered' sites [Section 8(1), National Monuments Amendment Act 1954] as follows:

The National Monuments Service shall establish and maintain a record of monuments and places where they believe there are monuments, and the record shall be comprised of a list of monuments and such places, and a map or maps showing each monument and such place in respect of each county in the State.

The National Monuments Service shall cause to be exhibited in a prescribed manner in each county the list and map or maps of the county drawn up and publish in prescribed manner information about when and where the lists and maps may be consulted.

In addition, when the owner or occupier (not being the Minister) of a monument or place which has been recorded, or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Minister and shall not, except in the case of urgent necessity and with the consent of the Minister, commence the work for a period of two months after having given the notice.

The National Monuments Amendment Act enacted in 2004 provides clarification in relation to the division of responsibilities between the Minister of Housing, Local Government and Heritage together with the Commissioners of Public Works (The OPW formerly held responsibility in this regard and alterations to Government Departments created a separation of responsibility from the wording of the parent Act). The Minister of Housing, Local Government and Heritage will issue directions relating to archaeological works and will be advised by the National Monuments Section and the National Museum of Ireland. The Act gives discretion to the Minister of Housing, Local Government and Heritage to grant consent or issue directions in relation to road developments (Section 49 and 51) approved by *An Bord Pleanála*, and / or in relation to the discovery of National Monuments.

14A. (1) The consent of the Minister under section 14 of this Act and any further consent or licence under any other provision of the National Monuments Acts 1930 to 2004 shall not be required where the works involved are connected with an approved road development.

(2) Any works of an archaeological nature that are carried out in respect of an approved road development shall be carried out in accordance with the directions of the Minister, which directions shall be issued following consultation by the Minister with the Director of the National Museum of Ireland.

Subsection 14A (4) Where a national monument has been discovered to which subsection (3) of this section relates, then

(a) the road authority carrying out the road development shall report the discovery to the Minister

(b) subject to subsection (7) of this section, and pending any directions by the Minister under paragraph (d) of this subsection, no works which would interfere with the monument

shall be carried out, except works urgently required to secure its preservation carried out in accordance with such measures as may be specified by the Minister

The Minister will consult with the Director of the National Museum of Ireland for a period not longer than 14 days before issuing further directions in relation to the national monument.

The Minister will not be restricted to archaeological considerations alone, but will also consider the wider public interest.



Plate 1- A view of Cromcrastle Court, looking west taken from the junction of the Kilmore and Kilbarron Roads (after Google Maps), Kilmore Big, Dublin 5



Plate 2 – The view of the derelict remains of Woodville House, walled garden remnants fronting onto the Kilmore Road, looking southeast (after Google Maps), Bonnybrook, Dublin 5



Plate 3 – The entrance to the 'Old Coal Yard' fronting onto the Kilmore Road looking south southeast (after Google Maps), Bonnybrook, Dublin 5, note the red brick may be a surviving element of the walled garden at Woodville House



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