

**ARCHAEOLOGICAL ASSESSMENT
AT
THE FORMER VICTOR MOTORS SITE,
GOATSTOWN ROAD,
DUBLIN 14**

ON BEHALF OF: ORCHID RESIDENTIAL LIMITED

ITM: 717756, 728952

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SEPTEMBER 2024

IAC PROJECT REF.: J3542

DOCUMENT CONTROL SHEET

DATE	DOCUMENT TITLE	REV.	PREPARED BY	REVIEWED BY	APPROVED BY
20.03.2024	The Former Victor Motors Site, Goatstown Road, Dublin 14	0	Matt Brooks	Faith Bailey	Faith Bailey
26.09.2024	The Former Victor Motors Site, Goatstown Road, Dublin 14	1	Matt Brooks	Faith Bailey	Faith Bailey

ABSTRACT

This assessment has been prepared on behalf of Orchid Residential Limited, to study the impact, if any, on the archaeological and historical resource of the proposed student residence at the Former Victor Motors Site, Goatstown Road, Dublin 14 (Figure 1, ITM 717756, 728952). It was carried out by Matt Brooks of IAC Archaeology.

The site comprises Vector Motors and an associated car park to the immediate east of Goatstown Road. There are no recorded archaeological sites within the proposed development area or within 500m. The nearest recorded monument is Roebuck Castle (DU022-017) located c. 843m northeast of the site.

The proposed development area has been subject to modern development and disturbance. Given the lack of archaeological evidence in the surrounding area and the extensive ground disturbances within the site, it is highly unlikely that the proposed development will have an impact upon the archaeological resource.

No archaeological mitigation is deemed necessary as part of the proposed development.

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1 INTRODUCTION

1.1 GENERAL

The following report details an archaeological assessment undertaken in advance of a proposed student residence at the Former Victor Motors Site, Goatstown Road, Dublin 14 (Figure 1, ITM 717756, 728952). 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. It was undertaken by Matt Brooks of IAC Archaeology (IAC), on behalf of Orchid Residential Limited.

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 proposals consist of demolition of the existing structures on site and construction of a purpose-built student accommodation scheme (PBSA) comprising approximately 220 no. bed spaces, indoor and outdoor student amenity space and site wide landscaping (Figure 2).

The scheme will provide studios and individual ensuite study bedroom accommodation, in clustered groupings, generally of 5-8 bedrooms with associated shared living / kitchen / dining areas, providing a model of high quality student accommodation.

Amenity space equating to c. 1,785 sqm is provided across the site consisting of c. 1,247 sqm of external amenity in the form of a central courtyard at ground level and roof terraces at 4th and 5th floor levels. Internal amenity space equating to c. 538 sqm is provided in the form of 2 no. ground floor lounge/study areas, kitchen/tearoom, laundry, and concierge/office space.

Provision of 218 no. bicycle parking spaces and provision for 6 no. carparking spaces comprising 2 no. disabled parking spaces and 4 no. setdown parking spaces adjacent to the front entrance to the site. Vehicular access to the site is via Goatstown Road from 2 no. entrance points.

2 METHODOLOGY

A study area, defined as 500m from the boundary of the proposed development area, was assessed to inform this report. Research 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;
- Dún Laoghaire-Rathdown County Development Plan 2022-2028;
- Goatstown Local Area Plan 2012;
- Aerial photographs;
- Excavations Bulletin (1970–2024).

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 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.

Documentary sources were consulted to gain background information on the archaeological 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 Dún Laoghaire-Rathdown County Development Plan 2022-2028 and Goatstown Local Area Plan 2012 were 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 1970–2024.

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 ARCHAEOLOGICAL ASSESSMENT

3.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The proposed development area is located within the townland of Roebuck, Parish of Taney, Barony of Rathdown, County Dublin. The site comprises Vector Motors and an associated car park to the immediate east of Goatstown Road. There are no recorded archaeological sites within the proposed development area or within 500m. The nearest recorded monument is Roebuck Castle (DU022-017), located c. 843m northeast of the site.

3.1.1 Prehistoric Period

Mesolithic Period (c. 8000–4000 BC)

Recent discoveries may suggest the possibility of a human presence in the southwest of Ireland as early as the Upper Palaeolithic (Dowd and Carden 2016), however; the Mesolithic period is the earliest time for which there is clear evidence for prehistoric human colonisation of the island of Ireland. During this period people hunted, foraged and gathered food and appear to have led a primarily mobile lifestyle. The presence of Mesolithic communities is most commonly evidenced by scatters of worked flint material, a by-product of the production of flint implements.

This surrounding landscape was a prime location for settlement during the Prehistoric period, situated within the coastal plains, with good visual corridors west to the hills and east to the coast. Stray finds, including caches of flint flakes from Rathfarnham, Dun Laoghaire, Dalkey Island, and Loughlinstown, indicate small-scale transient settlement along the riverbanks and seashores of County Dublin during the Mesolithic Period.

Neolithic Period (c. 4000–2500 BC)

During this period communities became less mobile and their economy became based on the rearing of stock and cereal cultivation. The transition to the Neolithic was marked by major social change. Communities had expanded and moved further inland to more permanent settlements. This afforded the development of agriculture which demanded an altering of the physical landscape. Forests were rapidly cleared and field boundaries were constructed. Pottery was also being produced, possibly for the first time. The advent of the Neolithic period also provided the megalithic tomb. There are four types of tomb in Ireland, namely the Court Cairn, Portal, Passage and Wedge; of which the latter style straddles the Neolithic to Bronze Age transition.

While recent years have seen a large increase in the number of identified Neolithic settlement and habitation sites, there is no archaeological evidence to substantiate Neolithic settlement within the immediate environs of the proposed development areas.

Bronze Age (c. 2500–800 BC)

This period is marked by the use of metal for the first time. As with the transition from Mesolithic to Neolithic, the transition into the early Bronze Age was accompanied by changes in society. Megaliths were replaced in favour of individual, subterranean cist or pit burials that were either in isolation or in small cemeteries. These burials contained inhumed or cremated remains and were often, but not always, accompanied by a pottery vessel.

Over 7,000 burnt mounds or *fulacht fia* sites have been recorded in the country and c. 1,500 examples excavated, making them the most common prehistoric monument in Ireland (Waddell 2022, 164). Although burnt mounds of shattered stone occur as a result of various activities that have been practised from the Mesolithic to the present day, the Bronze Age has long been believed to have seen the peak of this activity. Dating evidence from a growing number of burnt mounds, suggests activities resulting in burnt mounds were being carried over a span of 3,500 years in Ireland (Hawkes 2018). They are typically located in areas where there is a readily available water source, often in proximity to a river or stream or in places with a high-water table. In the field burnt mounds may be identified as charcoal-rich mounds or spreads of heat shattered stones, however, in many cases, the sites have been disturbed by later agricultural activity and are no longer visible on the field surface. Nevertheless, even disturbed spreads of burnt mound material often preserve the underlying associated features, such as troughs, pits and gullies, intact.

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

Iron Age (c. 800 BC–AD 500)

There is increasing evidence for Iron Age settlement and activity in recent years as a result of development-led excavations as well as projects such as Late Iron Age and Roman Ireland (Cahill Wilson 2014). Yet this period is distinguishable from the rather rich remains of the preceding Bronze Age and subsequent early medieval period, by a relative paucity within the current archaeological record. The Iron Age in Ireland is problematic for archaeologists as few artefacts dating exclusively to this period have been found and without extensive excavation it cannot be determined whether several monument types, such as ring-barrows or standing stones, date to the late Bronze Age or Iron Age. It is likely that there was significant continuity in the Iron Age, with earlier monuments re-used in many cases.

There are no known monuments in the vicinity of the proposed development area that would suggest an active presence of Iron Age communities in this area.

3.1.2 Early Medieval Period (AD 500–1100)

The early medieval period is depicted in the surviving sources as an almost entirely rural based society. Territorial divisions were based on the *túath*, or petty kingdom, with Byrne (1973) estimating that there may have been at least 150 kings in Ireland at any given time. This period, with a new religious culture and evolving technologies, saw significant woodland clearance and the expansion of grassland. A new type of

plough and the horizontal mill were two innovations that improved agriculture and allowed for the population to increase. Consequently, from c. AD 500 onwards, the landscape became well settled, as evidenced by the profuse distribution of ringforts, a dispersed distribution of enclosed settlements, normally associated with various grades of well-to-do farming and aristocratic classes in early medieval Ireland (Stout and Stout 1997, 20).

This area bordered by the sea to the east and Wicklow and Dublin Mountains to the west was well settled during the early medieval period. Known as *Cualu* the area was controlled by the *Dal Messin Corb*, a leading Leinster tribe. St Kevin of Glendalough was a member of this tribe and was also responsible for helping to spread Christianity during the 6th century. During the 8th century, it was under the leadership of 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 devoted to St Brigid c. AD 500. Many of the commonly recorded settlement features of this period, including ringforts, are likely to have been levelled and or removed by development over the last three centuries.

The Vikings arrived in Ireland in the 9th century and founded a settlement at Dublin in AD 917. The development of Dublin as a major centre of trade and industry had implications on the hinterlands to the south, known as *Dyflinarskiri*, extending as far as Greystones. Many Vikings settled in this area and by AD 980 most had converted to Christianity. Although there were attacks on the Vikings by the native Irish, it appears that the Scandinavians left a lasting impression within the Rathdown area. Many place names such as 'Windgates' and 'Coolnagad' preserve the Norse word *gata*, meaning 'street'. A circular mound (DU022-084) excavated in 1877 was found to contain an estimated 50 human remains to the rear of Aylesbury Road c. 2.4km to the north of the proposed development area. The remains lay 'piled above each other' except for one extended inhumation which was accompanied by an iron sword (NMI 2007:41), its handle inlaid with gold and silver. Other finds included weapons and personal jewellery (NMI SA1900:29, 30; SA1900:41). This is thought to be a Viking cemetery. In 2003 further human remains a portion of a skull and part of a humerus were revealed and preserved in-situ (Cahill & Sikora 2011).

3.1.3 Medieval Period (AD 1100–1600)

The piecemeal conquest by the Anglo-Normans of Ireland, which commenced in AD 1169, had a fundamental impact on the Irish landscape. Their presence was strongest in the East of the Country, and it was mainly in this region that land was carved up and granted to the newly arrived lords who participated. The main success of the Anglo-Norman occupation was the welding of scattered territories into a cohesive unit through the introduction of the English form of shire government. The rural landscape became a network of manorial centres; these units would generally contain a castle (motte and bailey), a manorial house and a number of dwellings, with extensive surrounding acreage. During the 14th to 16th centuries, tower houses were the typical residence of the Irish gentry and were a common feature in the Irish landscape.

At the time of the invasion, the ruling clan were the 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 before the invasion.

Roebuck Castle (DU022-017) located c. 843m 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. Dundrum Castle (DU022-023002) located c. 1.3km to the southwest is a 12th-14th century castle and rebuilt in the late 16th-17th century as a tower house (DU022-023001). Built by Sir John de Clahull c. 1187, the earliest feature exposed during excavations in 1988-91 (O'Brien 1989) was a section of fosse. Finds included Leinster cooking ware, a buckle and a socketed arrowhead. Associated with the moat was a triple-slotted drawbridge with an entrance to a gatehouse extending from the drawbridge to part of the outer wall of the early castle.

The present St Nahi's Church of Ireland (1760) at Taney, c. 990 southwest of the development area, occupies the site of an earlier church (DU022-016002). Ball (1900) notes the association of this early church with St Ossian and St Lucan. The distinct curvature of its graveyard boundary (DU022-016003) may indicate the line of an early ecclesiastical enclosure (DU022-016001). An Early Christian grave slab was recently exposed in the graveyard, fragments of which are kept in the present church (DU022-016004). A portion of a Rathdown slab (DU022-016005) was also uncovered.

3.1.4 Post-Medieval Period (AD 1600–1800)

The ending of the Williamite Wars saw the beginning of a comparative politically calm era, which allowed the country's landowners the security to experiment with the latest styles of architecture without the need to refer to defensive matters. Initially, constraints on available resources resulted in mansions of a relatively modest scale and relatively plain appearance. However, as the Irish aristocracy's sense of security grew over the following decades, their greater access to wealth helped foster a shift towards more ostentatious buildings.

The wider vicinity of the proposed development area became a very fashionable area to live in 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 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 what was formerly a small demesne, annotated as Rosemont in the first edition Ordnance Survey map of 1843 and later Trimbleston Lodge (Figure 4). The surrounding landscape is depicted in the mapping as extensively occupied by demesne landscapes, including Roebuck Park, Bellefield, Roebuck Lodge, Castlevue, Prospect and Roebuck Grove.

3.2 SUMMARY OF PREVIOUS ARCHAEOLOGICAL FIELDWORK

A review of the Excavations Bulletin (1970–2024) has revealed that no investigations have been carried out within the proposed development area. Several excavations have taken place within 500m and are summarised below.

Test excavations were undertaken at an area previously used as a sporting facility for the Irish Glass Bottling staff, c. 250m southwest of the development area (Bennett 2019:651, Licence No. 19E0524). No archaeological features or objects were recorded in any of the trenches.

Archaeological testing was carried out at the Central Mental Hospital, Dundrum Road (Piera 2021, Licence No. 21E0610) targeting geophysical anomalies and open green space c. 365m west of the development area. Geophysical survey was carried out by Joanna Leigh in 2021 (Licence No. 21R0015) identifying penannular and rectilinear enclosures and former agricultural activity. Testing revealed five areas of archaeological significance, which were designated as Archaeological Areas AA1-AA5. These comprised two small enclosures dating to the post-medieval era (AA1-2), a kiln (AA3), an isolated pit (AA4) and a cluster of hearths with postholes (AA5).

3.3 CARTOGRAPHIC ANALYSIS

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

There is little detail of the area surrounding the proposed development site on this map. A small castle (DU022-017) is shown within 'Rabuck' townland. It is noted on the mapping that the Barron of Trimblestone is the owner of the land, including the location of the proposed development area. The accompanying Terrier also refers to the castle at Roebuck.

John Rocque, Map of the City and County of Dublin, 1757 (Figure 3)

At the time of this map, it appears the proposed development area is located within agricultural land. The Goatstown Road or an earlier incarnation of the route is present directly to the west of the site. A number of demesne landscapes have been established in the wider area, including Roebuck, annotated as 'Rawbuck'.

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

This map does not provide great detail; however, it appears the proposed development area is still in use as agricultural land. 'Prospect Lower' is depicted to the

immediate south of the proposed development area and Roebuck Castle (DU022-017) is also shown.

First Edition Ordnance Survey Map, 1843, scale 1:10,560 (Figure 4)

This is the first accurate historic mapping coverage of the area containing the proposed development area. The site is located within the demesne of Rosemont. Rosemont is depicted as a small estate with parkland, formal gardens and a gate lodge situated to the north of the proposed development area, fronting onto the Goatstown Road. The site is occupied by a small woodland.

Ordnance Survey Map, 1864, scale 1:10,560 (Figure 4)

By the time of this map, the estate is now known as 'Trimbleston Lodge' and there has been an extension to the principal buildings of the demesne, which are located to the immediate east of the proposed development area. Roebuck Road is depicted to the immediate west (Goatstown Road).

Ordnance Survey Map, 1910, scale 1:2,500 (Figure 5)

By this time of this map, the proposed development area has been cleared of the trees depicted in the previous mapping. The Goatstown Road is labelled as such for the first time to the immediate west.

3.4 COUNTY DEVELOPMENT PLAN

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 and Goatstown Local Area Plan 2012 recognises the statutory protection afforded to all Record of Monuments and Places (RMP) sites under the National Monuments Legislation (1930–2014). The development plan lists a number of aims and objectives in relation to archaeological heritage (Appendix 2).

There are no recorded monuments within 500m of the proposed development area. The nearest recorded monument is Roebuck Castle (DU022-017), located c. 843m northeast of the site.

3.5 TOPOGRAPHICAL FILES OF THE 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. No stray finds are recorded from within the proposed development area or its immediate environs.

3.6 AERIAL PHOTOGRAPHIC ANALYSIS

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995–2013), Google Earth (2008–2024), Bing Maps, and Apple Maps revealed the proposed development area has been occupied by a commercial building and car park since at least 2000. The 1995 OSI imagery shows the development area in a similar condition as the OS map of 1906–9, although Goatstown Road has been slightly realigned. The principal structure of the demesne,

directly to the east of the site, remains intact and the driveway follows the same route. The field boundaries also remain the same, however, a group of modern structures have been constructed in the west of the proposed development area, fronting onto Goatstown Road. By 2000 the whole of the proposed development area is occupied by structures and car parks. No previously unrecorded sites of archaeological potential were noted within the coverage due to the urban nature of the environs.

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 development site and its surrounding environs were inspected (Figure 1).

The field inspection confirmed that the proposed development area is currently in use as a car dealership. The site consists of a modern commercial building (Plate 1) and a car park surfaced in tarmacadam (Plate 2). The boundaries of the site are formed by walls, with the southern wall (Plate 3) possibly preserving the former demesne boundary of Rosemont/Trimbleston Demesne.

4 CONCLUSIONS

This archaeological assessment was commissioned by Orchid Residential Limited to assess the potential for the survival of archaeological features in advance of a proposed student residence at the Former Victor Motors Site, Goatstown Road, Dublin 14. The site comprises the Victor Motors building and an associated car park to the immediate east of Goatstown Road. There are no recorded archaeological sites within the proposed development area or within 500m. The nearest recorded monument is Roebuck Castle (DU022-017) located c. 843m northeast of the site.

A review of the Excavations Bulletin (1970–2024) revealed no previous archaeological investigations have taken place within the proposed development area. Test excavations c. 250m southwest of the development area failed to reveal anything of archaeological significance. Archaeological testing at the Central Mental Hospital to the northwest targeted geophysical anomalies consisting of penannular and rectilinear enclosures and former agricultural activity. Testing revealed five areas of archaeological significance, which were designated as Archaeological Areas AA1-AA5. These comprised two small enclosures dating to the post-medieval era (AA1-2), a kiln (AA3), an isolated pit (AA4) and a cluster of hearths with postholes (AA5).

Analysis of cartographic sources has revealed that the proposed development area formerly formed part of the small demesne of Rosemont (later called Trimbleston Lodge). Analysis of aerial photographic record available for the area failed to identify any previously unknown archaeological features in the area. The principal buildings of the estate were located to the immediate east of the site and were present in the OSI aerial imagery of 2000. The proposed development area; however, has been partially developed since at least 1995 (OSI).

A field inspection confirmed that the proposed development area is currently occupied by a commercial building and associated car park. No features of archaeological potential were identified.

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

- The proposed development area has been subject to modern development and disturbance. Given the lack of archaeological evidence in the surrounding area and the extensive ground disturbances within the site, it is highly unlikely that the proposed development will have an impact upon the archaeological resource.

5.2 MITIGATION

- No archaeological mitigation is deemed necessary as part of the proposed development.

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.

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CARTOGRAPHIC SOURCES

- William Petty, Down Survey Map of the Barony of Rathdown, c. 1655
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- John Taylor, Map of the Environs of Dublin, 1816
- Ordnance Survey maps of County Dublin, 1843, 1864 and 1910

ELECTRONIC SOURCES

- www.excavations.ie – Summary of archaeological excavation from 1970–2024.
- www.archaeology.ie – DoHLGH 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.geohive.ie – Ordnance Survey Ireland National Townland and Historical Map Viewer (including Aerial imagery 1995, 2000, 2005 and 2013)
- www.googleearth.com – Satellite imagery (2005–2024).
- www.apple.com/maps/ – Satellite imagery (2024).

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.

Dún Laoghaire-Rathdown County Development Plan 2022-2028

Policy Objective HER1: Protection of Archaeological Heritage

It is a Policy Objective to protect archaeological sites, National Monuments (and their settings), which have been identified in the Record of Monuments and Places and, where feasible, appropriate and applicable to promote access to and signposting of such sites and monuments.

Policy Objective HER2: Protection of Archaeological Material in Situ

It is a Policy Objective 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 Culture, Heritage and the Gaeltacht (DCHG).

Policy Objective HER5: Historic Burial Grounds

It is a Policy Objective 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.

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 2022). 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 2020a).

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 2020b).

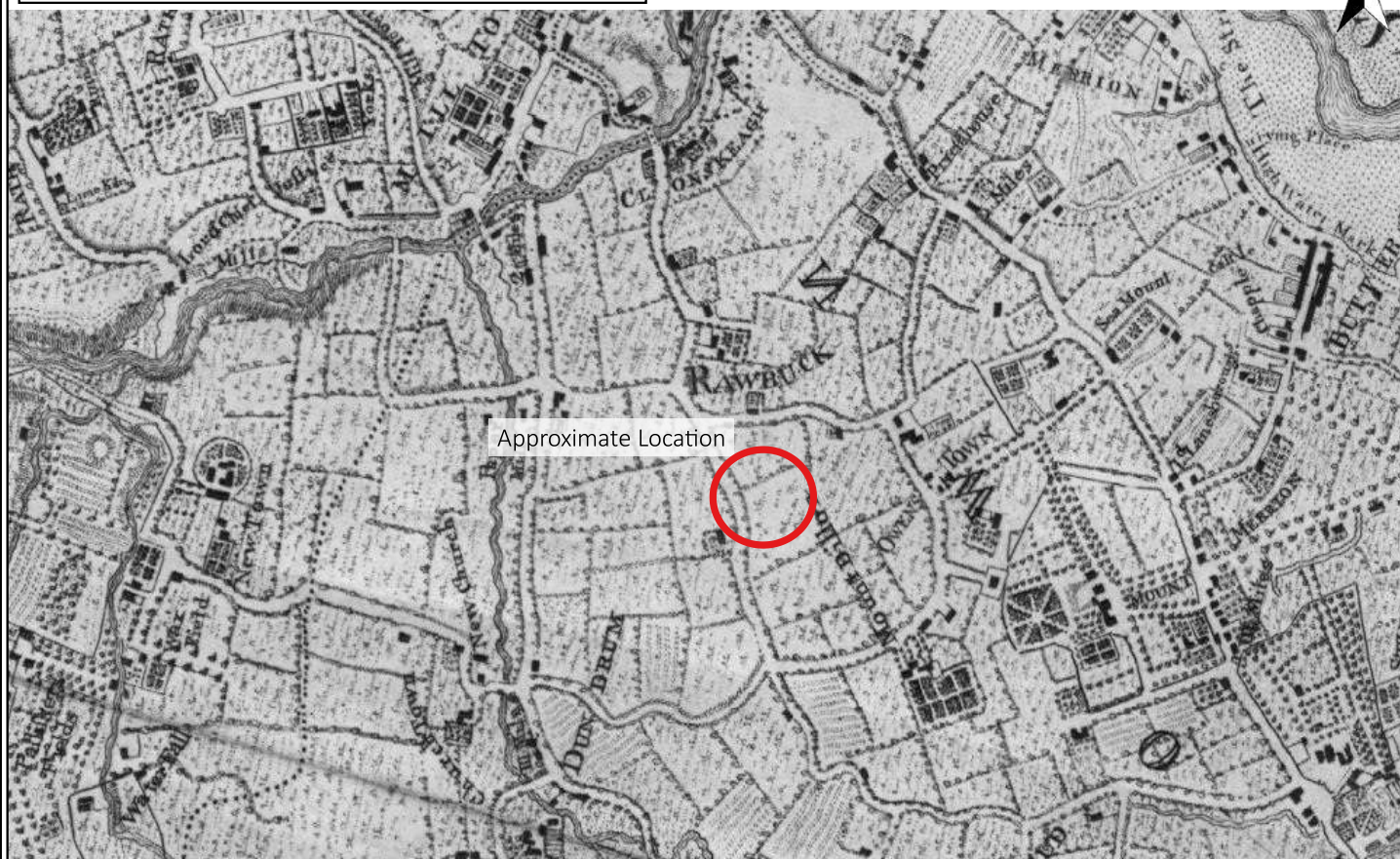
Archaeological Monitoring can be defined as ‘a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological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

disturbed or destroyed. The programme will result in the preparation of a report and ordered archive (ClfA 2020c).

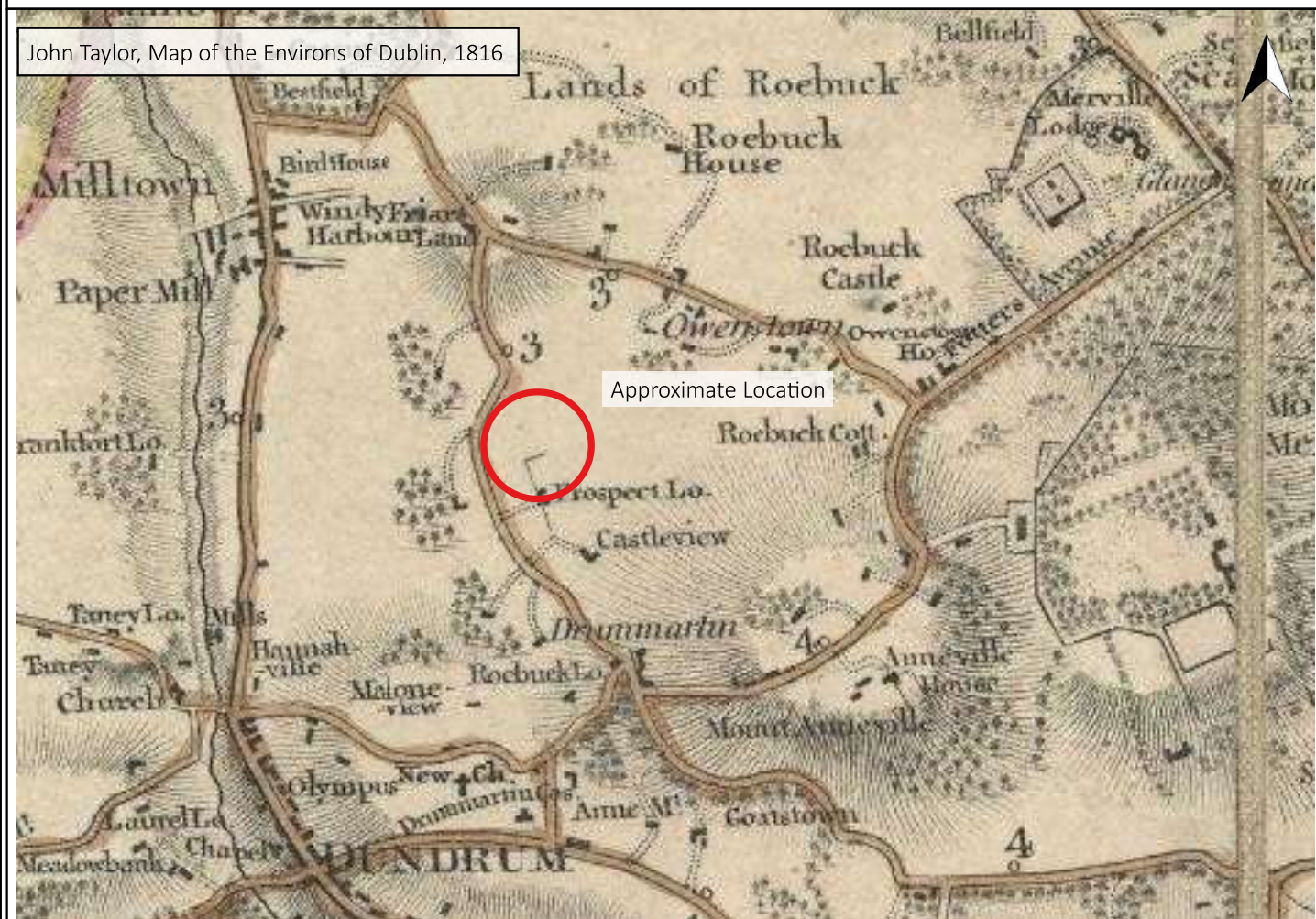
Underwater Archaeological Assessment consists of a programme of works carried out by a specialist underwater archaeologist, which can involve wade surveys, metal detection surveys and the excavation of test pits within the sea or riverbed. These assessments are able to access and assess the potential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



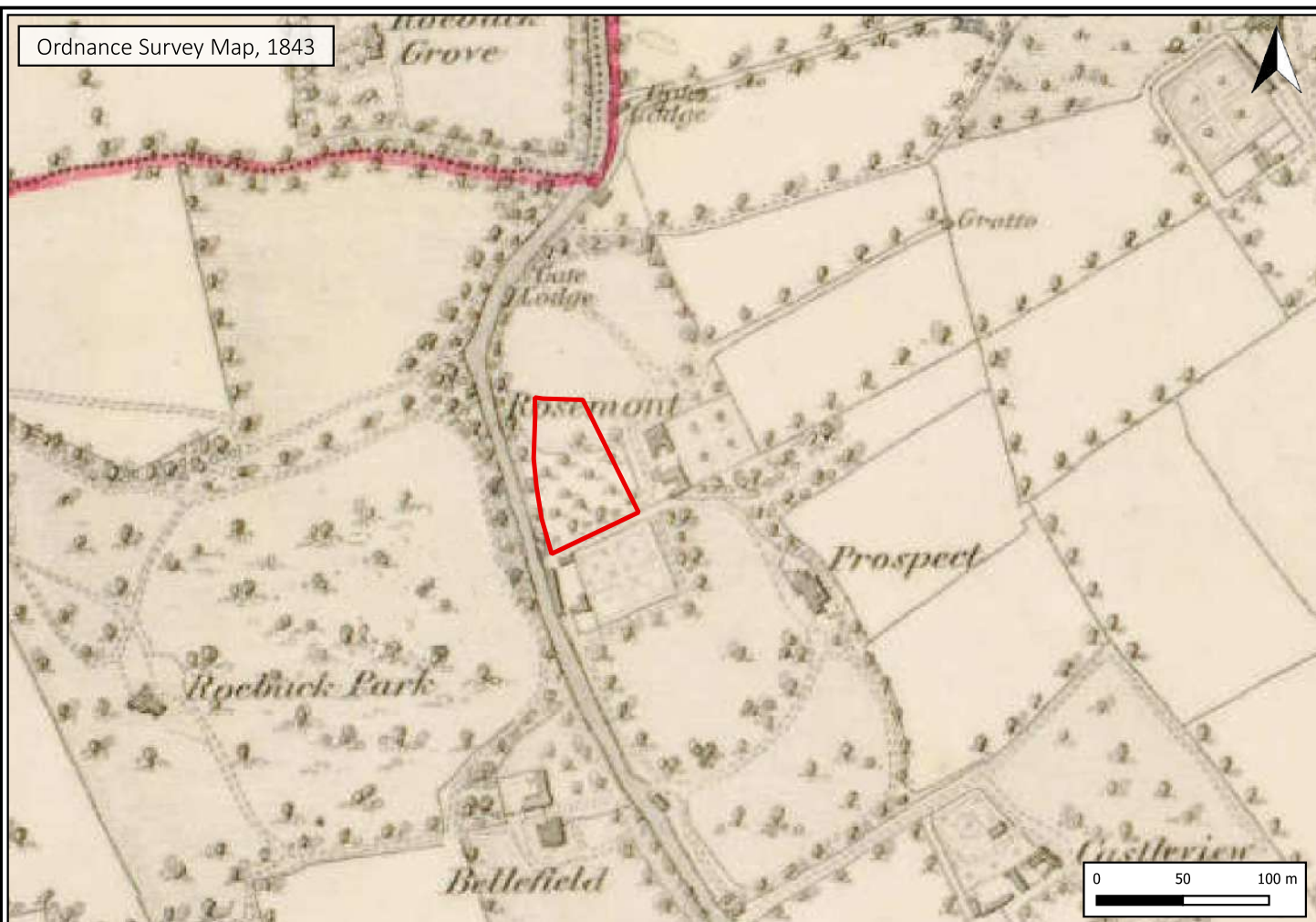
John Rocque, Map of the City and County of Dublin, 1757



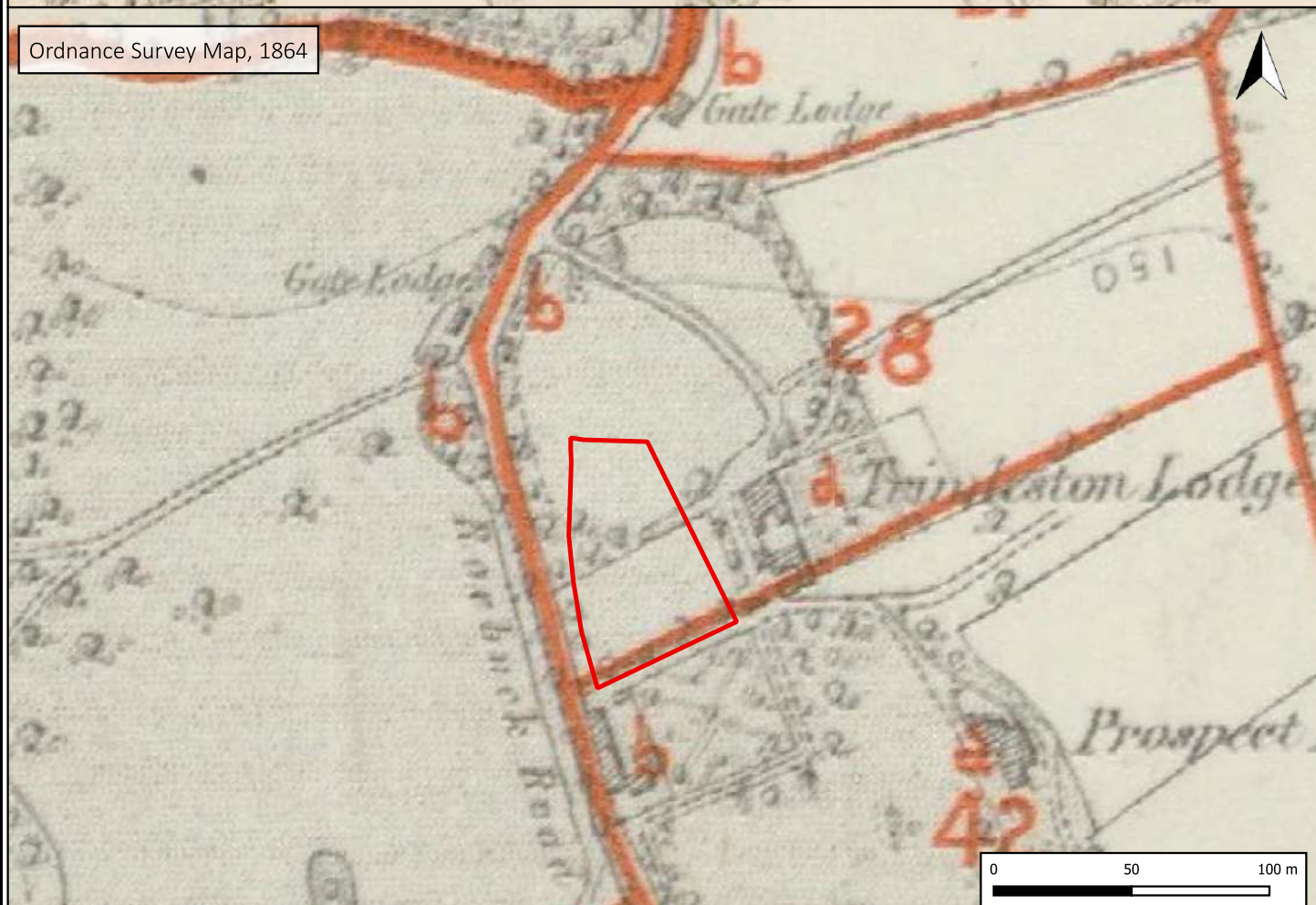
John Taylor, Map of the Environs of Dublin, 1816

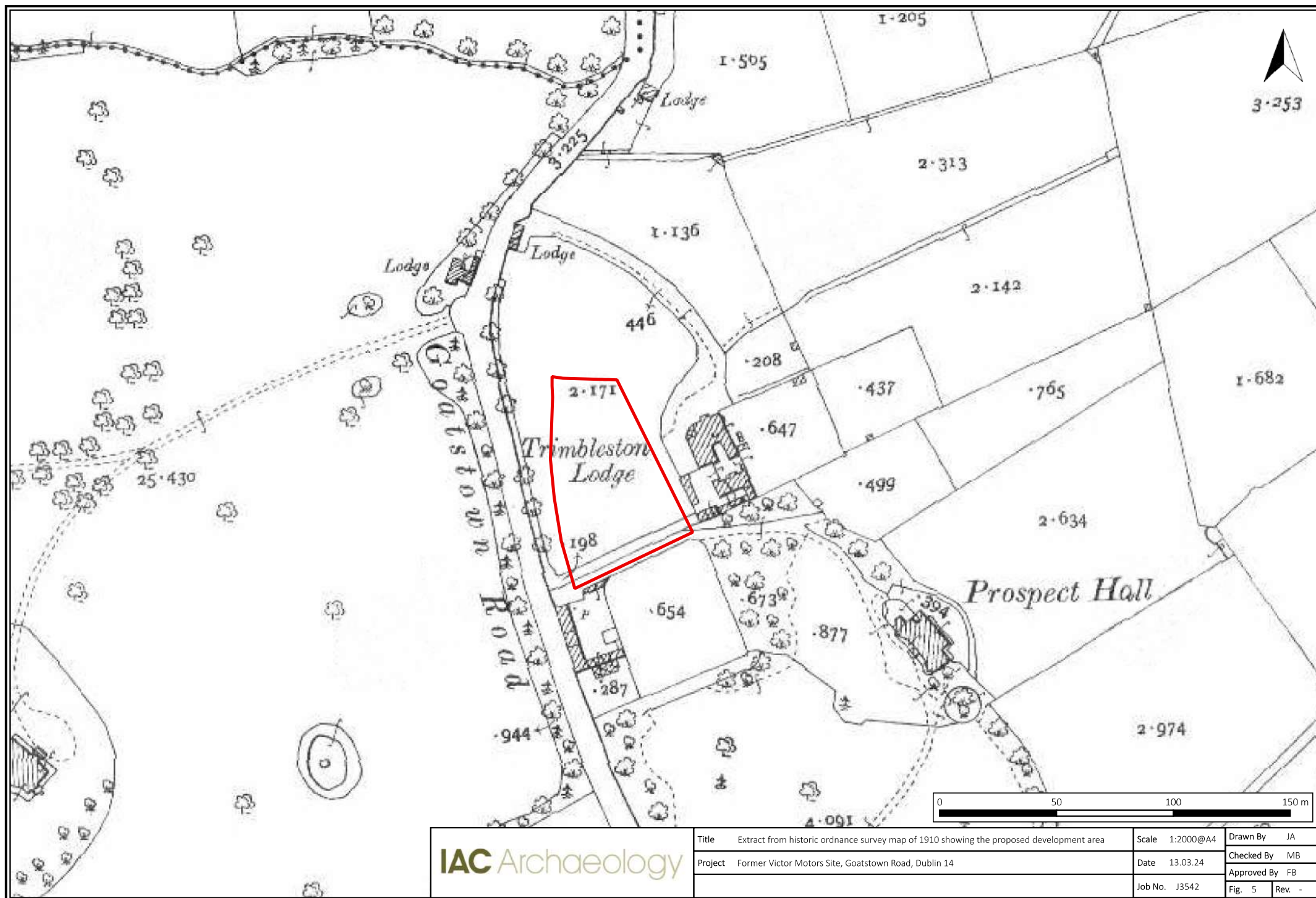


Ordnance Survey Map, 1843



Ordnance Survey Map, 1864





IAC Archaeology

Title	Extract from historic ordnance survey map of 1910 showing the proposed development area	Scale	1:2000@A4	Drawn By	JA
Project	Former Victor Motors Site, Goatsdown Road, Dublin 14	Date	13.03.24	Checked By	MB
		Job No.	J3542	Approved By	FB
		Fig.	5	Rev.	-



Plate 1 Commercial building within proposed development area,
facing north



Plate 2 Car park, facing east



Plate 3 Southern boundary wall of the proposed development area, facing southeast