



Farrimond MacManus Ltd

ARCHAEOLOGY • SURVEY • GIS

Archaeological Impact Assessment

for proposed redevelopment

at

former Percy French Hotel, Dublin Street

Ballyjamesduff,

Co Cavan

commissioned by

CAKM Architects

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*Archaeological Impact Assessment for
proposed re-development at
former Percy French Hotel, Dublin Street, Ballyjamesduff, Co Cavan¹*

Summary

The following archaeological impact assessment was carried out by FarrimondMacManus Ltd having been commissioned by CAKM Architects in relation to a proposed building renovation project at the site of Percy French Hotel, Dublin Street, Ballyjamesduff, Co Cavan. A desk-based study has confirmed that the proposed development site is located within a wider archaeological landscape, with several known archaeological sites, recorded structures and Industrial Heritage sites recorded within a 2km radius of the development. The proposed development site itself however has been assessed as being of low archaeological potential and it is therefore recommended that no further archaeological works are as part of construction works at the site. The proposed development however includes the demolition of the building along Stradone Street which is vernacular in nature. It is therefore recommended that a Level 2 Historic Building Survey is carried out prior to its demolition as a means of preserving the structure through photographic and descriptive record.

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1. Introduction

1.1 This Archaeological Impact Assessment was prepared during September 2020 by FarrimondMacManus Ltd, having been commissioned by CAKM Architects in relation to an proposed building renovation project centred on the Percy French Hotel and Paddy Reilly Lounge in the centre of Ballyjamesduff, Co Cavan.

2. Legal and Statutory Policies Relating to the Protection of Cultural Heritage

2.1 The legal framework which provides for the protection of the archaeological and cultural heritage resource in Ireland consists of various national and international laws and policies. The National Monuments Acts 1930 – 2004 is central to this framework and provides for the protection of a number of categories of monuments;

- National monuments in the ownership or guardianship of the Minister or a local authority or national monuments which are subject to a preservation order.
- Historic monuments or archaeological areas recorded in the Register of Historic Monuments.
- Monuments or places recorded in the Record of Monuments and Places

2.2 The provisions of the National Monuments Acts were supplemented by the 1992 “European Convention on the Protection of the Archaeological Heritage” (commonly known as the ‘Valletta Convention’) which was ratified by Ireland in 1997. The aim of the Convention is to ‘protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study’ (Article 1). The Convention provides the basic framework for policy on the protection of the archaeological heritage. The obligations on the State under the Convention include, but are not limited to:

- Providing for statutory protection measures, including the maintenance of an inventory of the archaeological heritage and the designation of protected monuments and areas.
- the authorisation and supervision of excavations and other archaeological activities;
- providing measures for the physical protection of the archaeological heritage, including (as necessary) acquisition or protection by other means by public authorities of areas intended to constitute archaeological reserves, conservation and maintenance of the archaeological heritage (preferably in-situ), and the provision of appropriate storage places for archaeological remains removed from their original locations.
- providing for consultation between archaeologists and planners in relation to the drawing up of development plans and development schemes so as to ensure that full consideration is given to archaeological requirements;

2.3 The National Monuments Service of the Department of Culture, Heritage and the Gaeltacht keeps a record of all known monuments and sites (the Record of Monuments and Places (RMP)). The term ‘monument’ was redefined by the National Monuments (Amendment) Act of 1987 as:

“any artificial or partly artificial building, structure or erection or group of such buildings, structures or erections, any cave, stone or other natural product... that has been artificially carved, sculptured or worked upon... any, or any part of any, prehistoric or ancient tomb, grave or burial deposit, or ritual, industrial or habitation site, any place comprising the remains or traces of any such building, structure or erection...”

but excluding

“any building or part of any building, that is habitually used for ecclesiastical purposes”.

2.4 Section 1 of the 1987 Act provides that the term “historic monument” “includes a prehistoric monument

and any monument associated with the commercial, cultural, economic, industrial, military, religious or social history of the place where it is situated or of the country and also includes all monuments in existence before 1700 A.D. or such later date as the Minister may appoint by regulations”.

- 2.5 Under the Planning and Development Act 2000 (as amended) and associated Regulations, a planning authority must refer all planning applications, which might affect or be unduly close to any archaeological site, monument or feature, to the Minister for the Environment, Heritage and Local Government.
- 2.6 When the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a Recorded Monument, they are required under Section 12 (3) of the 1994 Act to give notice in writing to the Minister 2 months before commencing that work. This time will allow the National Monuments Service to advise on how the work may proceed in tandem with the protection of the monuments in question.
- 2.7 While the owner or occupier or any persons proposing to carry out work at or in relation to a recorded monument is required under the National Monuments Act to give notice in writing to the Minister, it is the practice of DOEHLG to accept referrals from planning authorities as fulfilling the notification requirements.
- 2.8 The Planning and Development Act 2000 (as amended) recognises that proper planning and sustainable development includes objectives for the protection of the archaeological heritage. Development plans may include such objectives and conditions relating to archaeology may be attached to individual planning permissions.

2.9 *Architectural and Built Heritage*

- 2.9.1 The protection of the architectural and built heritage resource in Ireland is provided for in the Heritage Act 1995, the National Monuments (Misc. Provisions) Act 1999 and the Local Government (Planning and Development) Act 2000. Under the terms of the various elements of legislation a "Record of Protected Structures" (RPS) was compiled and produced within the Cavan County Development Plan 2003.

3. **Methodology**

- 3.1 The following archaeological impact assessment is based upon an extensive desk-based assessment carried out on information held by the National Monuments Service as the Archaeological Survey Database along with relevant historical documentary research.
- 3.2 Available historical mapping was consulted and all sites and monuments, and listed buildings within the vicinity of the proposed development area (PDA) were noted.

4. **Aims and Objectives**

- 4.1 The aims of the Archaeological Impact Assessment can be viewed in the context of reference to the relevant National Monuments legislation in conjunction with Cavan County Development Plan 2014 – 2020 with specific reference to the following Planning Policies and Objectives;
- Archaeological Heritage Policies AHP1 – P3 and Objectives AH01 – 04
 - Industrial Heritage Objective IH01
 - Built Heritage Policies BH01 – 03 and Objectives BHP1 – 6
- 4.2 In the first instance the desk-based study aims to identify any recorded archaeological remains which may exist within the boundaries of the proposed scheme, while the desk-based assessment is also

aimed at analysing the wider archaeological landscape in order to assess the likely potential for any previously unrecorded archaeological remains existing within the boundaries of the proposed development area (PDA). The second aim of the archaeological desk-based assessment is to develop a series of proposed mitigation measures in order to allow for the preservation (either *in situ* or by record) of any potential archaeological remains which may survive in line with relevant heritage planning guidelines.

5. Site Location

- 5.1 The proposed development scheme is located within the centre of Ballyjamesduff, Co Cavan. The site was formerly the Percy French Hotel and Paddy Reilly Lounge. The hotel consists of a three-storey building with a two-storey extension to the rear on the corner of Dublin Street and Stradone Street. The Paddy Reilly Lounge consists of a two-storey building on Dublin Street (figs. 1 & 2).

6. Proposed Development

- 6.1 The proposed development is to consist of the retention of the existing 3 storey and 2 storey buildings which front on to Dublin Street and demolish the modern extensions to the rear and the 2-storey building which fronts on to Stradone Street (fig. 3).

7. Geological and Topographic Setting

- 7.1 The proposed development is situated within an urban landscape on relatively low-lying inter-drumlin hollow along the banks of a local tributary of the Mount Nugent River, overlooked by Carn Hill to the southeast. The oldest rocks in Co Cavan are Ordovician slates, siltstones and volcanic rocks and Silurian slates, greywacke and shales. The subsequent Jurassic, Cretaceous and Tertiary periods left no geological trace in Cavan and while bedrock geology typically has a strong influence on landscape, the dominant control of landscape formation in Cavan was the movement of ice across the region during the last Ice Age. The ice deposited ribbed moraines, crag-and-tails and drumlins that give the county its characteristic "basket-of-eggs" topography. The ice sheet flowed generally northwest to southeast across Cavan, a fact illustrated by the orientations of the crag and tails and drumlins, which are aligned northwest to southeast in general. As well as this, erratics of Crossdoney granite were carried south-eastwards by the ice. As the ice sheet melted, large lakes formed including Lough Sheelin and Lough Kinale, which were joined as one lake at that time. At the edge of the lake large deltas were formed. Elsewhere in the county, deep meltwater channels were gouged out of the landscape by huge meltwater rivers. On the lowlands in the south of the county, the meltwater river of the Blackwater deposited massive volumes of sand and gravel as it flowed through the valley south of Lough Ramor².

7.2 Solid & Drift Geology

- 7.3 Geological mapping and soil mapping for the immediate area of the PDA indicates that the underlying geology consists of Late Ordovician-Silurian deep marine greywacke, mudstone.

² Parks et al, 2013: The Geological Heritage of Cavan: An audit of County Geological Sites in Cavan

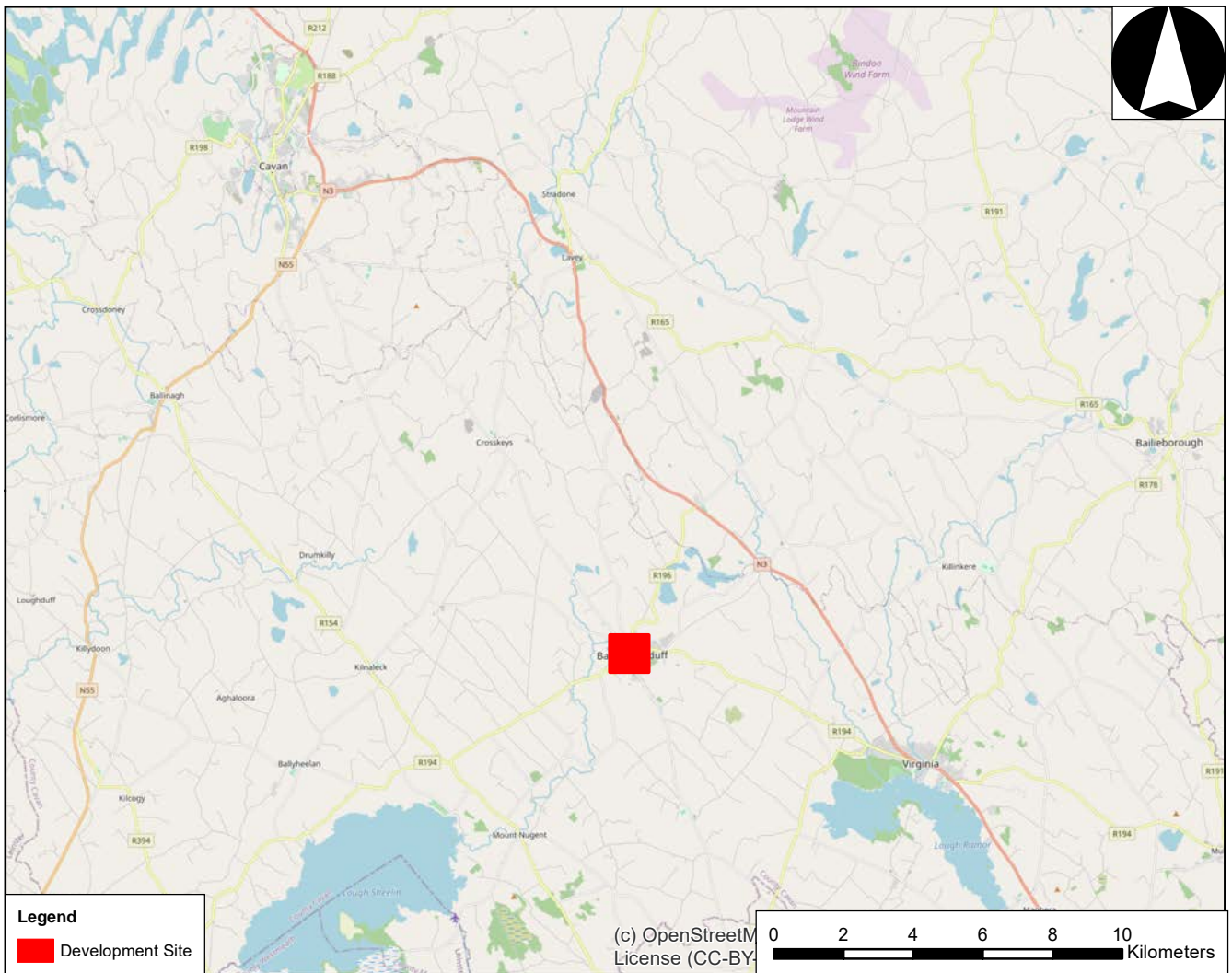
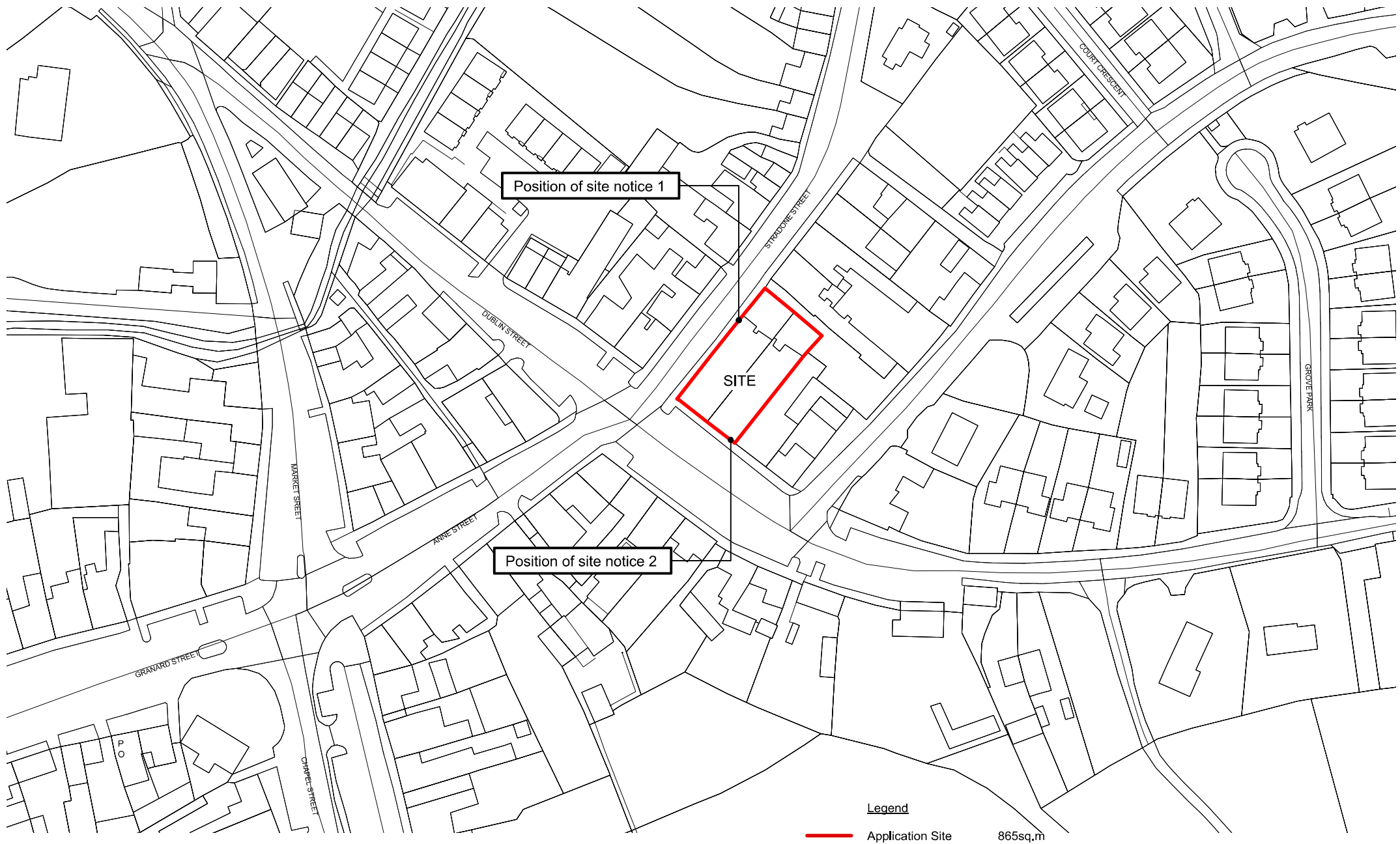


Figure 1: Location of Proposed Development Site: General Site Location



LOCATION MAP 1:1000

Figure 2: Location of proposed development: Detailed site location

OS REFERENCE OS1999-A

REVISION

revision
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NOTES

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PART 8 APPLICATION

CAKM Architects

project title Retention/refurb of former percy french hotel
 client Cavan County Council
 drawn by AOT/NT
 checked by BB/EM

drawing no. 19033-PP- 0001
 drawing title [OS Location Map]
 scale 1:1000 @ A3
 date August 2020

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 32 The Coombe, Dublin 8
 T 01 4533 444 F 01 4533 445
 12 Main Street, Winstown,
 Enniskillen, BT34 1GJ
 T 028 686 28088 F 28 686 28505





Figure 3: Proposed development details

Legend
— Application Site 865sq.m

OS REFERENCE OS1999-A



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PART 8 APPLICATION

CAKM Architects

project title Retention/refurb of former Percy French hotel
 client Cavan County Council
 drawn by AOT/NT
 checked by BB/EM

drawing no. 19033-PP- 0003
 drawing title [Proposed Site plan]
 scale 1:500 @ A3
 date August 2020

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8. The Archaeology of the Wider Area

8.1 The following background is a brief summary of the archaeology and history of the general area of the development, which is designed to put the results of the investigations into their archaeological and historical context.

8.2 Mesolithic (7,500 – 4,500 BC)

8.2.1 The earliest evidence of human activity in Ireland comes from the Mesolithic Period, for which evidence begins around 7,500 BC. The people were hunters and gatherers, living by catching wild animals, birds and fish and collecting wild fruit, nuts and shellfish. They exploited local outcrops of flint and chert to manufacture characteristic microliths (to form composite implements), Larnian blades and butt-trimmed (Bann flake) tools. Mesolithic encampment sites are known around the lake shores of Co Cavan.

8.3 Neolithic (4,500 – 2,500 BC)

8.3.1 The Neolithic Period began around 4,500 BC with the arrival of farming. The introduction of a settled agricultural regime allowed some industrial specialisation (flint mining, polished stone axe production), the establishment of long-lasting settlements and the erection of megalithic tombs. Pottery was produced for the first time and exploitation of the flint resource continued for the manufacture of tools. Substantial houses and settlements were constructed and, with many such sites have been discovered in the last 10 years. Megalithic tombs, built of large stones, are some of the most prominent funerary sites in the landscape, many of which were used as burial monuments to inter the remains of the dead.

8.4 Bronze Age (2,500 – 500BC)

8.4.1 The beginning of the Bronze Age, around 2,500 BC, was marked by the appearance of new types of pottery (Beakers, Food Vessels and Urns) and by the introduction of metallurgy (working with gold and bronze). Although wedge tombs date from this period, new burial practices in the form of single inhumations and cremations (often in cists and pits) and earthen barrows largely replaced the megalithic tomb tradition. Stone circles are probably the best-known monuments of the Bronze Age. Standing stones are sometimes assigned a Bronze Age date and may mark burials of the period. Settlement sites of the Bronze Age are being revealed at a dramatic rate in recent years; the houses are generally circular and leave no visible traces on the surface. Many artificial islands, or crannogs, also date to this period; composed of brushwood, timbers and stone, they are found in small lakes and areas of drained and reclaimed land. The most numerous monuments of the period, however, are fulachta fiadh, or burnt mounds, composed of charcoal, ash and fire-cracked stones; thought to be cooking places, they often have hearths, troughs and wood-lined pits associated with them. The majority of these sites have no upstanding remains and are usually revealed at the topsoil-stripping stage of archaeological investigations.

8.5 Iron Age (500BC – AD500)

8.5.1 Evidence of human activity and settlement in the Iron Age is surprisingly sparse, though more sites are gradually being discovered as part of development led archaeological works. Important Iron Age sites include the Black Pigs Dyke a considerable earthwork which stretches through Counties Leitrim, Longford, Monaghan, Cavan, Fermanagh and Down. As the name indicates, it was during this period

that the manufacture and use of iron and steel tools, weapons and other artefacts first took place, though the tradition of pottery production apparently disappeared.

8.6 *Early Christian / Early Medieval (550AD – 1177AD)*

8.6.1 The term 'Early Christian' is used to refer to the period from about 500 to the Anglo- Norman invasion of east Ireland in 1169, though it is being increasingly referred to as the Early Medieval period. Monuments from this period are the most numerous in the landscape, with tens of thousands in the whole of Ireland. These include defended settlements including raths, cashels, crannogs, unenclosed settlements, ecclesiastical sites and souterrains. The most plentiful of these are raths, which were farmsteads enclosed by banks and ditches. Many of the destroyed sites listed as enclosures in the SMR are probably the remains of raths disturbed by agricultural improvement schemes. Rathes are generally circular or oval but vary in size and in the number of enclosing banks and ditches. Cashels are enclosures in rocky upland areas, of similar date and function as raths but with stone-built walls instead of banks and ditches.

8.6.2 Associated with such sites are souterrains, underground structures most commonly made by digging open trenches, lining them with boulders to form dry-stone walls, and then roofing them with large stone lintels before covering with soil. Due to the removal of associated upstanding remains, many souterrains are found with no obvious accompanying settlement; these are difficult to anticipate prior to their exposure.

8.6.3 As is clear from the name, this period saw the introduction of Christianity, and subsequently literacy into Ireland and, therefore, the start of the historic period. There are several hundred ecclesiastical sites of the period within Ireland, varying greatly in size and state of preservation. Some are occupied by modern churches, some are still used for burial, some have been completely destroyed.

8.7 *Medieval (1177AD – 1603AD)*

8.7.1 The Medieval period in Ireland began with the Anglo-Norman invasion in 1169-70, and while the main focus of Anglo Norman incursions were in east Ulster where Antrim and Down were quickly subdued and settled, the south Ulster borderlands were very much an "in between" place. In the early 13th century there was an attempt to colonise parts of Cavan and Leitrim although the sporadic campaigns petered. Although. Where settlement did occur, the Anglo-Normans introduced new types of structures, prominent among which were mottes (flat-topped earthen mounds), stone castles and further monastic foundations.

8.8 *Post Medieval (1603AD – 1750AD)*

8.8.1 The Post-Medieval period was dominated by the Plantation of Ulster. After the Flight of the Earls in 1607, large tracts of Counties Antrim, Down, Londonderry and Cavan were granted by the Crown to English and Scottish settlers in 'Proportions' of land of 1,000, 1,500 or 2,000 acres, on condition that the holders were able to build strong houses and enclosures. These in turn acted as the nucleus for the growth of towns.

9. **Historical Background**

9.1 From around the 13th century the area of Co Cavan was part of the kingdom of Breffny O'Reilly after its then ruling Gaelic family. A high degree of defence was achieved by using the natural landscape of

drumlin hills and loughs and the poorly drained heavy clay soils contributed as an obstacle against invasion.

- 9.2 From the late 12th century the area was subjected to Norman influence and the remains of several motte and bailie fortifications are still visible, as well as the remains of stronger works such as Castlerahan and Clogh Oughter castle. The growing influence of several monastic orders in the new diocese called Tir Briuin Breifne from the mid-12th century with abbey remains existent in locations such as Drumlane and later Trinity Island.
- 9.3 During the reign of Queen Elizabeth I, the county of Cavan was formed and transferred to Ulster from 1584. Under King James I, from 1610 the Plantation of Ulster saw the settlement and origins of several new towns within the county, including Bailieborough, Cootehill, Killeshandra and Virginia. Existing towns such as Cavan and Belturbet became more important over time as trading centres.
- 9.4 The wars during the mid-17th century aimed at trying to unsettle the Plantation only led to further plantations of English and Scottish settlers into the county, bringing with them better farming methods and the beginnings of a thriving flax and linen industry.
- 9.5 The town of Ballyjamesduff is a modern market town having been established at the start of the 18th century. According to the Down Survey of Ireland³, prior to the establishment of the town, in 1641 the land was owned by Thomas Gowen and in 1670 the land was owned by John Clotworthy 1st Viscount Massereene. The land appears to have remained with John Clotworthy's descendants as records indicate they funded schools in the area during the 19th century⁴.
- 9.6 The first mention of Ballyjamesduff in records is found in The Registry of Deeds (Deed No.12-294-5122) held by the Property Registration Authority and drawn up on 12 May 1714. Ballyjamesduff Presbyterian Church was founded shortly later c. 1721⁵.
- 9.7 The founder of the Methodist Church, John Wesley (1703 - 1791), is reported to have preached in Ballyjamesduff during one of his visits to Ireland during the 18th century prompting the establishment of two Methodist Meeting Houses in the town. His first recorded visit to Ulster was in 1752⁶.
- 9.8 The Topographical Dictionary of Ireland⁷ describes Ballyjamesduff in 1837 as a market town, a post-town and a district parish with 863 individuals living in the town which was situated on the mail coach road from Virginia to Cavan. In 1837 the town consisted of five streets with c. 150 houses and a constabulary police station as well as a Church of Ireland Church, a Presbyterian Church, a Roman Catholic Church, and a Methodist Church. Petty sessions were also held in the town.

10. Desk Based Study

10.1 Sites and Monuments Record

- 10.1.1 The desktop study also shows that the proposed development is situated within an established archaeological landscape, with 15 archaeological sites and monuments (SMR) recorded within a 2km study area (Figure 4; Table 1) surrounding the proposed development area (PDA). The date ranges of the sites range from Prehistoric period through to modern occupation.
- 10.1.2 A Prehistoric stone sculpture (CV038-072), known as The Killycluggin Stone, is a fragmentary decorated monolith dating to the Iron Age⁸ which is displayed within the Cavan County Museum in

³ <http://downsurvey.tcd.ie/index.html>

⁴ A Topographical Dictionary of Ireland <https://www.libraryireland.com/topog/B/Ballyjamesduff-Castlerahan-Cavan.php>

⁵ Langtry, G. (1984) The Presbyterian Church and Congregation of Ballyjamesduff 1721 - 1980

⁶ <https://www.irishmethodist.org/history>

⁷ <https://www.libraryireland.com/topog/B/Ballyjamesduff-Castlerahan-Cavan.php>

⁸ Macalister, R.A.S. (1922) On a stone with La Tène decoration recently discovered in Co. Cavan. Journal of the Royal Society of Antiquaries of Ireland 52, 113-16.

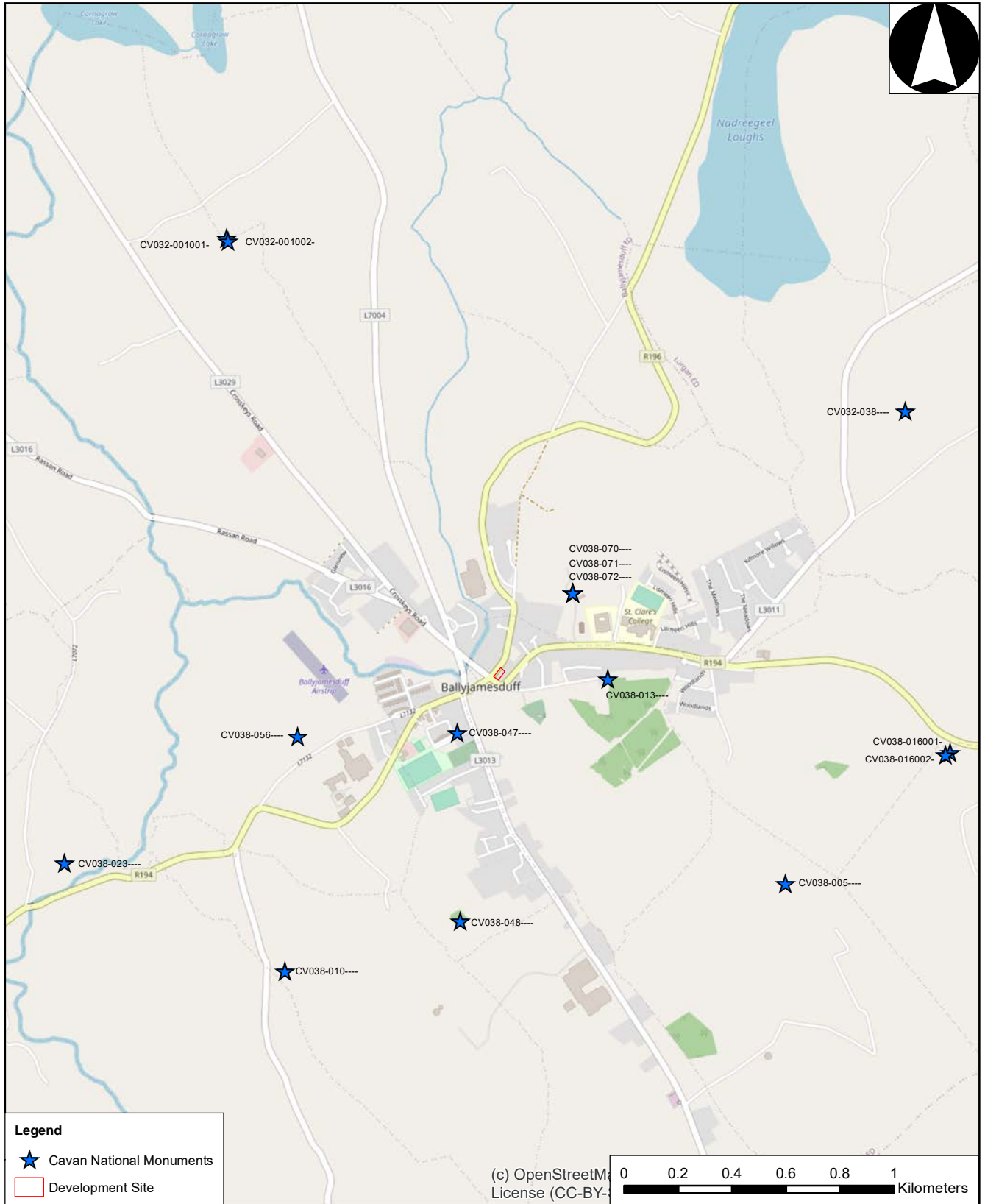


Figure 4: Location of National Monument Sites (NIAH) within 2km of the Proposed Development Site

Ballyjamesduff. Local traditions allege that damage to the stone had been carried out in living memory by local farmers to remove an obstruction to agricultural activities as well as people searching for buried treasure and in so doing had apparently destroyed a 'cist burial'. No evidence of a cist burial has been uncovered at the site. The surviving ornament decorated with combinations of sweeping curves and tight, hair-spring spirals, classic La Tène motifs, is chiselled deeply and crisply into the prepared surface of the stone. The curvilinear patterns have been divided into rectangular panels by straight vertical lines and by horizontal lines at right angles to them which define the basal extremity of the ornamented area. The precise original width of only one such panel can now be ascertained, c. 0.9m wide x 0.75m high, but it may be estimated that four such panels of decoration once existed on the stone giving an original circumference of 3.6m.

SMR No.	Site Type	General Period	Townland
CV032-001001-	Ringfort - rath	Early Medieval	Aghalattafraal, Derrylurgan
CV032-001002-	Souterrain	Early Medieval	Aghalattafraal, Derrylurgan
CV032-038----	Ringfort - rath	Early Medieval	Lismeen (Castlerahan By.)
CV038-005----	Enclosure	Uncertain	Carn (Castlerahan By.)
CV038-010----	Ringfort - rath	Early Medieval	Cloggagh
CV038-013----	Designed landscape - tree-ring	Uncertain	Cornahill
CV038-016001-	Burial ground	Modern	Crosserule
CV038-016002-	Meeting House	Modern	Crosserule
CV038-023----	Ringfort - rath	Early Medieval	Derrylea
CV038-048----	Ringfort - rath	Early Medieval	Moodoge
CV038-056----	Ringfort - rath	Early Medieval	Ramonan
CV038-047----	Market House	Modern	Moodoge
CV038-070----	Sheela-na-gig (present location)	Early Medieval	Kilmore (Castlerahan By., Ballyjamesduff ED)
CV038-071----	Sheela-na-gig (present location)	Early Medieval	Kilmore (Castlerahan By., Ballyjamesduff ED)
CV038-072----	Stone sculpture - aniconic (present location)	Prehistoric	Kilmore (Castlerahan By., Ballyjamesduff ED)

Table 1: List of recorded SMR sites within a 2km radius of the proposed development

- 10.1.3 There are six Early Medieval raths identified within the study area with one (CV032-001001-) located 1.9km north west of the PDA containing two depressions in the interior possibly marking the site of a souterrain (CV032-001002-). The rath is a raised circular area with an internal diameter of 39.6m enclosed by two substantial earthen banks with a wide deep waterlogged intermediate fosse. The original entrance is represented by a break in the inner bank on the eastern side with the slight remains of an accompanying causeway. The other five raths are situated in townlands surrounding Ballyjamesduff from the north east to the south west and range in internal diameter from 31m – 40m. Three of the raths (CV032-038----; CV038-048----; CV038-056----) have substantial earthen banks with evidence of a fosse whilst two (CV038-010----; CV038-023----) have low earthen banks with slight traces of a fosse.
- 10.1.4 Cavan County Museum currently holds two sheela-na-gig's which are figurative carvings of naked women from the Early Medieval Period. The first figure (CV038-070----) has an unknown provenance and measures 0.47m x 0.58m x 0.18m. The figure was flatly carved on the left-hand side of a thick slab and the upper left corner has been damaged. A large head is set between shoulders with deeply set eyes, a thick nose and an open mouth. There are no breasts or ribs, but the navel is clearly incised.

Thick arms reach down in front of the body and the fingers of both big hands touching the raised rim of the vulva, which is depicted as vertical groove with small, round touch-hole underneath. On or under the left arm, the figure holds a round object whose outline is incised on top of the arm. Short, stumpy legs wide apart and feet with extremely long toes turned outwards finish the statue⁹¹⁰. The second sheela-na-gig figure (CV038-071----) measures 0.43m x 0.23m and the right side is damaged from top to bottom giving the impression that figure was cut off vertically with a big head, ovoid eyes with pupils, fleshy nose with clearly cut nostrils, an open mouth with protruding tongue and beading round lips, possibly representing teeth. Two or three bands were around forehead and hair seems to be indicated¹¹¹².

- 10.1.5 A modern market house (CV038-047----) located 250m south west of the PDA in Ballyjamesduff is listed by the National Monuments Service but there is no further information on the site. A Presbyterian Meeting House (CV038-016002-) and burial ground (CV038-016001-) are located 1.6km west of the PDA on the road between Ballyjamesduff and Virginia. The Ordnance Survey Parish namebook records a Presbyterian meeting house standing at the north west corner of the townland of Crosserule.
- 10.1.6 There are two sites within the study area of uncertain date: a circular enclosure and a designed landscape. The circular enclosure (CV038-005----) located 1.3km south east of the PDA has an internal diameter c. 30m and enclosed by a low earthen bank, skirted by a modern drain from SW-W-NW. The original entrance is not recognisable and the internal area slopes steeply from E-W. The designed landscape with a possible tree-ring (CV038-013----) is located 425m west of the PDA and the National Monuments Service database provides no additional information.
- 10.1.7 None of the aforementioned sites are located within the boundaries of the PDA.

10.2 Recorded Structures

- 10.2.1 There are 11 recorded structures within the National Inventory of Architectural heritage within the 2km study area (Figure 5; Table 2). The structures include market houses, churches, constabulary barracks and a courthouse are typical buildings in a modern market town.

Reg No.	Date	Address	Original Use	Current Use
40305001	1900 - 1920	Cavan Road, Ballyjamesduff	Water Pump	Disused
40305002	1810 - 1830	Market Street, Ballyjamesduff	Church/Chapel	
40305003	1815 - 1820	Mc Bride's, Market Street, Ballyjamesduff	House	Public House
40305004	1930 - 1940	Ballyjamesduff Garda Station, Granard Street, Ballyjamesduff	Garda Station / Constabulary Barracks	Garda Station / Constabulary Barracks
40305005	1810 - 1815	Market House Chinese Takeaway / The Hair Care Centre, The Square, Ballyjamesduff	Market House	Restaurant; Shop/Retail Outlet
40305006	1830 - 1835	Christ Church, Old Virginia Road, Ballyjamesduff	Church/Chapel	Church/Chapel
40305007	1840 - 1860	Virginia Road, Ballyjamesduff	House	House
40305008	1965 - 1970	St Joseph's Roman Catholic Church, Virginia Road, Ballyjamesduff	Church/Chapel	Church/Chapel
40305009	1880 - 1885	Cavan County Museum, Virginia Road, Ballyjamesduff	Convent/Nunnery	Museum/Gallery

⁹ Cherry, S. (1992) A guide to sheela na gigs. Dublin. National Museum of Ireland.

¹⁰ Freitag, B. (2004) Sheela-na-gigs: unravelling an enigma. London. Routledge.

¹¹ Guest, E.M. (1936) Irish sheela na gigs in 1935. Journal of the Royal Society of Antiquaries of Ireland 66, 107-29.

¹² Freitag, B. (2004) Sheela-na-gigs: unravelling an enigma. London. Routledge.

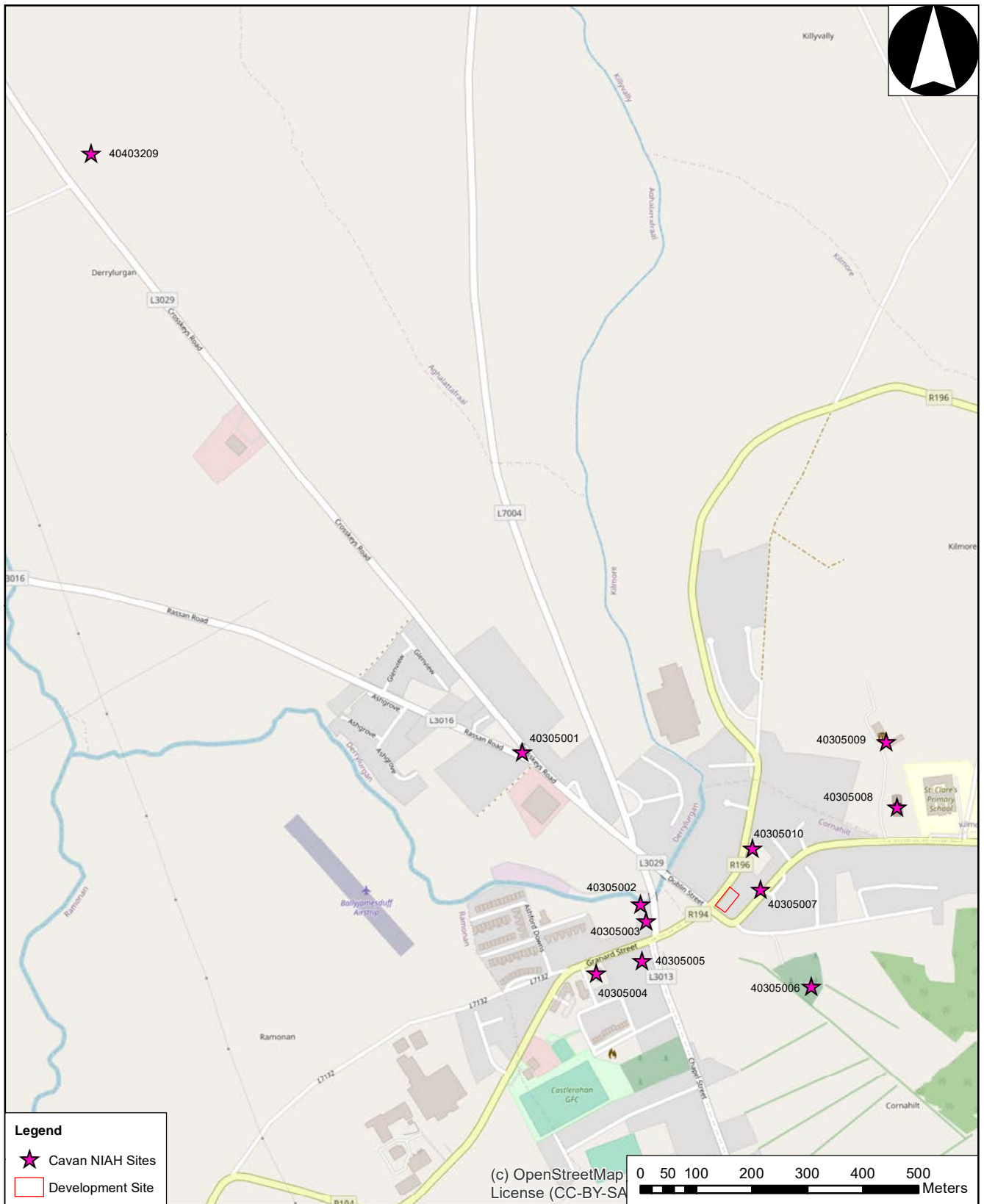


Figure 5: Location of National Inventory of Architectural Heritage Sites (NIAH) within 2km of the Proposed Development Site

40305010	1925 - 1930	Ballyjamesduff Courthouse, Stradone Street, Ballyjamesduff	Court House	
40403209	1860 - 1880	The Old Manse, Derrylurgan	Manse	House

Table 2: List of buildings listed on NIAH register within 100m of the proposed development

- 10.2.2 A freestanding cast-iron water pump (NIAH 40305001) dating to c.1910 located 450m north west of the PDA comprises of a fluted shaft with a projecting spout under a fluted ogee dome with acorn finial, moulded necking with recent tap. The water pump is of social interest, dating from a period before mains water supply was readily available and when clean drinking water was provided as a communal source. It is conveniently located at a road junction on the outskirts of the town. Conceived as an aesthetic as well as functional object, it is an excellent example of the high-quality design of mass-produced cast-iron work in the late 19th - early 20th centuries.
- 10.2.3 There are three houses listed on the NIAH located within the study area. The oldest of the house's dates to 1813 (NIAH 40305005) and is located 165m south west of the PDA. The house is described as a detached classical style five-bay two-storey former market house with three central recessed bays beneath an oversailing roof and a two-storey extension to the rear. A plaque reads, 'Erected in MDCCCXIII A year memorable for the Glorious Achievement of Marquis Wellington'. Designed by architect Arthur McClean, the building is identical to the market house in Ballinagh built in 1821. Ballyjamesduff was a market town and the market house played a central role in its social and economic life. The second house (NIAH 40305003) is located 130m west of the PDA and dates to 1816. The house is described as a terraced four-bay two-story house with an integral carriage arch to the north with timber battened gates and inset wicket gate and a pub front inserted to the south with a pitched slate roof with clay ridge tiles and rendered chimneystacks to ridge and gables. A carved stone plaque incorporated into the centre chimneystack reads 'P.L 1816'. The house has an interesting facade and is a valuable example of the 19th century street architecture in the town. The third house (NIAH 40305007) is located 40m east of the PDA and dates to c. 1850. The house is described as a detached four-bay two-storey house with a two-storey lean-to to the west and a lean-to extension to the north. There is a pitched replacement slate roof with rendered chimneystacks to the ridge and gables. The house is a well composed 19th century building retaining traditional features such as the timber sash windows with pronounced margin panes. The house is an example of historic street architecture and forms an integral part of the urban landscape on the outskirts of the town. It is one of few that remains on the historic building line along the road.
- 10.2.4 The Garda Station (NIAH 40305004) built c. 1935 and is one of the earliest purpose-built Garda Síochána stations in County Cavan and was built to replace a Royal Irish Constabulary Barracks on Chapel Street. The building follows a standard Board of Works design comprising a symmetrically planned block, with a well composed elevation to the front and subtle decoration to the window openings and an angled brick course to the eaves. The station retains most of its original features including timber sash windows. It stands on a prominent site and is an attractive feature on Grannard Street leading out of the town to the west.
- 10.2.5 Ballyjamesduff Courthouse (NIAH 40305010) built in 1927 is a purpose-built courthouse designed by the Cavan architect and civil engineer Patrick Joseph Brady (1881/2-1936). The building played an important role in the social history of the town and despite the loss of the original windows, much of the original character and fabric remains, including good quality gates and boundary detail, interior fittings, and decorative features. The building occupies a strategic position closing the view on one of the main radial routes leading out of Ballyjamesduff. It makes a robust architectural statement at the

edge of the town and forms an important component of the urban landscape at the end of Stradone Street.

- 10.2.6 There are five religious buildings on the NIAH located within the study area and include three churches, a manse and a convent. The oldest building (NIAH 40305002) located 150m west of the PDA is a former Methodist Meeting House built c.1820 and is described as a freestanding Gothic-Revival gable-fronted former Methodist church with two-bay nave and a pitched slate roof with clay ridge tiles, projecting cut-stone eaves-course. According to the owner, this church was never in use due to a local disagreement and has always served as an outbuilding for the nearby McBride's public house (NIAH 40305003). Although in poor condition the former meeting house retains some interesting architectural details such as the stone-dressed pointed arch openings and remains of timber sashes. The church is a reminder of the religious diversity of the town in the 19th century and makes a valuable contribution to the historic character of the town. In 1834 Christ Church, Church of Ireland (NIAH 40305006) was constructed 200m south east of the PDA and has a freestanding Gothic-Revival design by William Farrell that is typical of the standard tower-and-hall plan approved by the Board of First Fruits with a three-stage entrance bell-tower to the west, a three-bay nave, chancel to the east, vestry to the north-east, and recent boiler house to south-east. The church is set in a graveyard and bounded by rubble-stone walls flanking cast-iron piers supporting wrought-iron gates. It retains its original form, detailing, materials, furnishing, and setting, and is an excellent example of its type.
- 10.2.7 A Presbyterian Manse (NIAH 40403209) was constructed c. 1870 approximately 400m north east of the PDA. The detached three-bay two-storey former manse with a two-storey extension to rear has a hipped replacement slate roof with clay ridge tiles, a pair of brick chimneystacks flanking the centre bay and projecting eaves with exposed timber rafters. The roughcast rendered walls with smooth plinth and cut-stone quoins and timber sash windows with stone sills and raised render surrounds create a well-balanced house of symmetrical composition with a strong but modest presence. The house retains much of its original form, details, and materials. As a former Presbyterian manse, it played a role in the social and religious history of the area and is a reminder of the Presbyterian heritage of the county.
- 10.2.8 A convent (NIAH 40305009) built by the Poor Sisters of St Clare, which now houses Cavan County Museum, was built in 1883 and designed by the inventive and prolific Cavan architect William Hague (1840-1899), architect of many significant churches in the county. The building is a well-maintained, well-proportioned, and handsome structure, enlivened by cut stone quoins and window surrounds, while the roofline is embellished with interesting details and features. The building is a fine example of nineteenth century institutional architecture with many of its sash windows, internal shutters, and interior features intact. The school extension and play shelter are also of interest, being a variant on a pattern design for primary schools built across Ireland by the OPW from the 1930s to the 1960s, associated with the school's architect Basil Boyd Barrett (1908-1969). The former convent has played an important role in the social, religious, and educational history of Ballyjamesduff.
- 10.2.9 St Joseph's Roman Catholic Church (NIAH 40305008) was built in 1966 and is a freestanding Modernist Roman Catholic church with an advanced gabled breakfront, two-stage belfry tower to west, single-storey side chapel with sacristy to rear and a stone plaque to front reading 'HUNC LAPIDEM PRIMARIUM POSUIT / EXCMUS ET REVMUS / AUGUSTINUS QUINN EPISCOPUS KILMORENSIS / DIE XXI MARTII MCMLXV'. The church was designed by Cavan architect Philip Cullivan and is contemporary with the Second Vatican Council (1962-65). The architectural form follows the traditional layout while employing modern interpretations of groin vaulting, clerestory, chancel and rose window.

It follows the traditional, pre-Vatican Council frontally orientated seating, while creating decorative effect in a variety of modern materials. The church can be viewed as a transition from the traditional churches of the middle decades of the century before the liturgical implications of Vatican II were adopted and given architectural expression. The church is a striking form and adds an interesting twentieth century layer to the area's architectural heritage.

10.2.10 None of the aforementioned sites are located within the boundaries of the PDA.

10.3 Industrial Heritage Sites

10.3.1 A number of Industrial Heritage sites are listed within the Cavan County Development Plan 2014 - 2020. None of the recorded Industrial Heritage sites are located within the 2km study area surrounding the PDA.

10.4 National Museum of Ireland Finds Database

10.4.1 The finds database from the National Museum of Ireland was consulted to establish whether any archaeological artefacts have been discovered within the PDA, giving further indication of the archaeological potential of the area.

10.4.2 No artefacts are listed from within the boundaries of the PDA or the 2km study area.

10.5 Historic Maps

10.5.1 One of the earliest maps to depict Ballyjamesduff is Taylor and Skinner's Maps of the Roads of Ireland published in 1777 (Figure 6) which shows the five main roads in the town with the two roads on the western side of the town named Granard Road and Old Castle Road. The town is depicted as being built along the junction of Dublin Road and Anne St leading to Granard Street.

10.5.2 The 1st Edition (1837), 3rd Edition (1913) 6-inch OS and 25-inch (1912) OS maps¹³ have also been consulted to examine the development of the area within the PDA and its immediate surroundings (Figures 7 – 9).

10.5.3 Consultation of the 1st edition 6-inch (1837) OS map shows a well-established market town with two Methodist Meeting Houses, a Church of Ireland Church, a Roman Catholic Church and a National School depicted on the map. There are two additional roads exiting the town to the north and north west reflecting the development of the town since 1777. The PDA is located in the centre of town, on the corner of Dublin Street and Stradone Street which contain a series of terraced buildings along each of the four boundaries of the site. The central portion of the PDA remains relatively undeveloped rear garden or yard space.

10.5.4 The 3rd edition 6-inch (1913) OS map shows a Methodist Meeting House, a Church of Ireland Church and graveyard, a Roman Catholic Church and graveyard, a Presbyterian Church, a Court House and National School as well as a Constabulary Barracks depicted on the map. There is also a smithy marked on the edge of Ballyjamesduff on Granard Street. The PDA remains located in the centre of the town which appears to be more densely developed. The route of Dublin Street leaving Ballyjamesduff has been altered with a new road constructed running parallel to Stradone Street before curving to the east and rejoining the original path of Dublin Street in the townland of Killyfinla.

¹³ <https://heritagemaps.ie/>



Figure 6: Taylor and Skinner's Maps of the Roads of Ireland 1777

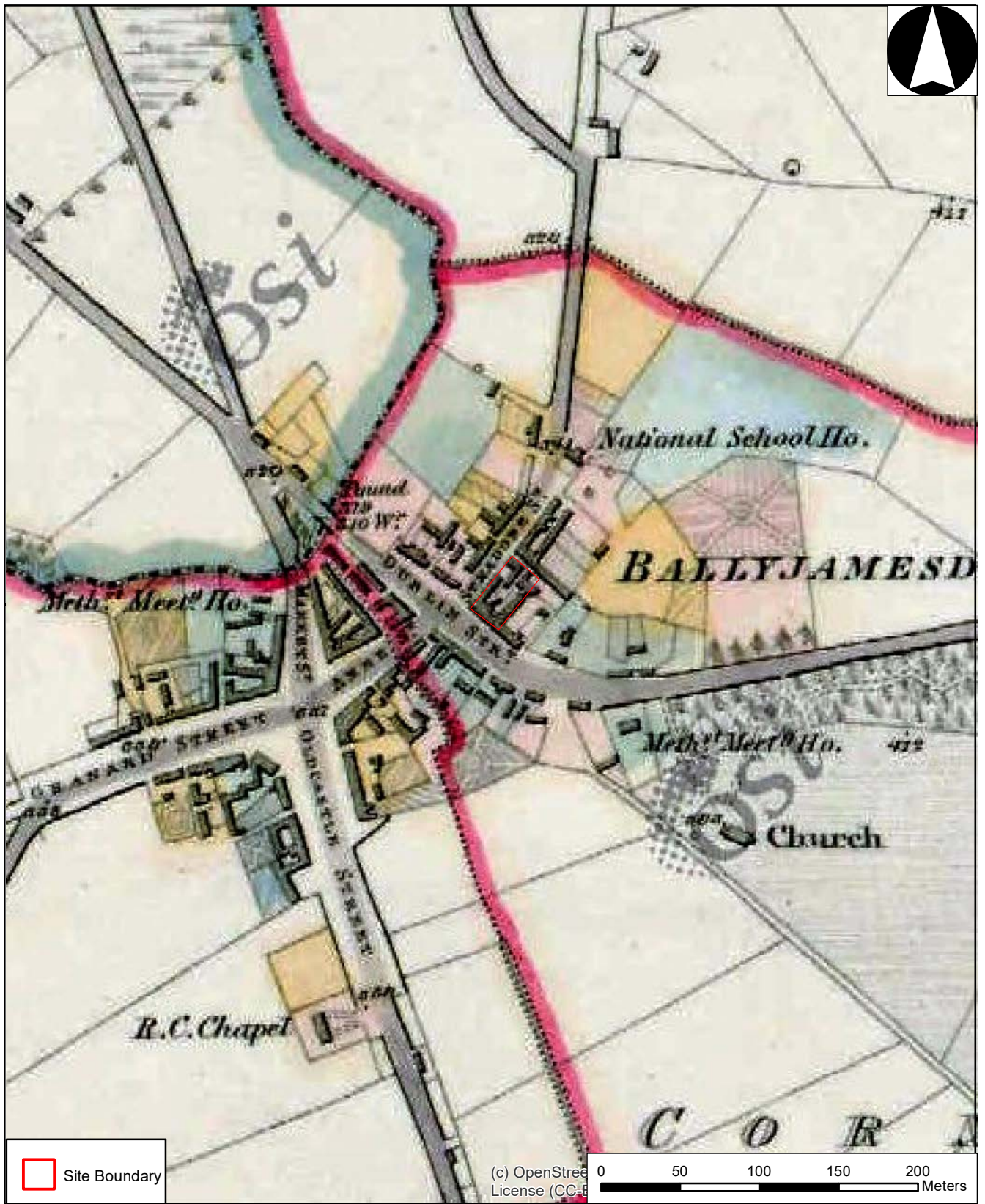


Figure 7: 1st Edition 6-inch OS Map (1837)

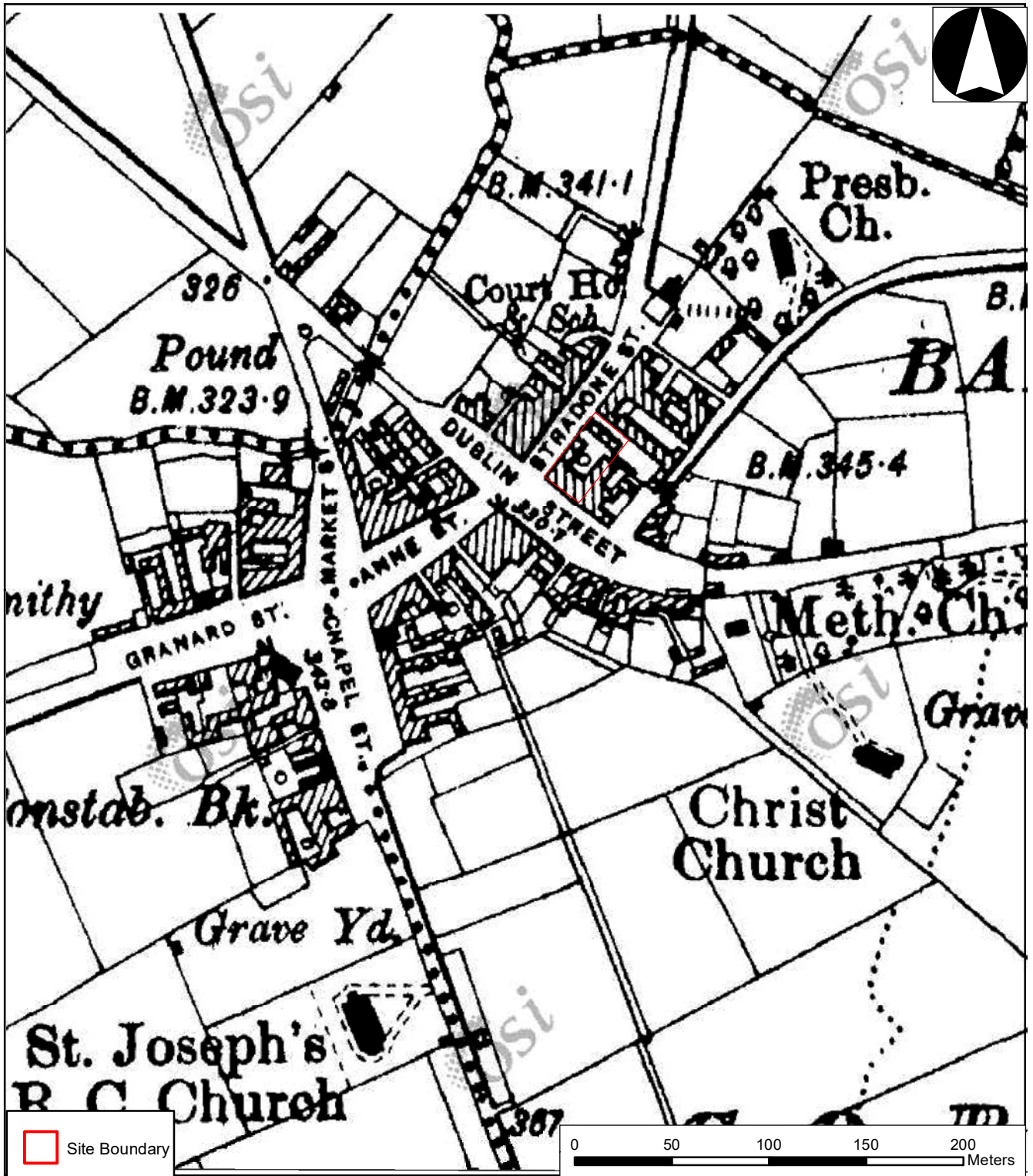


Figure 8: 3rd Edition 6-inch OS Map (1913)

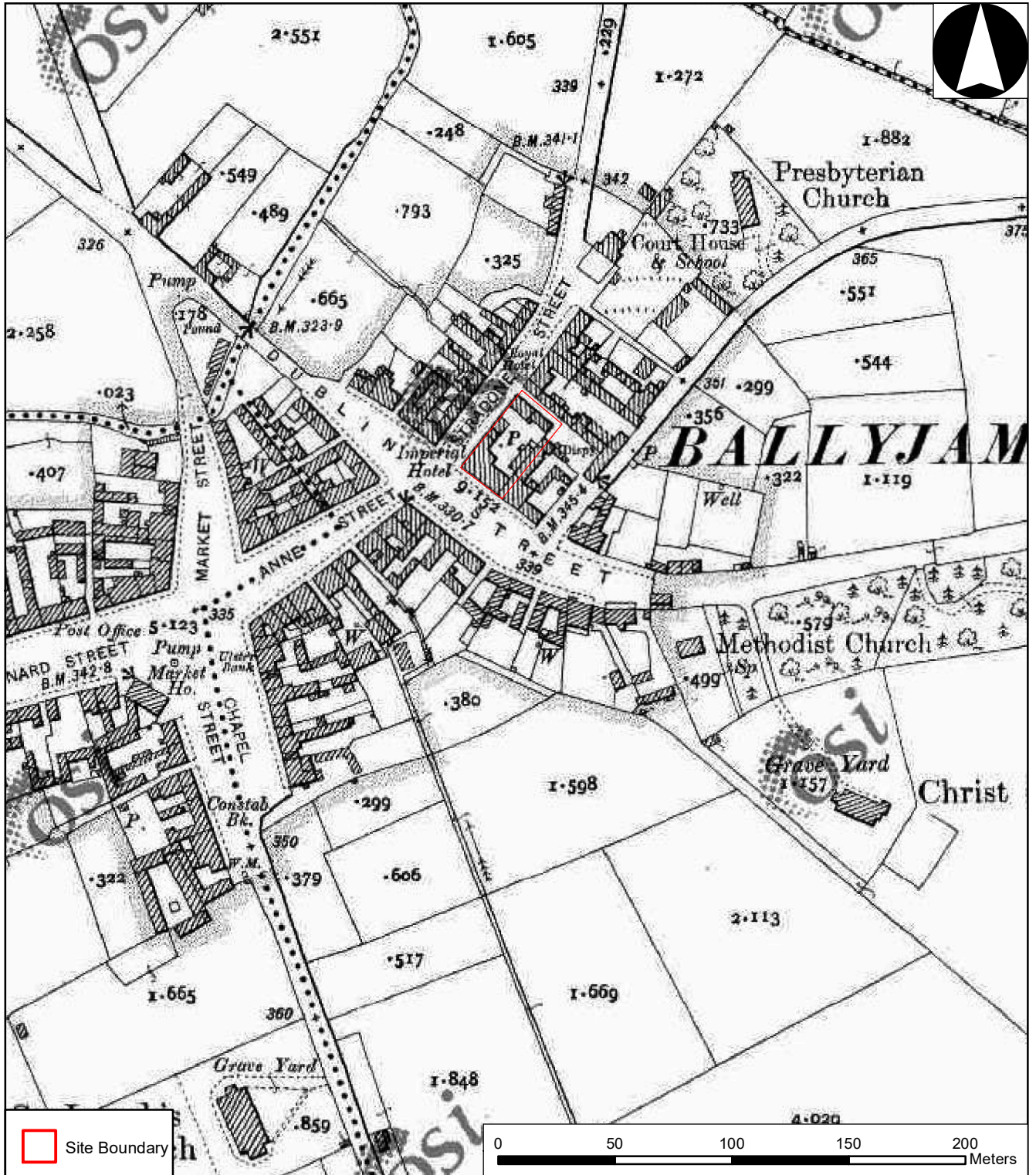


Figure 9: 25-inch OS Map (1912)

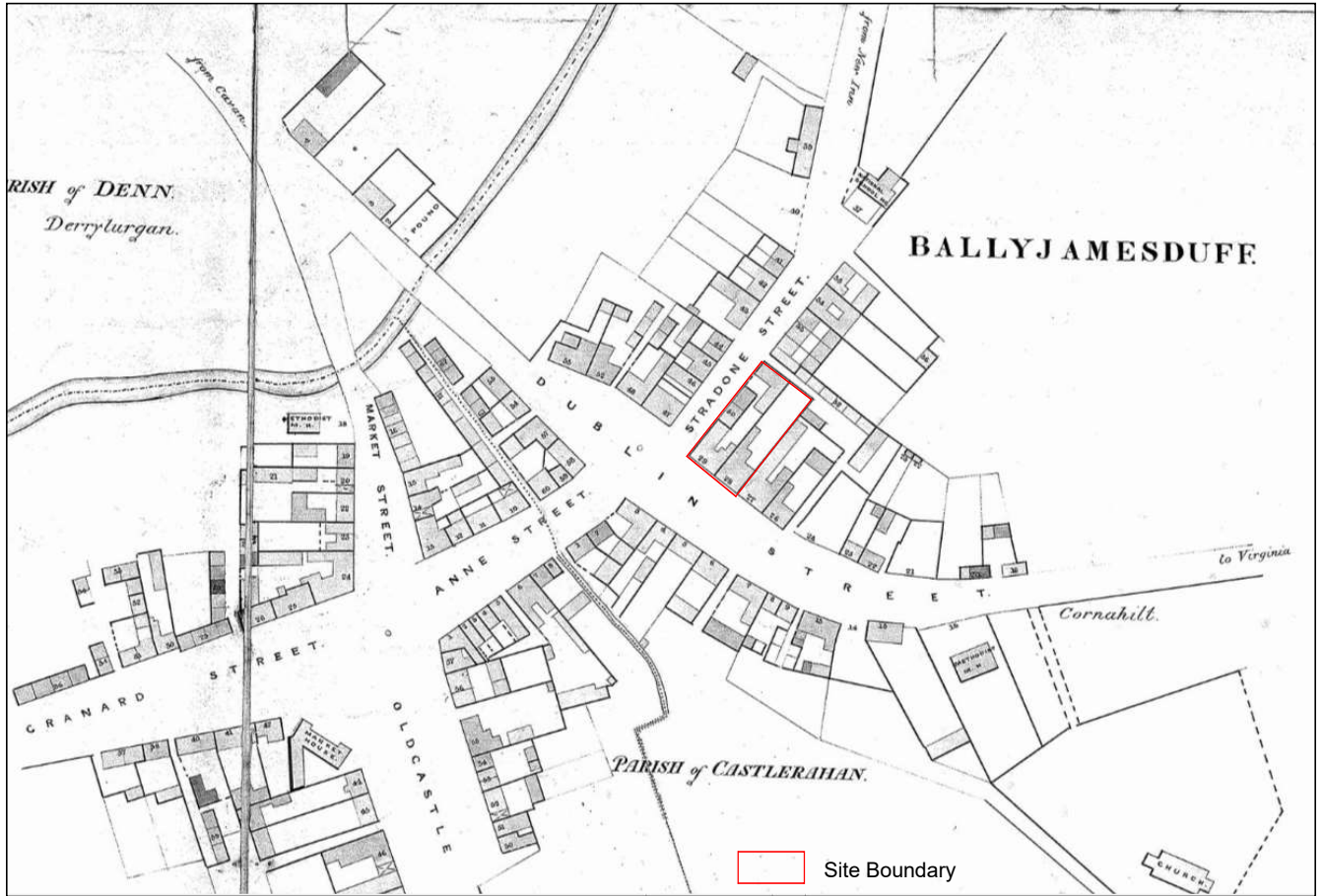


Figure 10: Large scale map of Ballyjamesduff c.1847 - 64 (from Griffiths Valuation)

The original path of Dublin Street continues past Cornahilt Lodge but is now a dead-end. The footprint of the buildings within the PDA has changed a little, the buildings along Dublin Street appear to extend further back into the plot while the buildings along the northeast boundary of the plot have been replaced with two long terraced structures.

- 10.5.5 The 25-inch (1912) OS map shows a higher level of detail. The PDA remains located in the centre of Ballyjamesduff and is labelled as the Imperial Hotel with the Royal Hotel located further along Stradone Street. Again the central portion of the PDA remains undeveloped space. A pump is marked within the centre of this open space.
- 10.5.6 No previously unknown or new potential archaeological sites or features were identified during inspection of the historic maps, however historic mapping does suggest that there may have been buildings on the site from at least the late 18th century onwards as the PDA appears to be located within the central core of the original settlement of Ballyjamesduff.

10.6 Griffiths Valuation Records

- 10.6.1 Valuation records¹⁴ were consulted as a means of confirming the historic development of Ballyjamesduff during the 19th century and assess the landuse of the development area.
- 10.6.2 Figure 10 shows a detailed town plan of Ballyjamesduff dated c.1847 – 64. The PDA is located within Plot 1 of the parish of Cornahilt and when the town plan of Ballyjamesduff is examined, the PDA includes properties 28, 29 and 30 on Dublin Street. The occupier of property 28 was John Duffy, the immediate lessor was Robert J. Cumming and the property is described as a store. The occupier of property 29 was Marth McManus, the immediate lessor was Robert J. Cumming and the property was described as a house and yard. The occupier of property 30 was Adam Cochrane, the immediate lessor was Robert J. Cumming and the property was described as a house, offices and yard.

10.7 Aerial Photography

- 10.7.1 The aerial photograph of the site (Figure 11) shows the PDA to occupy a rectangular block of land currently occupied by a series of buildings in the centre of Ballyjamesduff.
- 10.7.2 Inspection of the aerial photograph did not reveal any obvious potential archaeological features within the boundaries of the proposed development.

10.8 Place name evidence

- 10.8.1 Often the origin of town or townland names will indicate the historic topography of an area or its use in past times. As such a search of the meanings of place names can assist in the assessment of archaeological potential of an area. The following sources were consulted for place name evidence; <http://www.logainm.ie/>.
- 10.8.2 The proposed development is located within the town of Ballyjamesduff, Co Cavan and there are two place name suggestions for the town. The first comes from the Irish *Baile Shéamais Dhuibh* meaning ‘the town of Séamas Dubh’ with the suggestion that Séamas Dubh is James Duff, Earl of Fife. The second suggestion is that the land was granted to a man called James Duff ‘Black James Duff’ for services to the English crown who subsequently established a market town on the land¹⁵¹⁶.

¹⁴ <http://www.askaboutireland.ie/griffith-valuation>

¹⁵ Joyce, P. W. (1912) Irish Names of Place Volume 3

¹⁶ The Schools’ Collection, Volume 0996, Page 439 <https://www.duchas.ie/en/cbes/5096100/5062301/5096614>



Figure 10: Aerial Photograph of Ballyjamesduff

10.9 Previous Archaeological Excavations

10.9.1 The Database of Irish Archaeological Excavation Reports (www.excavations.ie) was consulted in order to identify previous archaeological investigations within the study area (Table 3).

Licence No.	Site Location	Reason for Archaeological Excavation	Results of Archaeological Excavation
04E1156	The Grove, Cornahilt, Cavan	In advance of a housing development	Archaeological features of unknown date were uncovered

Table 3: Details of previous archaeological investigations within the study area

10.9.2 Records indicate that there has been 1 licenced archaeological investigation associated with development within Ballyjamesduff. The investigation at The Grove housing development uncovered a series of archaeological features of unknown date.

10.10 Current Site Conditions

10.10.1 The site is currently occupied by a building previously used as a hotel consisting of a terraced three-storey and two storey buildings each with a two-storey extension to the rear on the corner of Dublin Street and Stradone Street. Both buildings are currently unused and appear dilapidated with paint peeling and some of the windows, particularly along Stradone Street have been boarded up (Plates 1 & 2). The rear of the buildings contain modern flat roofed extensions which extend towards the northeast boundary of the site. There is a space of un-developed brownfield between the extension and the rear boundary to the plot.

11 **Assessment of Archaeological Potential**

11.1 The assessment of the topographic potential and the examination of the type, density and distribution of archaeological sites within that landscape give rise to the identification of the archaeological potential of any given landscape. These areas of archaeological potential may be indicated given their:

- a. close proximity to recorded archaeological monuments (as depicted on the SMR and IHR maps)
- b. close proximity to newly identified potential archaeological sites.

11.2 *Summary of Findings- Desk Based Assessment*

11.2.1 Consultation of the records maintained by Department of Culture, Heritage and the Gaeltacht revealed that the wider study area has a proven archaeological heritage, with 15 recorded SMR sites and 11 listed buildings within 2km of the proposed development. The main focus of past activity within the archaeological record dates to the early medieval period with six raths in the townlands surrounding the town. Historic maps show that the town has been in existence since at least the end of the 18th century with the PDA being located within this historic core. Historic maps suggest that there may have been buildings within the footprint of the proposed development from at least the late 18th century onwards, although it is unlikely that the existing buildings on the site date to this period, as the majority of NIAH buildings within the town date to the 19th – 20th centuries suggesting that many of the remaining buildings within the town date to this period. The rear extension to the existing building are modern in date and likely have disturbed any evidence for earlier occupation.

11.2.2 Based solely on the desk top study, the area of the PDA can be assessed to be of low archaeological.



Plate 1: View of former Percy French building and Paddy Reilly Lounge buildings fronting on to Dublin Street



Plate 2: View of former Percy French building and 2 storey adjoining building fronting on to Stradone Street



Plate 2: View of modern flat roof extension to rear of development site

11.3 *Summary of findings – Topographic Assessment: interpretation of the archaeological landscape*

11.3.1 Consideration of the topographic setting of any proposed development is fundamental in the interpretation of the archaeological landscape of a given area. Three topographical characteristics may be considered as of archaeological importance within the landscape setting:

- High ground/elevated areas: These may be deemed as being of archaeological potential given their prominence in the local landscape. Numerous examples of the importance of areas of high/elevated land are recorded within the archaeological record, with specific emphasis upon early Christian defensive sites (i.e. raths/forts), prehistoric funerary (i.e. Barrows/Megalithic tombs) and ritual (i.e. prehistoric enclosures) sites.
- Areas in proximity to river courses: These areas may be deemed as being of archaeological potential given their ease of access to both natural resources such as water, food, and water energy (i.e. mills).
- Areas in proximity to lakes/coastal areas: As with those areas in proximity to river courses, these may also be deemed as being of archaeological potential due to their ease of access to water and food sources.

11.3.2 The proposed development is located in the centre of Ballyjamesduff on the corner of Dublin Street and Stradone Street within a built urban environment. Based upon its topographic setting the PDA may be considered as being of low archaeological potential.

12. Assessment of Archaeological Impact of the Development

12.1 *Criteria for assessing the Archaeological Impact*

12.1.1 The development will consist of the redevelopment of the current buildings on the site.

12.1.2 No nationally accepted standard method of evaluation and assessment is available for the assessment of impact significance upon archaeological / historic remains (cultural heritage). Archaeological Impact of the proposed development is assessed from a baseline which is based upon the situation that would exist if the proposed development scheme were not pursued. Previous Sections 8 through to 11 therefore form the baseline survey for this assessment.

12.1.3 The framework for identifying the archaeological impact of any development upon cultural heritage and archaeological remains uncovered during the development are governed by National legislation and Cavan County Development Plan 2014 – 2020 with specific reference to Policies BHP1 – BHP08. The criteria for assessing the impact include; period, rarity, documentation, group value, survival / condition, fragility / vulnerability, diversity and potential.

Value	Examples
Very High	<ul style="list-style-type: none"> • World Heritage Sites; • Assets of acknowledged international importance; • Other buildings of recognized international importance; • Historic landscapes of international sensitivity, whether designated or not.
High	<ul style="list-style-type: none"> • Scheduled Monuments; • Undesignated sites/features of schedulable quality and importance; • Listed Buildings; • Undesignated structures of clear national importance; • Designated & undesignated historic landscapes of outstanding interest.
Medium	<ul style="list-style-type: none"> • Sites/features that contribute to regional research objectives; Unlisted buildings that can be shown to have exceptional qualities in their fabric or historical association; • Historic townscape or built-up areas with historic integrity in their buildings, or built settings; • Designated special historic landscapes and undesignated historic landscapes of regional sensitivity.

Low	<ul style="list-style-type: none"> Undesignated sites/features of local importance; 'Locally Listed' buildings and unlisted buildings of modest quality in their fabric or historical association; Historic landscapes whose sensitivity is limited by poor preservation and/or poor survival of contextual associations or with specific and substantial importance to local interest groups.
Negligible	<ul style="list-style-type: none"> Assets with very little or no surviving archaeological interest; Buildings of no architectural or historical note; buildings of an intrusive character; Landscapes with little or no significant historical interest
Unknown	<ul style="list-style-type: none"> Archaeological sites/features where the importance of the resource cannot be ascertained; Buildings with some hidden (i.e. inaccessible) potential for historic significance.

Table 4: Determining cultural heritage value

12.1.4 This information, in conjunction with various other legal and statutory policies (as outlined above in Section 2) and with professional judgement, is used to assess the value of archaeological sites and monuments within a development. The approach to assessing the Cultural Heritage Value is presented in Table 4 above.

12.1.5 The magnitude of the potential impact is assessed independently for each individual site as well as its cultural heritage value. The impact categories are outlined in Table 5 below.

Magnitude	Criteria
Major	Change to most or all key archaeological/historic building/historic landscape elements, such that the resource is totally altered. Comprehensive or total changes to setting.
Intermediate	Changes to many key archaeological/historic building/historic landscape elements, such that the resource is clearly modified. Considerable changes to setting.
Minor	Changes to key archaeological/historic building/historic landscape elements, such that the asset is slightly altered. Slight changes to setting.
Negligible	Very minor changes to elements or setting.
No Change	No change

Table 5: Determining Magnitude of Impact

Significance of Impact	Magnitude of Potential Impact					
	Cultural Heritage Value	Major	Intermediate	Minor	Negligible	No change
Very high		Very Large	Large/Very Large	Moderate/ Large	Slight	Neutral
High		Large/Very Large	Moderate/ Large	Slight/ Moderate	Slight	Neutral
Medium		Moderate/ Large	Moderate	Slight	Neutral/ Slight	Neutral
Low		Slight/ Moderate	Slight	Neutral/ Slight	Neutral/ Slight	Neutral
Negligible		Slight	Neutral/ Slight	Neutral/ Slight	Neutral	Neutral

Table 6: Magnitude of impact

12.1.6 The two sets of criteria, for both the cultural heritage value and the magnitude of the impact, are therefore combined to determine the significance of the impact, as laid out Table 6 above.

12.1.7 The significance of the impact can be either beneficial or adverse (Table 7 below). In general, a beneficial impact would involve the preservation of archaeological or historical remains *in situ* and through record. An adverse impact would be the destruction of archaeological or historical remains.

Impact Significance	Criteria
	Cultural heritage features assigned this level of impact significance will represent key factors in the decision-making process.

Very Large	<p><i>Adverse</i> – Features of high/very high value which are partially damaged; sites of high/medium value which are almost wholly damaged or destroyed. Mitigation measures will have had minimal effect in reducing the significance of impact.</p> <p><i>Beneficial</i> – These effects will virtually restore a site or its setting and re-establish its significance.</p>
Large	<p>These effects are considered to be very important in the decision-making process. These effects are important at a national level and to statutory bodies.</p> <p><i>Adverse</i> – These effects will damage assets or their setting, so that their integrity or understanding is destroyed or severely compromised. This will result in a resource that can no longer be appreciated or understood. Mitigation measures may not deal appropriately with all aspects of the impact.</p> <p><i>Beneficial</i> – These effects will halt rapid degradation or erosion of cultural heritage features or result in significant restoration of setting.</p>
Impact Significance	Criteria
Moderate	<p>These effects are likely to be important to considerations, but not key factors, in the decision-making process. However, cumulative effects may raise the overall significance of impact. These impacts are likely to be important at a regional level.</p> <p><i>Adverse</i> – These effects will damage cultural heritage assets, or their setting, so that their integrity or understanding is compromised but not destroyed. Adequate mitigation measures can be specified.</p> <p><i>Beneficial</i> – These effects are likely to result in the halting of degradation or erosion of heritage assets or result in the restoration of characteristics features or setting so that understanding, and appreciation is improved.</p>
Slight	<p>These effects are unlikely to be critical factors in the decision-making process but are likely to be important factors in the design of a project. These effects are important at a local level.</p> <p><i>Adverse</i> – the proposals will damage cultural heritage assets, or their setting, so that their integrity or understanding is diminished but not compromised.</p> <p><i>Beneficial</i> – the proposals will stabilise cultural heritage assets or enhance their setting, so that their integrity is maintained, or understanding is improved.</p>
Neutral	No effects upon cultural heritage or the effects are negligible. There is no conflict with or contribution to policies for protection of heritage resources.

Table 7: Significance of Level of Impact

12.2 Assessment of Archaeological Impact: Previously Identified Cultural Heritage Features.

- 12.2.1 The proposed development site lies within an area of moderate archaeological / historical potential, with several archaeological sites and monuments and industrial heritage sites being recorded within a 2km radius of its boundaries.
- 12.2.2 Based upon the above criteria the following designations may be proposed for the existing recorded cultural heritage sites set within 2km of the site (Table 8 below).
- 12.2.3 As there are no recorded monuments located within the boundaries of the proposed development or its vicinity, the significance of the level of impact of the proposed development in relation to recorded monuments in the surrounding area can therefore be considered neutral for those existing cultural receptor sites within the wider landscape around the proposed development area.

Cultural Heritage Receptor	Assessment of significance	Value	Magnitude	Significance of Impact
CV032-001001-	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV032-001002-	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV032-038----	Sites that contribute to regional research objectives	Medium	No change	Neutral

CV038-005----	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV038-010----	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV038-013----	Designated landscape	High	No change	Neutral
CV038-016001-	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV038-016002-	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV038-023----	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV038-048----	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV038-056----	Sites that contribute to regional research objectives	Medium	No change	Neutral
Cultural Heritage Receptor	Assessment of significance	Value	Magnitude	Significance of Impact
CV038-047----	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV038-070----	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV038-071----	Sites that contribute to regional research objectives	Medium	No change	Neutral
CV038-072----	Sites that contribute to regional research objectives	Medium	No change	Neutral
40305001	Listed Buildings	High	No change	Neutral
40305005	Listed Buildings	High	No change	Neutral
40305003	Listed Buildings	High	No change	Neutral
40305007	Listed Buildings	High	No change	Neutral
40305004	Listed Buildings	High	No change	Neutral
40305010	Listed Buildings	High	No change	Neutral
40305002	Listed Buildings	High	No change	Neutral
40305006	Listed Buildings	High	No change	Neutral
40403209	Listed Buildings	High	No change	Neutral
40305009	Listed Buildings	High	No change	Neutral
40305008	Listed Buildings	High	No change	Neutral

Table 8: Assessment of Impact of proposed development upon existing known archaeological sites and monuments.

12.3 Assessment of Archaeological Impact: Previously Unidentified/Potential Archaeological Remains

- 12.3.1 Previous archaeological investigations associated with development works within Ireland have highlighted the potential for subsurface archaeological remains associated with both prehistoric and historic activity to be adversely impacted upon during development works such as those carried out during development for housing, infrastructure and commercial development.
- 12.3.2 The desk-based assessment suggests that the PDA is located within a wider archaeological landscape which may be considered as being of moderate archaeological potential.
- 12.3.3 The proposed site is situated within a plot of land which is shown on historic mapping to contain buildings from at least the late 18th century onwards. However the layout of these buildings has changed over time, with the current building layout extending across the entire development suggesting that the existing buildings on the site are a more recent construction, perhaps related to the late 19th century development of the town. The construction of the current buildings and also the modern extension to the rear is likely to have removed any sub-surface archaeological remains.

- 12.3.4 The proposed development is to consist of the retention of the three storey and two storey buildings which front on to Dublin Street and the construction of new extension to the rear of the buildings. As there is a low potential for survival of archaeological remains within the footprint of the new construction it is considered that the proposed development will have a neutral archaeological impact.
- 12.3.5 However the proposed development will entail demolition of the two-storey building which fronts on to Stradone Street. This building has been shown to have a 19th century origin and may be considered as vernacular in nature. The proposed development will therefore have an adverse impact upon this structure.

13. Conclusions and Recommendations¹⁷

- 13.1 The desktop study has confirmed that the site is located within an area of low archaeological potential given the location of the proposed development area within a wider archaeological landscape, however the archaeological potential of the proposed development itself is considered low as a result of the construction of the existing buildings on the site.
- 13.2 As there are no upstanding archaeological remains within the site boundaries and there is a relatively low potential for survival of sub-surface archaeological remains which may be impacted upon by development, it is recommended that no archaeological works are required during construction phase works in relation to the proposed development.
- 13.3 The proposed development will however have an adverse impact upon the 19th century two storey building which fronts on to Stradone Street. It is therefore recommended that a Level 2 Historic Building Survey (Historic England 2016¹⁸) is carried out prior to its demolition to include a photographic and descriptive survey augmented with any existing building elevation/floorplans which have been carried out as part of the planning process. The aims of the survey are to provide for its preservation through record prior to its demolition.

¹⁷ All recommendations are subject to discussions with and the approval of the relevant heritage authorities

¹⁸ <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>