



Farrimond MacManus Ltd

ARCHAEOLOGY • SURVEY • GIS

Archaeological Impact Assessment
for proposed Phase 1 Development
of
Abbeylands Regeneration Project
Cavan, Co Cavan

commissioned by

Cooney Architects / DHB Architects JV

on behalf of

Cavan Co Council

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Archaeological Impact Assessment for proposed Phase 1 development of Abbeylands Regeneration Project, Cavan, Co Cavan¹

Summary

The following archaeological impact assessment has been compiled by FarrimondMacManus Ltd having been commissioned by Cooney Architects and DHB Architects JV on behalf of Cavan Co Council in support of a Part 8 Planning application for proposed Phase 1 urban regeneration development at the site of Abbeylands, Cavan, Co Cavan. A desk-based study has confirmed that the proposed development site is located within an area of high archaeological potential in that the site is also located within the historic core of Cavan town which owes its origins to the establishment of an ecclesiastic site. The Abbeylands townland around which the proposed development is centred represents a reference to the historic siting of the medieval abbey. Historic archaeological investigations carried out in 2000 identified human remains to the rear of McCaul's Bar at 36 Bridge Street in 2000 which are thought to be associated with the graveyard associated with the medieval monastic site, while more recent archaeological test trenching carried out in 2021 within the footprint of proposed development confirmed the existence of buried human remains extending southwards from the existing Abbeylands graveyard wall. An archaeological geophysical survey carried out in 2021 within the boundaries of the existing Abbeylands public space failed to positively identify any definitive structural remains associated with the historic abbey site or evidence for surviving burials.

The proposed Phase 1 development is to consist of the development of a new public space within the boundaries of the existing Abbeylands public space and the construction of a new Community Services Building and Remote Working and Cultural Centre to the south and west respectively. An assessment of the impact which the proposed scheme may have on any archaeological remains which may survive within the boundaries of the development has been carried out and a mitigation strategy aimed at minimising any potential adverse archaeological impact the proposed development may have is therefore proposed.

- It is recommended that pre-development archaeological test trenching is carried out within the Abbeylands Public Space as a means of establishing whether excavation for sub-base for the new permeable surface and drainage will impact upon any potential surviving archaeological features and/or burials. Should it be proven that proposed construction in this area will impact upon archaeological remains, it is recommended that this impact be mitigated for through open area archaeological excavation and recording.*
- It is recommended that archaeological test trenching be carried out within the alignment of proposed structural piers within the footprint of the proposed Community Services Centre. This*

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is to inform the proposed foundation layout and construction so as to avoid impacting upon any sub-surface archaeological deposits/features/burial.

- *It is recommended that archaeological supervision of excavation of foundation trenches within the proposed Remote Working and Cultural Centre be carried out. The aims of the archaeological monitoring are to identify sub-surface archaeological remains and to provide for their appropriate treatment through archaeological excavation and recording.*
- *It is recommended that any archaeological works carried out are done so in consultation with and under licence to Department of Culture, Heritage and the Gaeltacht and National Museum of Ireland.*

1. Introduction

1.1 This Archaeological Impact Assessment was prepared in November 2022 by FarrimondMacManus Ltd, having been commissioned by Cooney Architects and DHB Architects JV on behalf of Cavan Co Council in support of a Part 8 planning application for Phase 1 development associated with Abbeylands Regeneration Project, Cavan Town.

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. Available historical mapping was consulted and all sites and monuments, and listed buildings within the vicinity of the proposed development area (PDA) were noted. Details of previous archaeological investigations within the development area are also referred to. A site visit is also carried out to verify the results of the desk-based study and to identify any potentially un-recorded cultural heritage remains which may prove to survive.

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 Town and Environs Development Plan 2022 – 2028 with specific reference to the following Planning Policies and Objectives;
- Archaeological Heritage Policies AHP1 – P3 and Objectives AH01 – 14
 - Recorded Monuments Policies RM-P1 – RM-P3 and Recorded Monuments Objectives MRO1 – RM-O3

- Industrial Heritage Objective IH01
- Built Heritage Policies BH01 – 03 and Objectives BHP1 – 6
- Older Building Objectives OB01 – 03
- Vernacular Architecture Objective VA-01
- Shop Fronts Objectives SF01 & SF02
- Industrial Heritage Objective IH-01
- Architectural Conservation Area Objectives ACA-01 & ACA-02

4.2 In the first instance the desk-based study and field visit 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 around the Abbeylands area of Cavan town located between Main Street to the east and Farnham Street to the west (figs. 1 & 2).
- 5.2 The proposed scheme currently consists of a central green public space known as Abbeylands surrounded by mixed use development on all sides as part of the urban environment of Cavan town.

6. Proposed Development

- 6.1 The proposed development is related to Phase 1 development of the Abbeylands Development urban master plan which aims to rejuvenate and develop the Abbeylands area of Cavan town which forms a core area of the town centre. This proposed Phase 1 development will entail development of Abbeylands Civic space centred on the existing Abbeylands green space and the construction of a new Remote Working and Cultural Centre to the west and new Community Services building to the south along with associated public realm improvements along Abbey Street north.

7. Geological and Topographic Setting

- 7.1 The proposed development is situated within an urban landscape on relatively low-lying land situated on the east banks of the Cavan River, and northeast of Sweelan Lough. 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

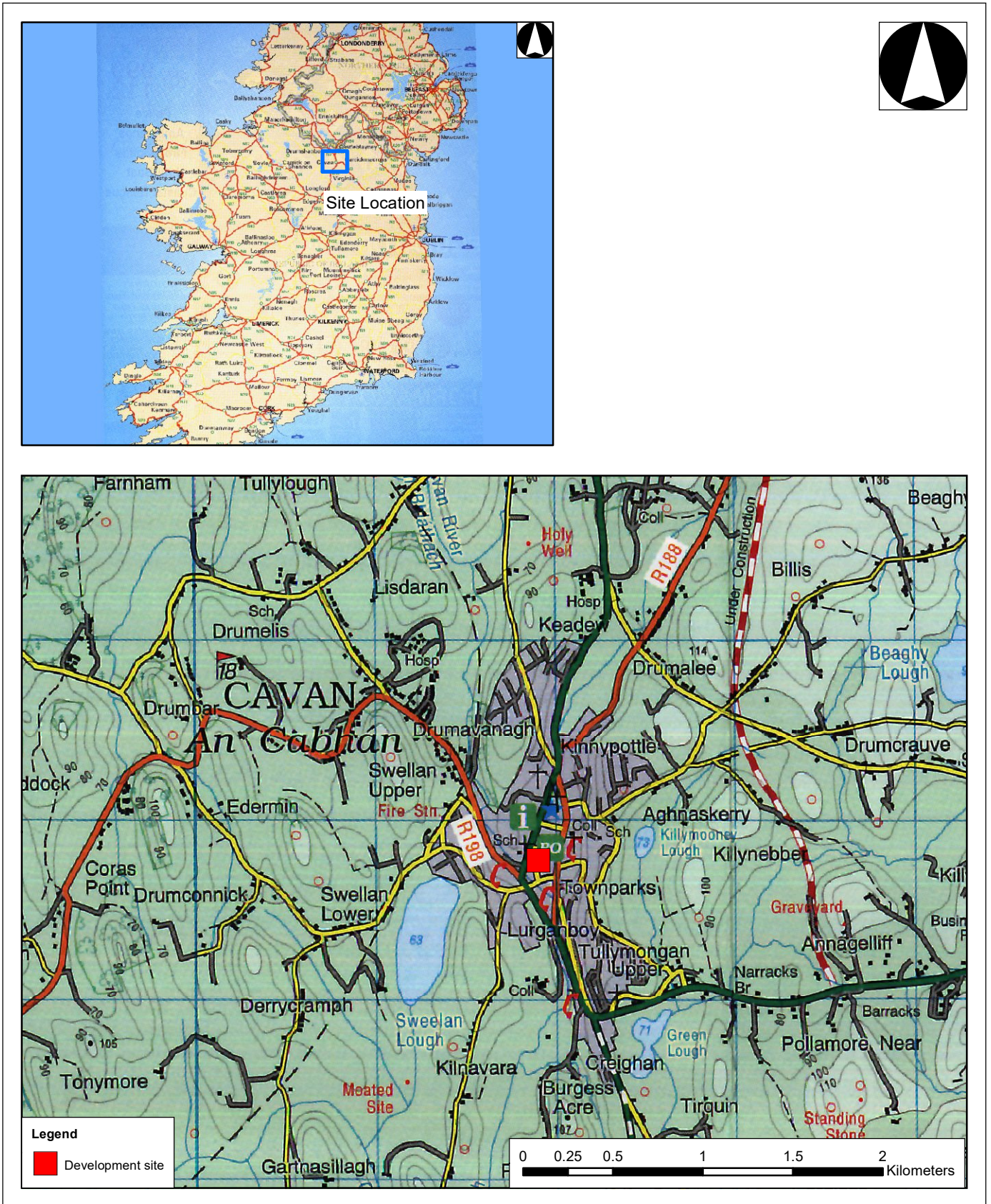


Figure 1: Proposed Abbeylands urban regeneration development, Cavan Town: General site location

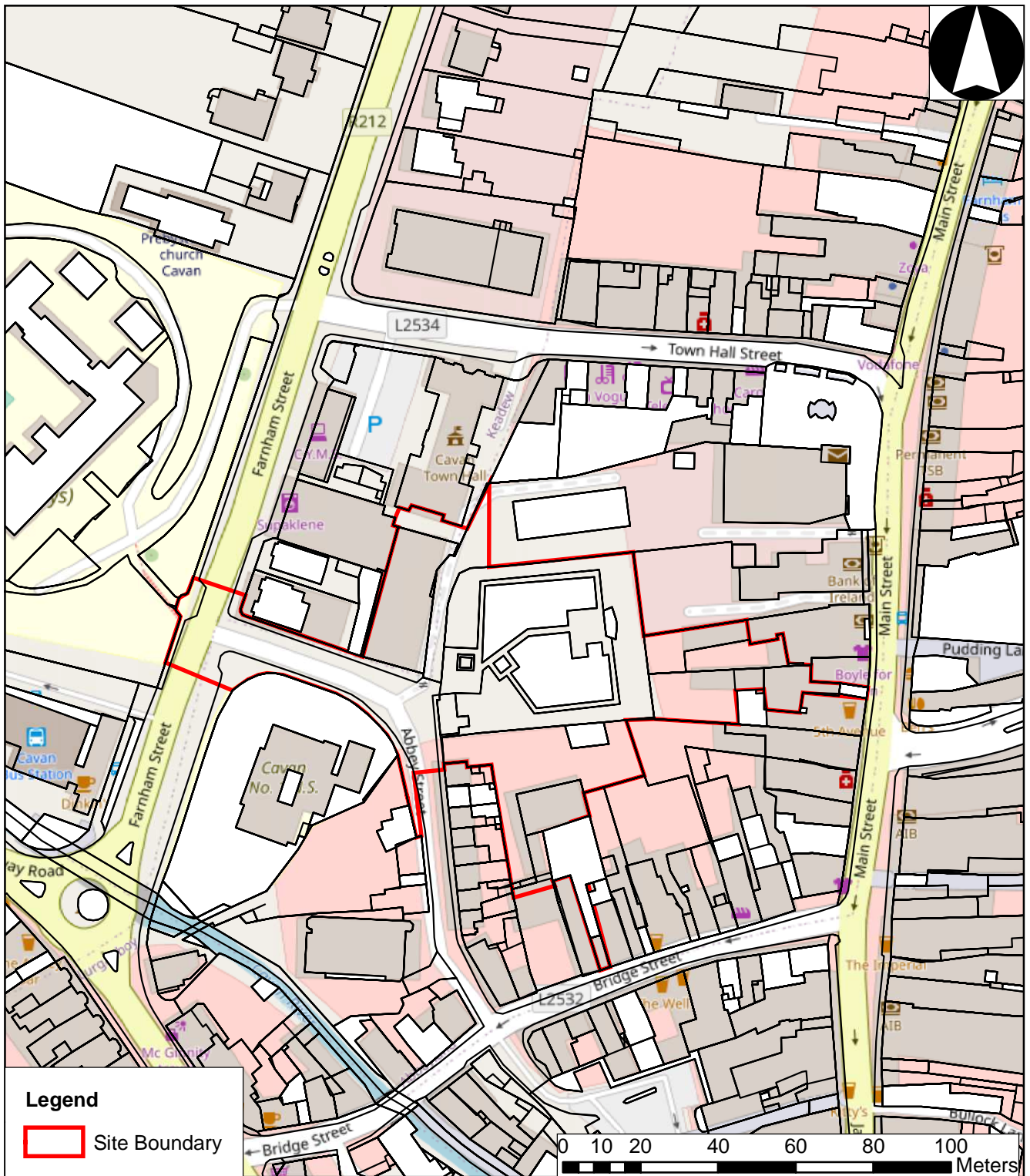
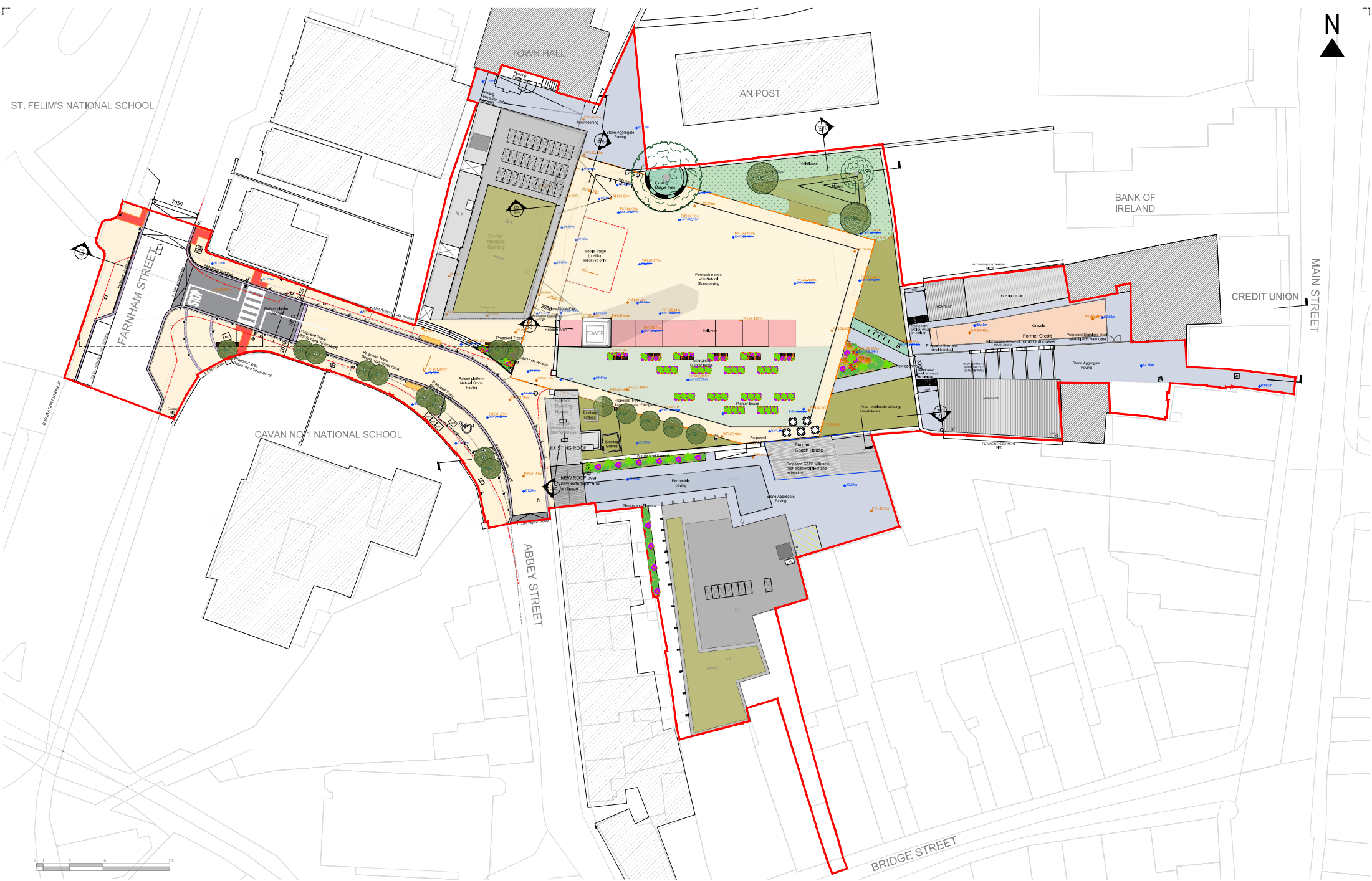


Figure 2: Proposed Phase 1 Abbeylands Rejuvenation Scheme: Detailed site location



REVISION	NOTES
1	This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings and specifications.
2	Full Road Safety Audit will be carried out on the proposed design at the next stage with any recommendations implemented.
3	This drawing and design is copyrighted to dhb & CA, and may not be reproduced without dhb & Cooney Architects permission.

DESIGN TEAM
Engineer: [Name]
Engineer: OS
Fire Engineer: [Name]
DAC Engineer: [Name]

Natural Stone Paving	Grass	Biased	Bike Stands
Natural Stone Paving contoured edge	Grass	Bench	Bin
Stone aggregate paving	Wetflower	Planter box with bench	Existing Tree
Bit/Junk	Asphalt	Planter box	Proposed Tree
Tackle to controlled crossing	Gravel Finish	Existing Crossing lights	
Tackle to uncontrolled crossing	Natural Stone Kerbs	Light Pole	

STAGE 2B PLANNING

Figure 3: Proposed site layout

CooneyArchitects dhbarchitects

project: Abbeylands client: Abbeylands, Cavan Town, Co.Cavan Cavan County Council drawn by: DHB drawing title: A1	19030.PP.003 Proposed Site Plan 1:250 @ A1 1:500 @ A3 November 2022	Cooney Architects The Old Brewery Gate 22 Dea Clonlara Galway, Co. Galway Ireland T: 011 4933 444 F: 011 4933 444 E: info@cooneyarchitects.ie www.cooneyarchitects.ie	dhbarchitects 25, Carnew Road Galway, Co. Galway Ireland T: 011 4933 444 F: 011 4933 444 E: info@dhbarchitects.ie www.dhbarchitects.ie
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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 dark quartz and greywacke conglomerates of the Solid Castlerahan Formation overlain by Silurian metasediments.

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.

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

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. Raths 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 Period (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. 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 Period (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 Cavan is located within the early medieval Irish territory of Breifne which encompassed modern day counties Leitrim and Cavan. At its maximum extent, this territory extended from Kells (Co Meath) to Drumcliff (Co Sligo) and was part of Connaght until the mid-16th century when it was split into counties

Cavan and Leitrim eventually becoming part of Ulster during the 17th century Plantation. The ruling family of East Breifne (Cavan) were the O'Reilly clan from the 8th century onwards³.

- 9.2 The town of Cavan partially owes its origins to the establishment of a monastic site at the beginning of the 14th century when the "Monastery of the Virgin Mary" was established in the year 1300 by Giolla-Jiosa-Ruadh O'Reilly for the friars of the order of St Dominic⁴. The Dominicans were later expelled from the monastery by the O'Reillys in 1393 who handed the establishment over to a Franciscan Order and it continued its existence until the mid-18th century by which time the friars had left.
- 9.3 During the late 14th century the principal seat of O'Reilly power was transferred from the island castle at Clough Ogther to Cavan and the site of Tullymongan Hill to the southeast of the Friary where a castle was constructed. The location of both an ecclesiastic centre and important seat of power for the ruling clan allowed for the development of Cavan as a town which grew around both establishments. In his assessment of Cavan as the first Ulster plantation town, Cherry⁵ suggests that the O'Reillys, in their geographic location bordering Gaelic Ulster to the north and Old English Meath and New English Pale regions to the south, were "subject to both informal and formal anglicisation at political, religious and social levels". This he argues gave the O'Reillys a uniquely highly developed nature of governance and sophisticated commercial acumen, the latter demonstrated by the use of a local coinage, minted locally, as formal payment for goods and services which was in contrast to other Gaelic areas where trading in cattle was still the norm. By the late 15th century a substantial market was held in Cavan, so much so, that English merchants were banned from selling goods to Cavan market (among others) so as not to help enrich the "King's enemies". In 1550 the Lord Deputy, Henry Sidney refers to Cavan as containing a "great town and castle" and by 1583 there are references to the employment of workmen and laborers with associated stores and supplies for the building and maintenance of the castle and "all other necessary rooms and offices" as paid by the "gentill and others of the barony of Cavan". Cavan's gaol is also described at this time as being full of prisoners suggesting that it also housed a local court session. In 1594 however Cavan town and its castle were destroyed after it was attacked by rebels during the early part of the Nine Years War. The Friary is recorded as surviving having housed an English garrison at this time.
- 9.4 By the Plantation of Ulster in the 17th century Cavan town appears to have gone into decline as it is described by Arthur Chichester as "a poor town.... seated betwixt many small hills"⁶. Despite its declined importance, Chichester decided it would be the principal location for the commencement of the plantation of Ulster due to the people being "more pliable" than other parts of Ulster. Cavan town therefore became the first town in Ulster to be incorporated under the Ulster Plantation, when in November 1611, James I granted a Charter to the town of Cavan. The Charter stated that Cavan was to be the only place of trade and commerce in the County of Cavan⁷ and that 400 acres of land had been allocated in and around the town for the maintenance of a corporation. In 1616 the castle is described as being in a ruinous state and was granted to planter Sir Thomas Rotherham for a period of 21 years. However, despite Rotherham's requirement to fortify the town as part of his grant of land, he failed to develop the site which was still described in much the same state in 1619 when it was further granted to Charles, Lord Lambeth, Baron of Cavan. Again, with this grant there was a requirement that he fortify the town, with either a strong house/castle and/or walled defenses. While it appears that the

³ <http://sites.rootsweb.com/~irlikk/ihm/ireclans.htm#uibriuin>

⁴ Mervyn., A (1723 – 1791); Moran., P., F 1830 – 1911 (ed): *Monasticon Hibernicum* pg 67

⁵ Cherry., J., 2007: Colonial appropriation of Gaelic urban space: creating the first Ulster Plantation town <https://core.ac.uk/download/pdf/147609560.pdf>

⁶ Hill., G. 1889: *Plantation papers: containing a summary sketch of the great Ulster plantation in the year 1610* pp 179 - 209

⁷ Smith., T., S. 1926: *The Corporation of the Borough of Cavan Berifny Antiquarian Society 1927* Vol 3 No. 1 pp178 - 214

strong house or castle was never constructed, historic 17th century accounts of Cavan do refer to a “town wall” and “town ditch” (*ibid*) however no clear evidence of these survives to the present day. It is possible that given Cavan’s acquiescence to the plantation, as evidenced by the appointment of many of the government agents of the town (e.g. the sovereign/mayor and the burgesses) to local gaelic families, the construction of a strong defensive castle and battlements was perhaps not considered a priority. This may have resulted on only partial construction of a town wall and/or ditch.

- 9.5 The establishment of new protestant religious and educational institutions were key in the solidification of English rule in Ulster (*ibid*). To that effect the medieval abbey in Cavan and half a poll of land was given over to Sir Thomas Ashe from Theobald Burke and in 1611 the Plantation Commissioners recommended that the abbey be converted to a parish church and free school both of which appear to be completed by the 1620’s, the former in used up to 1815.
- 9.6 As part of the plantation it was expected that the town would be further developed through lease of the incorporated land surrounding the town. The initial development of Cavan town in the early 17th century appears to have been problematic owing to the occupation of the corporation land by two local Brady relatives who appear to have been renting the land out for private gains. In 1613 the development of Cavan is referred to as showing little progress with only a couple of houses being built of lime and stone indicating at this time many of the structures were still of timber construction. By 1631 there is evidence of some new streets being laid out, with a new street of Cavan being referred to leading from the “High Crosses unto Gallow’s Hill”, perhaps relating to the later named Castle Street (*ibid*). Further development of Cavan town by the corporation in the 1630’s was further hindered somewhat by the purchase of the original leases of the town to a Dublin merchant, John Gibson who effectively was an absentee landlord of many properties and lands in the town.
- 9.7 As part of the administration of Cavan the corporation was expected to build a common hall or “Tholsell” in which it would meet on a regular basis. The administration of justice through the holding of “Town Courts” to cover town government and a Court of “Pye-powder” to cover borough law was also expected. It is not clear as to whether the Tholsell building or specific court building were ever built, however there are historic references to the use of a “Towne House” for both corporation meetings and town courts between 1703 and 1728, and later during the 19th century the town court is recorded as being held in the “Court House, Cavan” indicating at this stage that specific public buildings were constructed to administer the town.
- 9.8 Despite the apparent lack of construction of town defences during the early 17th century, it seems that Cavan was not always so amenable to English Rule. During the reign of James II in 1690 Cavan was one of the few remaining settlements which still housed Jacobite commander William Nugent and his forces. On 11th February Col William Wolseley left Belturbet with a force of 1200 infantry and 300 cavalry, attacked and drove the Jacobites out of the town, plundering and burning the town to the ground before returning to Belturbet.
- 9.9 By the 18th century administration of Cavan had been passed on to the Maxwell family who later entered the English peerage as Baron Farnham. Farnham House and estate to the northwest of Cavan town were established around 1700 by John Maxwell and later extended by Barry Maxwell in 1780, the 3rd Baron and 1st Earl of Farnham. The Farnham influence on the layout of Cavan town is seen during the early 19th century with the construction of a new wide road – Mail Coach road, now Farnham Street - to the west of Main Street which was built to cater for passing coach trade. The street also served as the focus for town improvement with the construction of a “tree and terraced lined mall” lined with comfortable houses and public buildings including the courthouse. The town was further developed during the 19th century with the establishment of a new Church of Ireland Church in 1807 on Church

Street. A surgical hospital and dispensary are also recorded on Church Street during the early 19th century. Further developments included the construction of a Jail (1810), National School (1820), Courthouse (1824) Green's Mill (1846) and St Patrick's College (1871). During the 19th century the Midland Great Western Railway and the Great Northern Railway were also constructed with Cavan being located at a crossover point between the two resulting in the construction of a railway station just west of the centre of Cavan town.

10. Desk Based Study

10.1 Sites and Monuments Record

- 10.1.1 The desk-based assessment identified the proposed development as being located within a designated Urban Archaeological Zone/Zone of Archaeological Notification and a partially within two designated "Architectural Conservation Area" (ACA) focused on Farnham Street and Bridge Street (figs. 4 & 5). While the core of the proposed development is in between these two ACA's, a portion of the southern (O'Donohues), western (Abbey Street/Farnham Street junction) and northern boundary of the proposed development encroach into these designated zones. The Zone of Archaeological Notification is defined as an area under which notification must be made to the Minister for Culture, Heritage and the Gaeltacht under section 12 (3) of the National Monuments (Amendment) Act, 1994 (Recorded Monument) and Notification under section 5 (8) of the 1987 Act (Register of Historic Monuments) as a means of protection of archaeological heritage in areas deemed as being of high archaeological potential, e.g. close to a known monument or within an historic town or city. Under the requirements of Zones of Archaeological Potential two months prior notice must be submitted as a pro forma form (Appendix 1) should any construction works are to be carried out within the zone outside of that which is being carried out under archaeological supervision.
- 10.1.2 The desktop study also shows that the proposed development is situated within an established archaeological landscape, with 14 archaeological sites and monuments (SMR) recorded within a 1km study area (fig. 4; Table 1) surrounding the PDA.
- 10.1.3 Prehistoric occupation of the landscape surrounding Cavan town is represented by the location of a Bronze Age Ring-Ditch (CV020-087) located during development works 300m to the southeast of the proposed scheme. A Bronze Age burnt mound (CV02-088) was also identified associated with the Ring Ditch 74m to the southeast.
- 10.1.4 Several Early Medieval occupation sites in the form of Rath/Ringfort settlements are also recorded 225m to the southeast (CV020:054), 500m to the northeast (CV020-085) and 900m to the northwest (CV020-072). Rath sites CV020-054 and CV202-072 both survive as upstanding monuments.
- 10.1.5 The medieval origins of Cavan town are well represented within the archaeological record and include the town of Cavan itself recorded as a monument (CV020-055) which spans from the medieval period to the post medieval period as outlined in Section 9 above and the Market Cross (CV020-055003) which is recorded as once being located at the southern end of Main Street at the junction with Bridge Street. The importance of the town is reflected in the designated Zone of Archaeological Potential as defined in Figure 4.

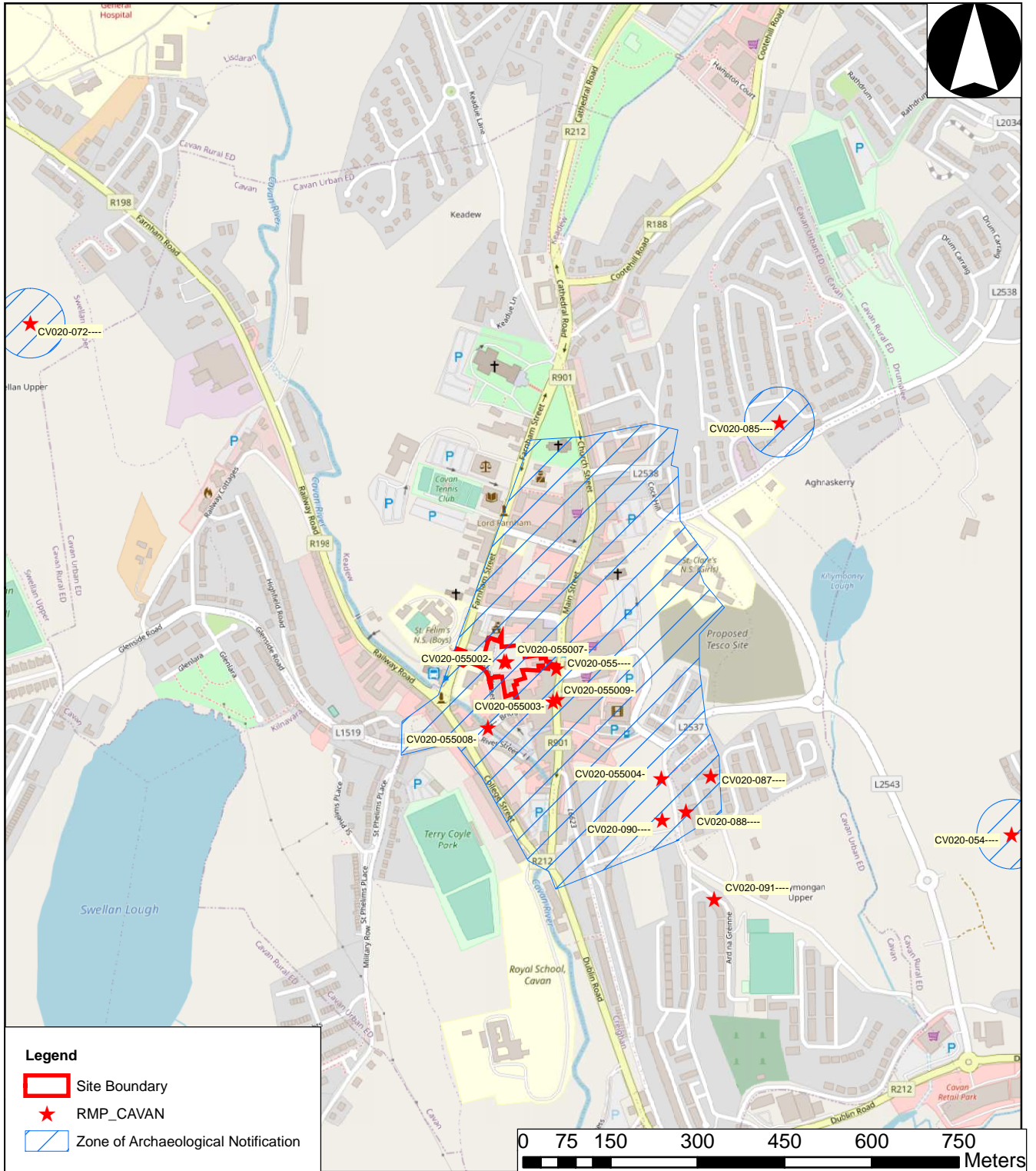


Figure 4: Location of recorded archaeological constraints and RMP sites within 1km of proposed development

SMR NO	SITE TYPE	GENERAL PERIOD	TOWNLAND
CV020-087----	Ring-ditch	Prehistoric	TULLYMONGAN LOWER
CV020-054----	Ringfort - rath	Early Medieval	KILLYNEBBER
CV020-055----	Historic town	Medieval to Post medieval	KEADEW (Cavan Rural & Urban),KINNYPOTTLE,LURGANBOY (Upper Loughtee By.),TOWNPARKS (Cavan Urban District),TULLYMONGAN LOWER,TULLYMONGAN UPPER,ABBEY LAND,DRUMAVANAGH
CV020-055002-	Religious house - Franciscan friars	Medieval	ABBEY LAND
CV020-055003-	Cross - Market cross	Medieval	TOWNPARKS (Cavan Urban District),ABBEY LAND
CV020-055004-	Castle - unclassified	Medieval	TOWNPARKS (Cavan Urban District)
CV020-055007-	School	Post Medieval	ABBEY LAND
CV020-055008-	Bridge	Uncertain	ABBEY LAND,TOWNPARKS (Cavan Urban District),LURGANBOY (Upper Loughtee By.)
CV020-055009-	Redundant record	Not Defined	ABBEY LAND,TOWNPARKS (Cavan Urban District)
CV020-085----	Ringfort - rath	Early Medieval	KINNYPOTTLE
CV020-072----	Ringfort - rath	Early Medieval	SWELLAN UPPER
CV020-088----	Burnt mound	Prehistoric	TULLYMONGAN LOWER
CV020-090----	Ringfort - rath	Early Medieval	TOWNPARKS (Cavan Urban District)
CV020-091----	Battlefield	Post Medieval	TULLYMONGAN LOWER,TULLYMONGAN UPPER

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

- 10.1.6 Associated with Cavan town's medieval origins are the site of a Franciscan Abbey (CV020-055-002) which is located centrally within the development scheme and gives its association to the townland name of Abbeylands. As noted in Section 9 above the Abbey was established in the early 14th century and is depicted in Netherdrift's plan of Cavan town dated 1593AD. The monastery was destroyed during the 15th and 16th centuries. The monastery was reformed by 1499 where it held provincial chapters/assemblies in the years 1521, 1539 and 1556. There are repeated references to Cavan Friary throughout the 17th and 18th centuries until 1766 when it was recorded by the provincial of the Franciscan Order in Ireland that the friar had left Cavan and had no place to live.
- 10.1.7 The exact layout of the monastery at Cavan remains uncertain in absence of contemporary documentary evidence. Medieval monastic sites tended to follow a common layout designed to allow ease of movement between buildings without getting wet and often included a central cloister with the church to the north, chapter house to the east and cooking/dining areas to the south. Additional buildings may also be incorporated such as an Infirmary. The 16th century map of Cavan indicates that the monastery contained at least a church and external tower which appears to occupy the centre of the church and a smaller secondary building located to the west, however it isn't clear from the map alone whether the monastery was laid out in a formal site plan or whether it was a smaller affair.

- 10.1.8 The medieval site of the O'Reilly Castle (CV022-05004) is located 200m to the southeast of the PDA. The castle is recorded as being late 14th century in date, first referenced in 1427 when it was destroyed by the English. It was then rebuilt and stood on the site until the 17th century when it is described in Plantation records as being in a ruinous state.
- 10.1.9 Cavan town's archaeological record continued through to the post medieval period as its foundation as a Plantation town with the conversion of the Abbey into the site of a Free School and associated Parish Church (CV002-055007) in the early 17th century. Stone from the castle was also used as a source of construction material of these new building.

10.2 Recorded Structures

- 10.2.1 There are numerous recorded structures within the National Inventory of Architectural heritage within the wider study area. Closer to the PDA there are eleven listed buildings within 100m of the PDA (fig. 5; Table 2). The majority of the listed buildings are registered as Protected Structures the exception of Nos.40000166 and 40000401 as they refer to sections of Iron Cast railings within the town. In addition to those building listed below a number of Protected Structures are recorded not on the NIAH database, these include; Oak Room Restaurant and Ladbrokes buildings adjacent to NIAH no 40000236 on southern Main Street.

REG_NO	DATE	ADRESS	TOWNLAND	ORIGINAL USE	CURRENT USE
40000335	1905 - 1910	Main Street	KEADEW (Cavan Rural & Urban)	bank/financial	bank/financial
40000341	1850 - 1890	Main Street	ABBEY LAND	house	shop/retail outlet
40000331	1430 - 1470	Abbey Street	ABBEY LAND	Abbey Graveyard	park
40000371	1450 - 1470	Abbey Street	ABBEY LAND	Abbey Tower	
40000085	1860 - 1880	Farnham Street	KEADEW (Cavan Rural & Urban)	Presbyterian Manse	house
40000084	1835 - 1840	Farnham Street	KEADEW (Cavan Rural & Urban)	church/chapel	Cavan Presbyterian Church
40000401	1870 - 1890	Farnham Street	KEADEW (Cavan Rural & Urban)	gates/railings/walls	gates/railings/walls
40000161	1905 - 1910	Town Hall Street	KEADEW (Cavan Rural & Urban)	Cavan Town Hall	Cavan Town Hall
40000166	1935 - 1955	Farnham Street	KEADEW (Cavan Rural & Urban)	house	office
40000168	1780 - 1820	Farnham Street	KEADEW (Cavan Rural & Urban)	National School	National School
40001068	1860 - 1880	Mill Rock	LURGANBOY (Upper Loughtee By.)	mill (wind) Lifeforce Mill	
40000195	1870 - 1875	Bridge Street	TOWNPARKS (Cavan Urban District)	house	shop/retail outlet
40000196	1870 - 1875	Bridge Street	TOWNPARKS (Cavan Urban District)	house	public house
40000208	1840 - 1860	Bridge Street	TOWNPARKS (Cavan Urban District)		
40000209	1820 - 1860	Bridge Street	TOWNPARKS (Cavan Urban District)	house	shop/retail outlet
40000236	1820 - 1850	Main Street	TOWNPARKS (Cavan Urban District)	house	shop/retail outlet
40000256	1910 - 1915	Main Street	TOWNPARKS (Cavan Urban District)	Ulster Bank	Ulster Bank
40000257	1820 - 1860	Main Street	TOWNPARKS (Cavan Urban District)	house	shop/retail outlet

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

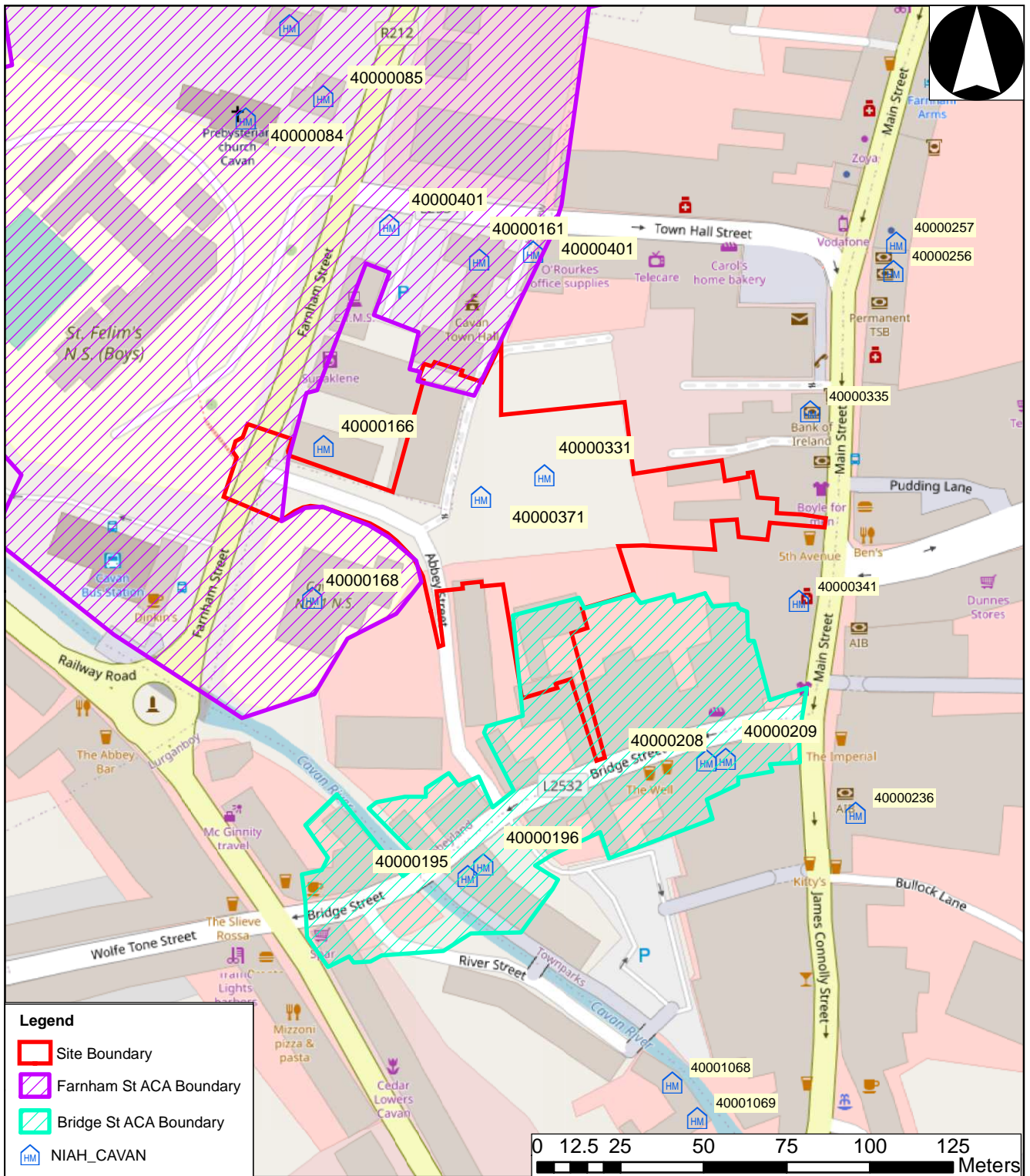


Figure 5: Location of Protected Structures and limits of Areas of Architectural Conservation (ACA) within 100m of proposed development

- 10.2.2 Many of the structures listed in the NIAH relate to the later development of Cavan town during the mid to late 19th century and beginning of the 20th century.
- 10.2.3 Of particular reference to the proposed scheme are the site the Abbey graveyard (Reg No. 40000331) which is listed as the free-standing enclosure walls of the medieval Franciscan Abbey which comprises of a retaining door opening dated to c.1740 within the west boundary wall and the rear elevation of two stone-built houses dates to c.1850.
- 10.2.4 The burial ground is located within the walls with some surviving grave markers many of which have been removed from their original location and incorporated into the boundary wall. The associated Abbey tower (Reg No. 40000371) is described as a free-standing single bay, three stage roofless bell tower built in c.1460 and altered in c.1740. Cavan Townhall, constructed in 1901 is also recorded as a Protected Structure is located along the northern boundary of the proposed scheme.

10.3 Industrial Heritage Sites

- 10.3.1 A number of Industrial Heritage sites are listed within the Cavan Town development plan. These include Cavan Railway Station sites located in Drumnvannagh townland to the west and Keadew townland to the northwest of the PDA and O'Reilly's Mill, Lurganboy located south of the PDA at the southern end of River Street.
- 10.3.2 None of the recorded Industrial Heritage sites are located within or adjacent to the proposed development scheme.

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 1km study area.

10.5 Historic Maps

- 10.5.1 The earliest map available is Netherdrift's plan of Cavan town dated c.1593AD (fig. 6a). Cavan town is shown to have been formally set out along a main street which runs north to south with a series of buildings fronting on to both sides of the street. A town square or market is shown as an area of open space centrally within the town with a road (Bridge Street) extending westwards and with a bridge carrying the road over the Cavan River. The eastern portion of this street contains a row of buildings along the south side of the street while both sides are lined with buildings once the road crosses the river. The medieval Franciscan abbey is shown to the north of Bridge Street as a large church and tower with precinct wall and corresponding entrance gate along the southern boundary and second ancillary building to the west. This 16th century map indicates that the present-day layout of the Cavan town's central streets, Main Street and Bridge Street likely have a medieval origin.
- 10.5.2 The next available pre-Ordnance Survey map of Cavan town is from 1785 (fig. 6b). The map shows further development of the town towards its modern-day layout with the laying out of what is now Abbey Street off Bridge Street. A tributary of the Cavan River extends along what is present day Farnham Street along the southern boundary of the proposed development area. The boundary of the present day Abbeylands public space is well established by this time, with the parish church displayed as a long rectangular building with an apse sided northern end and a rectangular extension to its southern end, presumably the tower which stands to the present day. Overlay of this map on to the modern topographic survey (fig. 6c) of the development area shows that the existing upstanding tower is located

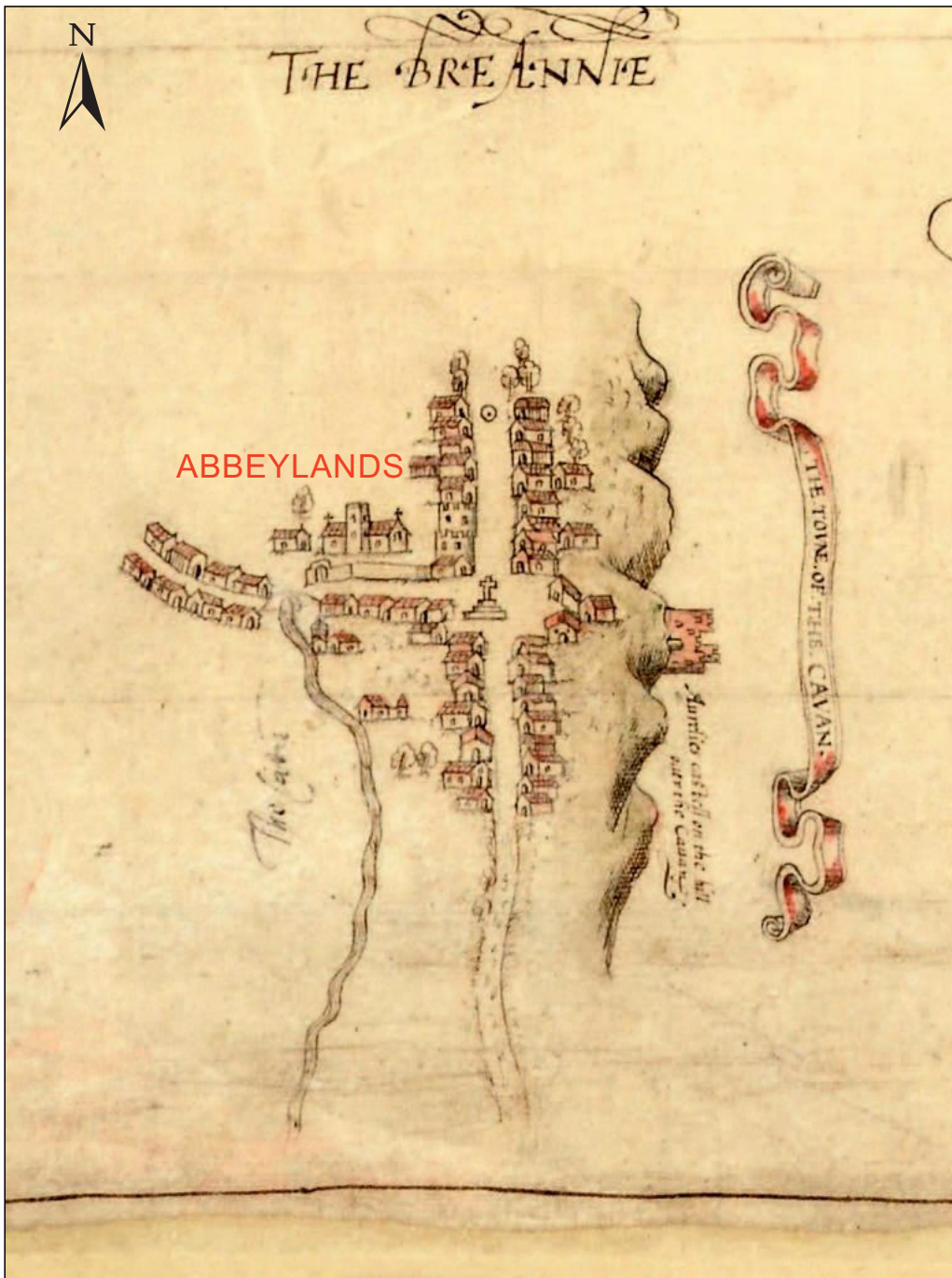


Figure 6a: Map of Cavan town c.1593AD (Netherdrift)



Site Boundary

0 10 20 40 60 80 100 Meters

Figure 6b: Map of Cavan town c.1785

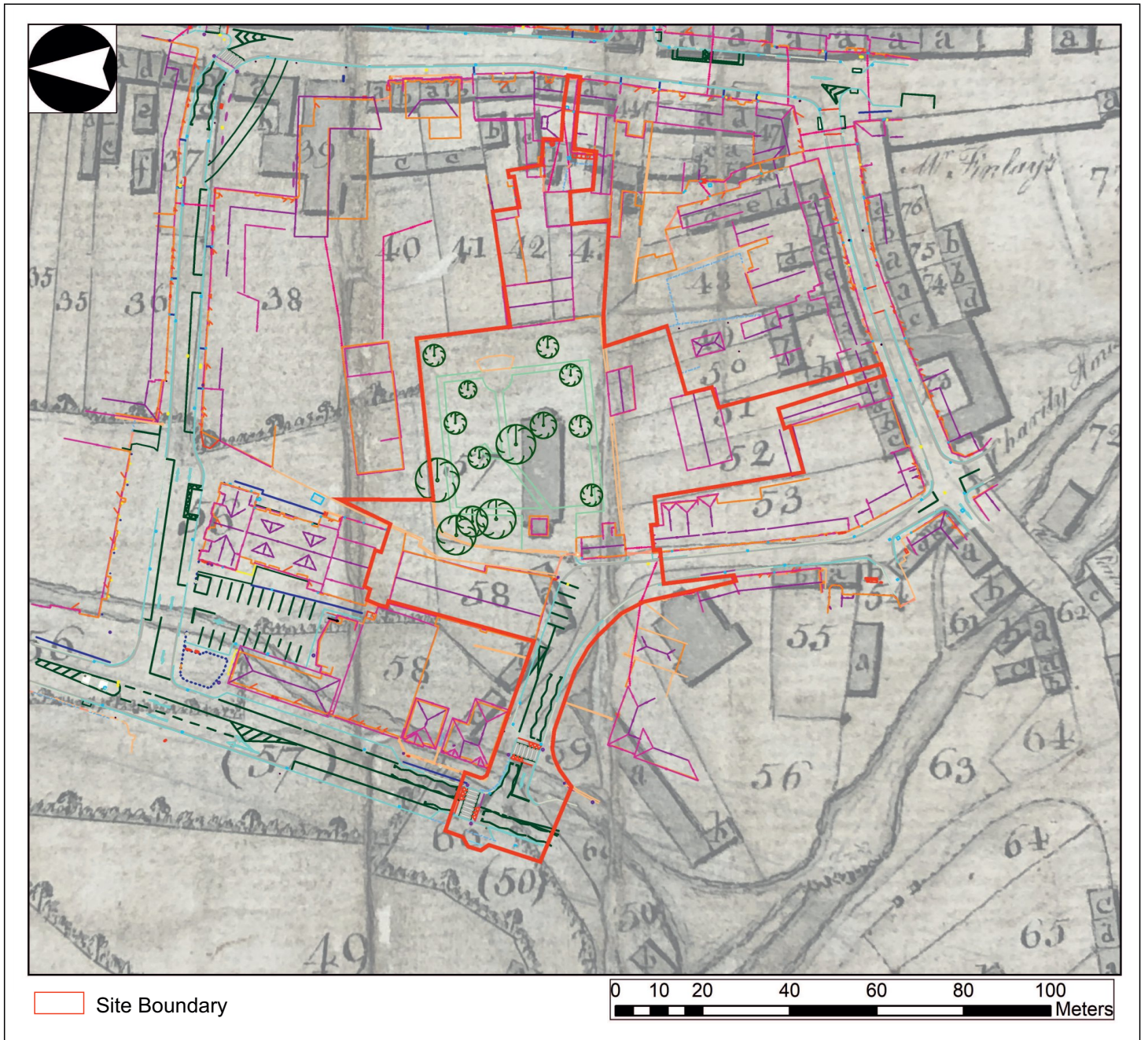


Figure 6c: Map of Cavan town c.1785 with modern buildings within development area overlain

exactly at the west gable of what was then the Parish Church. The existing modern warehouse building immediately to the west of the tower is located within the footprint of 18th century. The north and east portion of Phase 1 development remains as un-developed land at this time consisting of rear garden plots for a series of terraced buildings which front on to Bridge Street and Main Street.

- 10.5.3 The 1st edition (1837) and 1913 25-inch OS maps⁸ were also consulted as was OS large scale town plan 1850 map to examine the development of the area within the PDA and its immediate surroundings (figs.6d - f).
- 10.5.4 Consultation of the 1st edition OS map (fig. 6d) shows that Main Street, Bridge Street, Farnham Street and Abbey Street have been laid out by this time. A series of terraced buildings line the east side of Abbey Street one of which extends into the boundaries of the proposed development. An “Old Church” is depicted centrally within the area marked as “Abbeyland” surrounded by a rectangular boundary wall with open space to the north. The western extent of the PDA appears to have remained un-developed green space at this point in time, with what appears to be formally laid out paths, perhaps depicting a town park or public garden. The eastern portion of Phase 1 development leads towards Main Street which is lined with terraced buildings, while a number of buildings forming an L-shaped layout are located along the southeast boundary of Phase 1 development.
- 10.5.5 The 1850 large scale town plan (fig. 6e) indicates further development within and around the proposed development area, the main focus of which is the construction of a series of buildings within the east of the proposed development area towards Main Street. The Old Church marked on the 1st edition map is now annotated as being in ruins with the graveyard still noted. The public gardens along the north side of Farnham Street are named as Farnham Gardens.
- 10.5.6 The 25-inch map shows the same site layout at the 6-inch map but in more detail, showing each of the individual buildings/properties. The central Abbeylands area is shown as a rectangular green space containing the ruins of a church and graveyard. The area west of the graveyard is depicted a public green space and annotated as Farnham Gardens, thus confirming the observation on the 1st Edition OS 6” map that this area is part of an historic public space within Cavan town. The southern portion of the proposed development has undergone further development with a series of buildings occupying what were once garden plots for the buildings along Bridge Street.
- 10.5.7 The historic maps show that the present-day layout of Cavan town largely respects its medieval origins. The central Abbeylands area continued its ecclesiastic use right up to the late 19th century and remained a graveyard through to the 20th century.
- 10.5.8 No previously unknown or new potential archaeological sites or features were identified during inspection of the historic maps.

10.6 Farnham Estate Records

- 10.6.1 The sole pre-Ordnance Survey map of Cavan town is that of a late 18th century map associated with descriptions of the acquisitions of Cavan town by the Maxwell family of Farnham (fig. 6b). Information on the streets, their properties, owner and conditions has been gratefully supplied from Jonathan Cherry (pers comm) as part of his research for compilation of the upcoming Irish Historic Town Atlas for Cavan. The associated map and property information may be considered an early version of valuation records put together as part of the purchase of parts of Cavan town from James Summerville in 1720 and Charles Gibson in 1746 and the townlands of Keadew and Abbeyland in 1764.

⁸ <https://heritagemaps.ie/>



Figure 6d: 1st Edition OS map (c.1832) showing layout of Cavan town within the proposed development area during the early 19th century

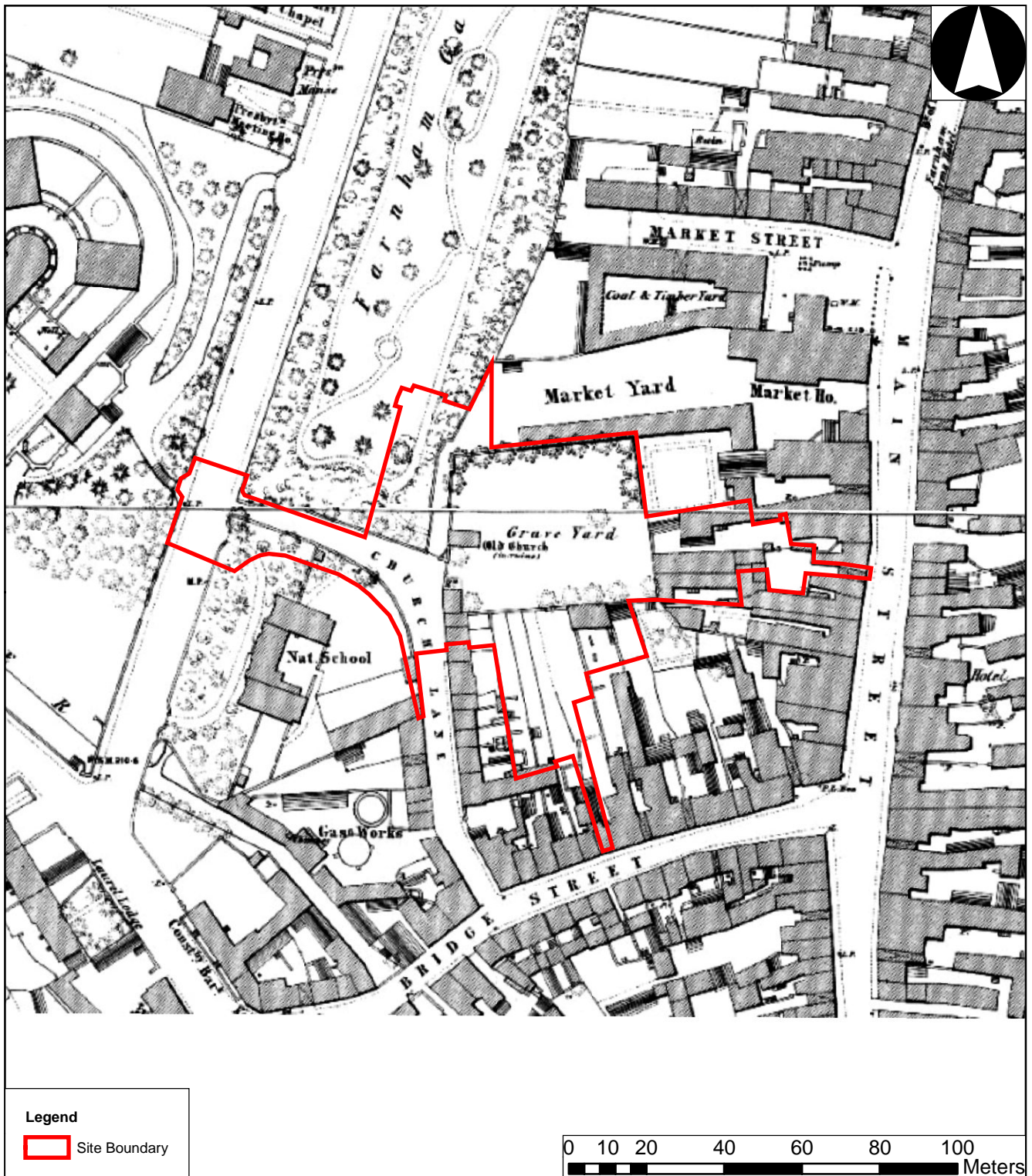


Figure 6e: 1st Edition OS map (c.1850) showing layout of Cavan town within the proposed development area during the mid 19th century

10.6.2 Table 3 below outlines the associated condition designation of buildings along each of the town streets which is included on the map, although no measurement of criteria of building condition designation is offered.

Street	Map Ref. No	New	Good	Middling	Bad	Not Complete Waste/Ruin	Total No. of Buildings
West Main St., to junction with Bridge St.	28-45	9	21	14	20	1	65
North Bridge St.	46-53	1	0	17	4	1	23
Abbey St.	54-60	1	1	4	6	2	14
Total		11	22	35	30	4	102

Table 3: List of buildings and their quality in Cavan town c.1785 (compiled by J Cherry)

10.6.3 The table shows that 102 buildings existing within the environs of the proposed development, 11 of which were new, 22 of which are described as being in good condition, 32 as being in “middling” (fair?) condition, 30 in bad condition and 4 as being not complete or in ruin. This indicates that the majority of buildings in were in good or fair condition and that it appears that the Abbey Street may have been the most neglected with 57% of properties along this street described as bad/ruin. New building at the time appears to be concentrated along the west side of Main Street. Cherry suggests that all of the houses in Cavan at this time were thatched.

10.6.4 It is also noted that in addition to residential properties a number of military and civic buildings are also present in the map including the “Gaul Plott” located (no. 56) along the northern boundary of Abbeylands public space.

10.7 Griffiths Valuation Records

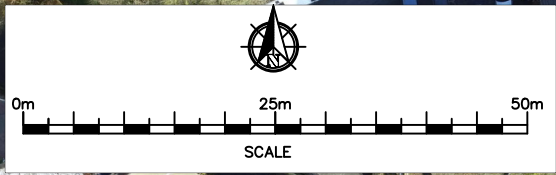
10.7.1 Valuation records⁹ were consulted as a means of confirming the historic development of Cavan town during the 19th century and assess the land use of the development area. The associated valuation map was not available at the time of record inspection therefore the study is based upon the street names a set out in the 1st Edition OS 6” map. Interestingly Abbey Street at this time is called Church Lane along which were houses with offices and rear yards/gardens along both sides of the street with a Male and Female school also recorded. Cavan Gas company is also noted as being located along Church Lane. The Abbey ruins and Graveyard are also noted in the valuation records at Church Lane and are described as being part of a “Public pleasure ground”.

10.8 Aerial Photography

10.8.1 The aerial photograph of the site (fig. 7) shows the PDA to occupy a roughly rectangular block of land clearly showing the green space Abbeylands public space centrally with a modern developed townscape surrounding.

10.8.2 Inspection of the aerial photograph did not reveal any obvious potential archaeological features within the boundaries of the proposed development.

⁹ <http://www.askaboutireland.ie/griffith-valuation>



Project: FMM19_088	Drawing Title: Figure 7: Aerial photography showing modern land use of proposed development area
Date: 10.11.22	
Scale: 1:750 at A4	

Site:
Abbeylands. Cavan. Co Cavan

Client:
Cavan Co Council
c/o CA/AHB Architects

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10.9 Previous Archaeological Excavations within Cavan Town

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 4).

Licence No.	Site Name/Location	Reason for Archaeological Excavation	Results of Archaeological Excavation
98E0496	FAIR GREEN, CAVAN	Archaeological Assessment	No archaeological remains
99E0073	REAR OF MAIN ST./GALLOW'S HILL, CAVAN	Archaeological Assessment	No archaeological remains
99E0074	REAR 7 FARNHAM ST., CAVAN	Archaeological Assessment	No archaeological remains
01E0019	BRIDGE ST. NO. 36, (MC CAULS PUB)	Archaeological Assessment	17 th century property boundary and burial remains
01E0577	MAIN ST., CAVAN	Archaeological Assessment	No archaeological findings
01E0896	MAIN ST., CAVAN	Archaeological excavation in advance of development	17 th century drain/rubbish pit
02E0057	FARNHAM STREET, CAVAN	Archaeological Assessment	No archaeological remains
03E0160	COCK HILL, CAVAN TOWN	Archaeological Assessment	No archaeological remains
03E1116	59 MAIN STREET, CAVAN	Archaeological Assessment	No archaeological remains
03E0221	1-3 CONNOLLY ST., CAVAN TOWN	Archaeological Assessment	No archaeological remains
03E0993	47-48 MAIN ST., CAVAN TOWN	Archaeological Assessment	No archaeological remains
03E1470	COLLEGE ST., CAVAN	Archaeological supervision of development	No archaeological remains
03E1524	CHURCH ST. / COCK HILL, CAVAN TOWN	Archaeological supervision of development	No archaeological findings
03E1842	65 – 71 MAIN ST / BULLOCK LANE, CAVAN	Archaeological Assessment	No archaeological remains
04E0541	CAVAN TOWN,29 BRIDGE ST&RIVER ST	Archaeological Assessment	No archaeological remains
04E0677	NO. 78 MAIN ST., CAVAN	Archaeological Assessment	No archaeological remains
04E1361	KINNYPOTTLE, CAVAN TOWN	Archaeological Assessment	No archaeological remains
04E1487	CAVAN,THOMAS ASHE STREET	Assessment in advance of development	No archaeological remains identified
04E1513	REAR MAIN STREET (JJ O'REILLY'S), CAVAN TOWN	Archaeological Assessment	No archaeological remains
04E1714	CAVAN,CAVAN TOWN,COCK HILL	Archaeological Assessment	No archaeological remains
050218	CAVAN TOWN BROADBAND DEVELOPMENT	Archaeological monitoring of trench excavation	No archaeological remains
05E0241	CAVAN TOWN,43 COLLEGE STREET	Archaeological Assessment	No archaeological remains
05E0737	MAIN STREET, CAVAN (WEST OF NEW CINEMA)	Archaeological Assessment	No archaeological remains
05E0760	THOMAS ASHE STREET, CAVAN	Archaeological Assessment	No archaeological remains
05E0800	NO. 1 MAIN STREET, CAVAN	Archaeological Assessment	Remains of foundations of St Clare's School and outhouses
06E0067	No 1 SCHOOL, ABBEY STREET/FARNHAM STREET,	Archaeological Assessment	19 TH century stone drain
06E0501	4 & 19-35 JAMES CONNOLLY STREET, CAVAN	Archaeological supervision of development	No archaeological remains
06E0844	College Street, Abbeyland, Cavan Town	Archaeological Assessment	No archaeological remains
06E1014	31 Church Street, Cavan Town	Assessment in advance of development	Remains of foundations of St Clare's School and outhouses
10E0213	Farnham Street, Abbey Land, Cavan Town	Archaeological supervision of development	No archaeological remains
21E042	North and East of Abbey Steet, Cavan Town	Archaeological Assessment	Burial remains and possible ditch associated with Abbeylands Abbey
21R0145	Abbeylands, Cavan Town	Geophysical Survey in advance of development	Inconclusive – possible structural remains

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

- 10.9.2 Records indicate that 30 licence archaeological investigations have taken place associated with development within Cavan town from 1998 through to 2010. The vast majority of these have been in the form of pre-development test trenching, resulting largely in negative findings.
- 10.9.3 One excavation however has revealed possible archaeological material associated with the Abbey monument site which forms the central focus of the proposed development scheme.
- 10.9.4 An archaeological evaluation was carried out in 2001 at lands to the rear of no.36 Bridge Street (McCaul's Pub) as part of pre-development evaluation works. Three test trenches were excavated to assess the potential impact of proposed pub extension on archaeological remains. The test trenches are recorded as being placed "20m from the southernmost limits of the modern burial ground", presumably 20m south of the existing Abbeylands boundary wall. Test trenching uncovered a property boundary of 17th-century date which would originally have divided Bridge Street into the narrow plots visible on the 1st edition OS map. The remains of a child burial were identified as stratified below the boundary. A deposit of disarticulated human remains was recovered from behind the wall of an 18th-century culverted, flagged drain, running north-south across the site. It could not be established whether these originally came from that location or from elsewhere on the site. Both human remains were covered over and preserved in situ.

10.10 Site Visit

- 10.10.1 The site visit confirmed the urban environment of the proposed scheme. Abbey Street leads off Farnham Street towards the Abbeylands public space and historic ecclesiastic site/graveyard. The north and east of Abbey Street contain a combination of existing warehouse and residential buildings.
- 10.10.2 The entrance to Abbeylands public space is accessed through a narrow-gated entrance (Plate 1). The reconstructed Abbey tower occupies the space immediately to the left of the entrance gate and is an imposing structure. A concrete surface appears to have been recently laid down around the tower base and forming a path which extends around the interior walls of the public space (Plates 2 & 3). The enclosed public space/historic graveyard consists of a managed lawn area with no evidence for marked graves with the exception of a two graves located immediately to the south of the entrance gate against the rear of the adjoining property. A modern concrete memorial structure is located within the northeast corner of the graveyard around which old gravestones have been collected (Plate 4). The wall surrounding the graveyard is of stone construction. The southern boundary of the wall appears to be of historic rough stone course construction with a concrete render and a gravestone incorporated into a section of the wall (Plate 5). The northern boundary of appears to have undergone extensive modern reconstruction including modern breeze block (Plate 6). The western section of boundary wall is a combination of modern breeze block construction and concrete rendered blockwork before it rejoins a section of rough stone course wall containing a blocked-up entrance (Plate 7). The eastern boundary of the graveyard is partially incorporated into the rear elevation of a stone-built structure (Plate 8) which is likely of 19th century construction.
- 10.10.3 The southern elevation of the building with which Abbeylands shares its eastern boundary consists of a combination of lower roughly hewn stone coursing above which the building has been consolidated with red brick and breeze block (Plate 9). An unusual curve buttress was noted in this building's wall where it appears to tie into the abbey boundary wall. A second 19th century stone-built building also abuts against the southern boundary wall of the Abbey graveyard looking on to an open tarmacked yard (Plate 10) within the area of the proposed new Community Services Building. The area of the proposed new Remote Working and Cultural Centre is currently occupied by a modern warehouse building (Plate 11).



Plate 1: Entrance to Abbeylands public space



Plate 2: Concrete walkway around public space facing west



Plate 4: Modern concrete memorial structure in northeast corner of public space



Plate 3: Upstanding tower monument surrounded by concrete walkway



Plate 5: Southern boundary wall of public space showing incorporated headstone



Plate 6: North boundary wall of public space



Plate 7: Blocked up entrance archway into west wall of graveyard external elevation



Plate 8: Eastern boundary of graveyard shared with 19th century building



Plate 10: 19th century stone built structure abutting southern boundary wall of Abbeylands graveyard

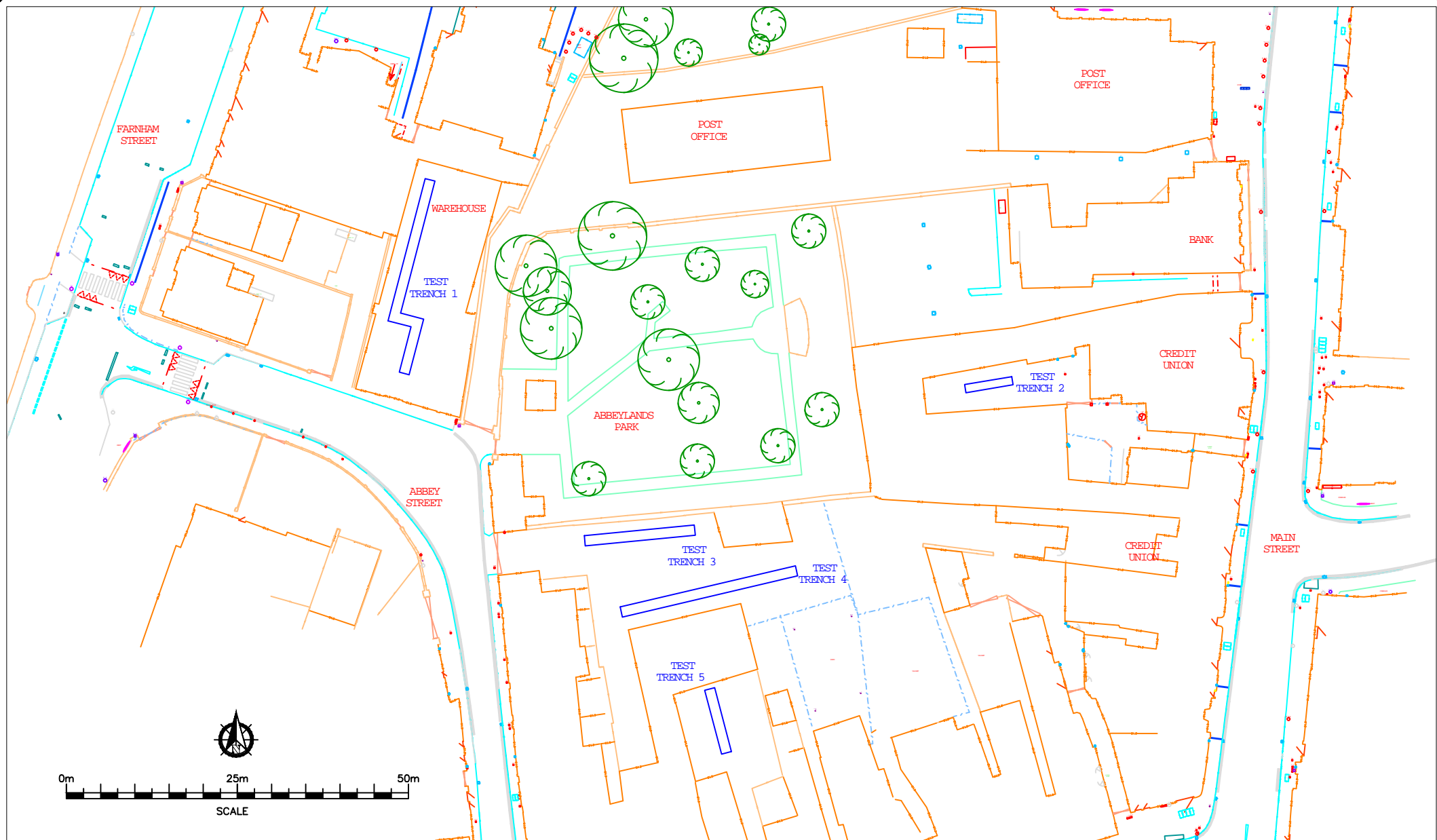



Plate 9: Consolidated building with pcurved wall adjoining southeast boundary wall of Abbeylands public space



Plate 11: Existing warehouse building within location of proposed Remote working and cultural centre

- 10.10.4 No newly identified archaeological remains were noted during the site visit, however there is a possibility that some structural elements of the retaining wall surrounding the Abbeylands graveyard and adjoining buildings may have a medieval/post medieval fabric to them.
- 10.11 Previous Archaeological Investigations associated with the proposed development
- 10.11.1 Pre-development archaeological investigations in the form of targeted test trenching and geophysical survey were carried out as part of project planning phase works related to the Abbeylands Regeneration Scheme.
- 10.11.2 Initial investigations were carried out in May 2021 the form of targeted archaeological test trenching within the footprint of Phase 1 development works (fig. 8). A total of 5 test trenches were excavated as shown in Figure 8. The results of the test trenching indicated that no identifiable archaeological deposits existed within the far eastern or southern portions of the proposed development area with natural subsoil reached at depths of between 1.1m – 1,3m below existing ground levels having been overlain by modern infill deposits. Test Trench 1 which was placed within the footprint of the new Remote Working and Cultural Centre to the west of Abbeylands public space. Excavation of this trench indicated that this portion of the proposed development site had undergone extensive modern disturbance perhaps associated with the construction of the modern warehouse which currently occupies the site or the site's use as an electricity substation. A significant deposit of infill material containing animal bone was encountered to a depth of 1.7m was encountered which was interpreted as re-deposited material associated with the long-term historic occupation of Cavan town and the post medieval market which occupied the site to the east. Test Trenches 3 & 4 were placed within the area of the proposed new Community Services building to the south of Abbeylands public space. These two test trenches proved the most significant in terms of archaeological findings. The trench excavation has shown that burials associated with the historic Abbey graveyard extend southward beyond the existing Abbeylands boundary wall. Several surviving historical burials were encountered at depth of between 0.95m – 1.1m below existing ground levels having been cut into the natural subsoil. The remains of two large ditch features extending along a north – south alignment towards the graveyard were also identified. The dating of the burials and the ditch features were un-determined.
- 10.11.3 A geophysical survey was carried out in July 2021 within the area of Abbeylands public space and historic graveyard. The aims of the geophysical survey were to identify any potential buried structural remains of the historic abbey site and to assess the potential for survival of burial plots within the area defined as the historic graveyard. The results of the survey indicated very little variations in geophysical reading and limited geophysical responses of interest. The conclusions of the survey noted that any potential geophysical responses were subtle in nature and could represent more recent ground disturbance however a tentative interpretation of the results indicated four areas of high resistance (i.e. potential structural features) noted immediately north of the existing tower, in the north of the graveyard, east of the graveyard and south of the graveyard. While these may represent areas of buried archaeological material it was noted that they could equally represent modern ground disturbance as there was no clear pattern or form to the results. The geophysical survey therefore could be considered as inconclusive.
- 10.11.4 While the geophysical survey appears to be largely inconclusive and did not positively identify any evidence for surviving buried graves, the results of the adjacent archaeological test trenching suggest that there may be up to 1m of infill material within this area of Cavan town and therefore any surviving burials may be located deeper beyond modern infill deposits. This may be consistent with the Griffith's Valuation reference to the area being used in the mid-19th century as a public pleasure ground in so far as there is a possibility that the site was levelled and/or infilled to create this public space.



Project: FMM19_088	Drawing Title: Figure 6: Locations of archaeological Test Trenches
Date: 18.05.21	 Archaeological Test Trenches
Scale: 1:750 at A4	

Site:
Abbeylands, Cavan, Co Cavan

Client:
Cavan Co Council
c/o CA / DHB Architects

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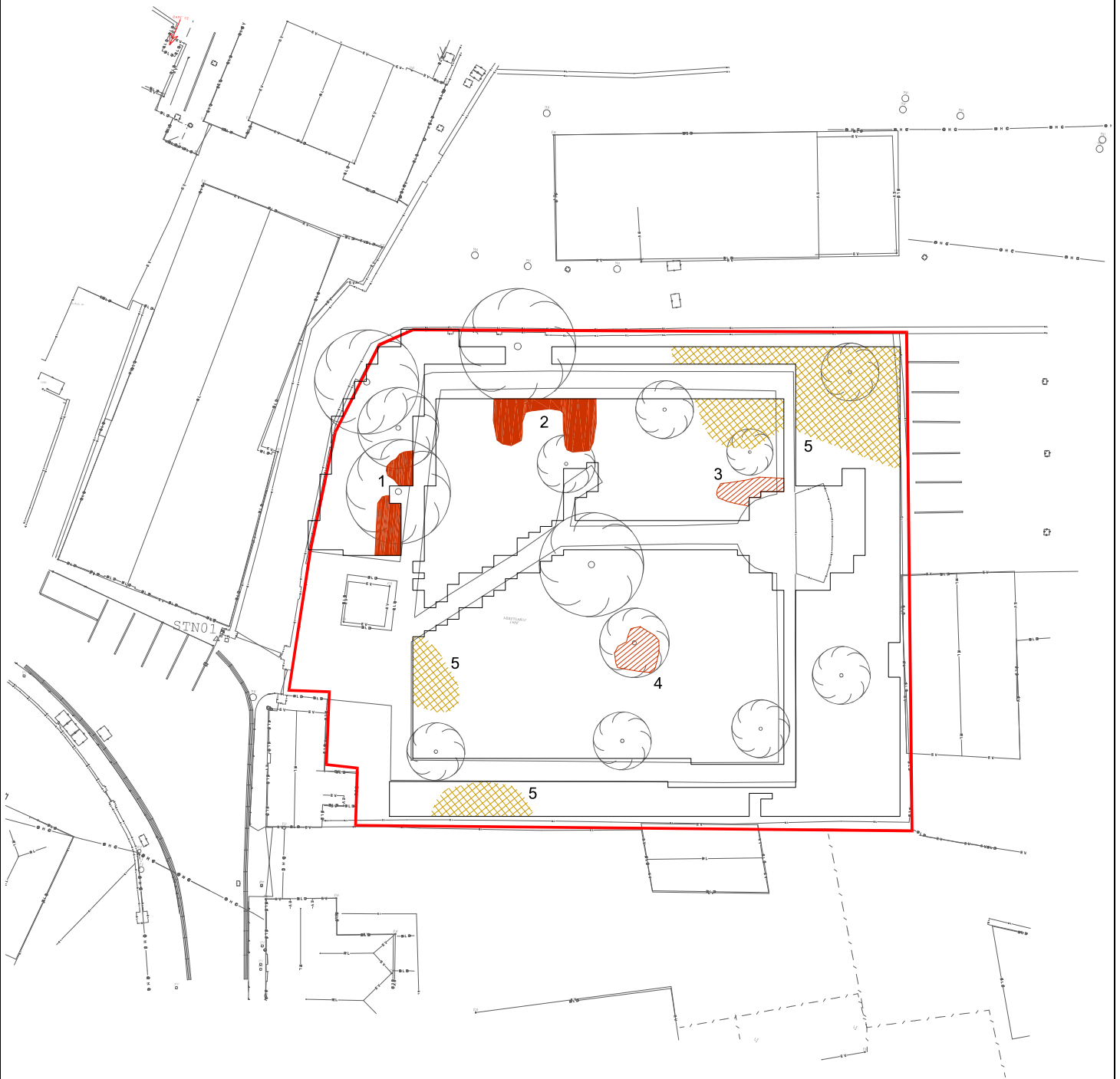
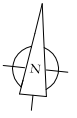


Figure 9: Results of Geophysical Survey within Abbeylands Public Space/Historic Graveyard

 High Resistance

 Modern electrical interference

0 metres 20

Client:
Farrimond MacManus Ltd

Project:
Geophysical Survey
Abbeylands Graveyard,
County Cavan

Title:
Resistance Survey:
Interpretation

 J.M. Leigh
Surveys Ltd.
www.jmlsurveys.com

Scale @ A4: 1:500
Figure: 5
Licence No.: 21R0145
Issue Date: 21.07.2021

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 Cavan town is located within a Zone of Archaeological notification and that the wider study area has a proven archaeological heritage, with 14 recorded SMR sites and numerous listed buildings within 1km of the proposed development. The main focus of past activity within the archaeological record dates to the medieval period, with the establishment of a Franciscan Abbey (SMR site CV020-005-2) located centrally within the PDA and medieval Castle (SMR site CV020-005-4) to the east during the 14th century. The establishment of these sites led to the development of a settlement (SMR site CV020-005) surrounding them and the establishment of Cavan as an important economic and administrative centre for the county right through to the post-medieval plantation period.

11.2.2 Consultation of early historical records and maps dating from the 16th century onwards indicate that the medieval abbey of Abbeylands was to the north of Bridge Street and that it consisted at least of a church with central external tower and a secondary building.

11.2.3 Historical records also indicate that Cavan may have once retained a partial town wall and enclosing defensive ditch during the 17th century, although the exact location of these features is no longer evident. Late 18th century mapping and associated topographical information on numbers of buildings, sizes and condition suggest that by the late 18th century Cavan town retained much of its medieval morphology which is still evident to the present day.

11.2.4 Based solely on the desk top study, the area of the PDA can be assessed to be of high archaeological potential based solely upon its location within a medieval town and its proximity to a historic medieval ecclesiastic 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 along the banks of the Cavan River, an important transportation route and natural resource and which would have been a focal point for occupation since the prehistoric period. Based upon its topographic setting the PDA may be considered as being of high archaeological potential.
- 11.4 *Summary of Findings- Archaeological Test Trenching and Geophysical Survey*
- 11.4.1 While the vast majority of historical archaeological investigations within the study area and within Cavan town have failed to identify any sub-surface archaeological remains associated with the medieval and post medieval occupation of Cavan, there has been evidence for the survival of burial remains potentially associated with the Abbeylands graveyard between its boundary walls and the buildings which front on the Bridge Street. This has subsequently been confirmed by more recent archaeological test trenching within the footprint of the proposed Such evidence appears to push the medieval boundary of the ecclesiastic site south towards Bridge Street itself and opens up potential for additional survival of archaeological remains beneath those yard areas of buildings along the north side of Bridge Street. The area of the proposed development within the existing Abbeylands public space/graveyard and the proposed new Community Services building would be considered of very high archaeological potential.
- 11.4.2 The archaeological test trenching within the footprint of the new Remote Working and Cultural Centre indicates that this portion of the proposed development area has undergone previous ground disturbance possibly associated with the site's previous use as an electricity substation and no evidence for extension of the historic Abbeylands graveyard were encountered. The test trenching within this area however was somewhat limited in scope and it should be noted that a significant depth of infill material containing a large quantity of urban refuse in the form of animal bone was encountered as well as some limited structural evidence for 19th century building foundations. As such this portion of the site may be defined as being moderate 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 development of Abbeylands Civic space centred on the existing Abbeylands green space and the construction of a new Remote Working and Cultural Centre to the west and new Community Services building to the south along with associated public realm improvements along Abbey Street north.
- 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 2022 – 2028 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.
- 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 5.

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.

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 5: Determining cultural heritage value

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.

12.1.7

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 6: Determining Magnitude of Impact

Significance of Impact	Magnitude of Potential Impact				
	Major	Intermediate	Minor	Negligible	No change
Cultural Heritage Value					
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 7: Magnitude of impact

12.1.8 The significance of the impact can be either beneficial or adverse (Table 7). 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
Very Large	<p>Cultural heritage features assigned this level of impact significance will represent key factors in the decision-making process.</p> <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>
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	<p>No effects upon cultural heritage or the effects are negligible. There is no conflict with or contribution to policies for protection of heritage resources.</p>

Table 8: Significance of Level of Impact

12.2 Assessment of Archaeological Impact: Existing Recorded Cultural Heritage Features.

- 12.2.1 The proposed development site lies within an area of moderate to high 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 An Architectural Heritage Impact Assessment has been carried out in tandem with this Archaeological Impact Assessment (DHB Architects, 2020). Therefore, this report will not deal further with the implications of the impact of the development upon the above listed buildings and the following Impact Assessment will refer solely to archaeological sites and monuments.
- 12.2.3 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).

Cultural Heritage Receptor	Assessment of significance	Value	Magnitude	Significance of Impact
CV020-087----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-054----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-055----	Sites/features that contribute to regional research objectives Cavan settlement	Medium	Intermediate	Slight - moderate
CV020-055002-	Sites/features that contribute to regional research objectives (Abbey)	Medium	Intermediate - Major	Moderate - Large
CV020-055003-	Sites/features that contribute to regional research objectives (Cross)	Medium	No Change	Neutral
CV020-055004-	Sites/features that contribute to regional research objectives (Castle)	Medium	No Change	Neutral
CV020-055007-	Sites/features that contribute to regional research objectives	Medium	Intermediate	Slight - Moderate
CV020-055008-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-055009-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-085----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-072----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-088----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-090----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-091----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral

Table 8: Assessment of Impact of proposed development upon existing archaeological monuments within the study area

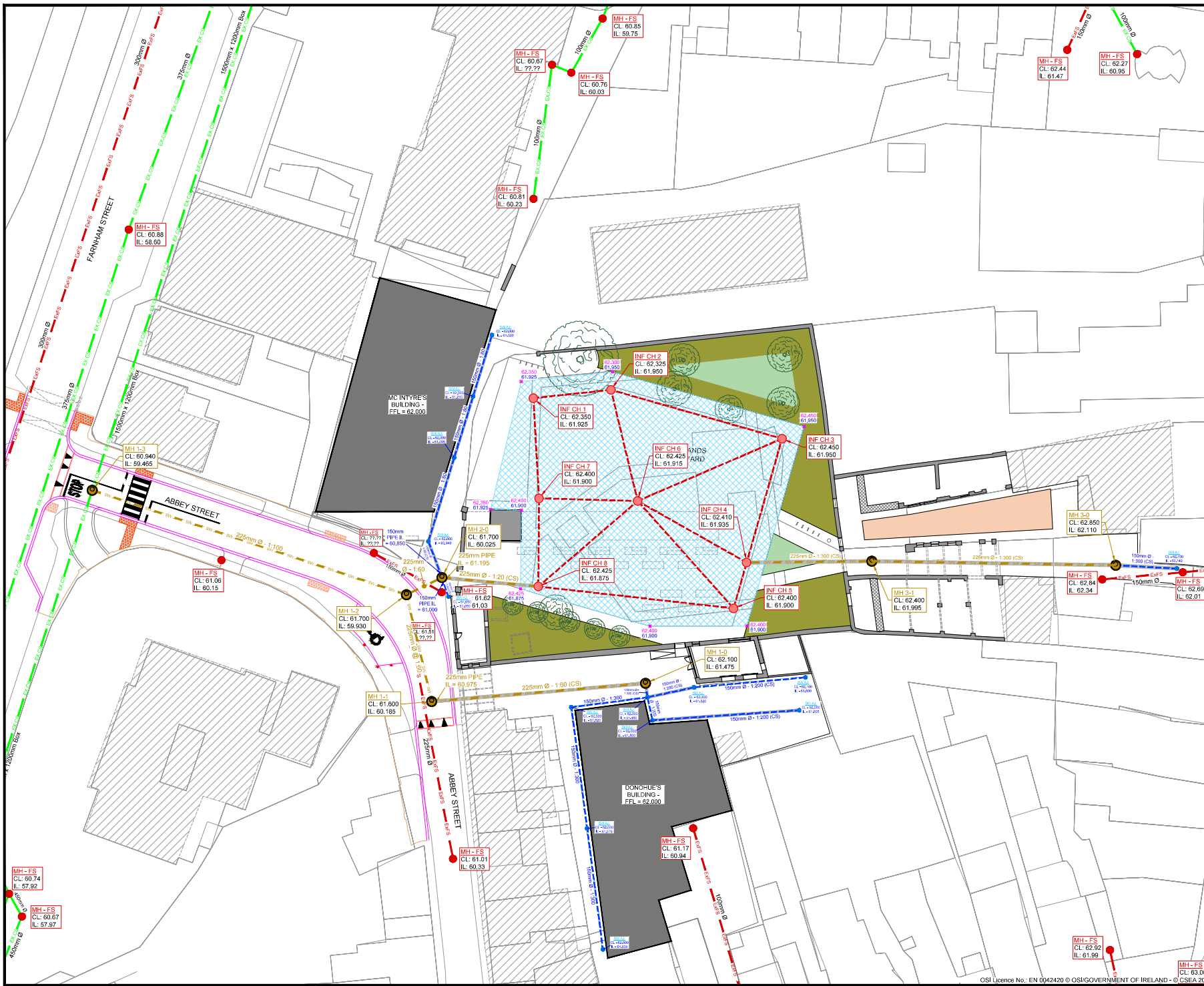
- 12.2.4 The vast majority of existing recorded archaeological monuments lie outside the development area, therefore the significance of the level of impact of the proposed development in relation to recorded monuments in the surrounding area can therefore be considered neutral for those existing cultural receptor sites within the wider landscape around the proposed development area.
- 12.2.5 However two archaeological sites are recorded within the development, these being archaeological remains associated with the town of Cavan itself (CV02-055) and the sites of the medieval Franciscan Friary (CV020-055002) and later Church and School (CV020-55007) which are located within the centre of the existing Abbeylands public space.
- 12.2.6 Cavan Town (CV02-055): In relation to any archaeological remains associated with medieval and post medieval Cavan town, there are currently no upstanding visible remains within the landscape, however, there remains a potential for sub-surface remains to survive. Historic mapping for example has indicated that 18th century buildings were located within the footprint of the proposed Remote Working and Cultural Centre. Test trenching within the existing warehouse building however did not identify any extensive sub-surface archaeological remains associated with 18th century buildings, however the trenching was somewhat limited in nature and it did reveal significant depth of domestic refuse infill material associated with the historic occupation of the town. The construction of the new Remote Working and Cultural Centre which will involve invasive ground works associated with excavation of narrow mass concrete foundation trenches excavated to a depth of 2m below existing ground level. Excavation of these trenches will have the potential to adversely impact upon any buried archaeological remains associated

with Cavan town as an archaeological monument which were not identified during archaeological test trenching. Historic maps indicate that the establishment of Abbey Street dates to at least the late 18th century, therefore any construction excavation associated with the proposed public realm works along Abbey Street/Farnham Street which extend below modern formation levels has the potential to impact upon potential surviving archaeological features associated with the historic occupation of Cavan town.

- 12.2.7 Franciscan Friary (CV020-055002) and Post Medieval Church & School (CV020-55007): In relation to archaeological remains associated with the Franciscan Abbey and later Parish Church and School, the only above ground archaeological remains associated with the Abbey are the existing tower located that the western side of Abbeylands public space albeit in a much-altered state. The proposed development intends to continue the preservation of this structure as a focal point of public space. It is proposed to replace and extend the existing areas of hardstanding/paths with a larger area of stone paving aligned to the new Remote Working and Cultural centre, with landscaped greenspace around the edges and new entrance within the existing east boundary wall (fig. 3). The finished levels of the new surface will be above the existing ground level so as to avoid any significant widescale ground disturbance; however it is proposed that excavation to formation levels for the new surface slabs will require removal of between 0.23m – 0.5m of existing ground surface (from north to south) in order to provide an appropriate sub-base for the proposed new surface. There will also be a requirement for drainage to be inserted into the graveyard as indicated in Figure 10. This will require on average excavation for pipe trenches and manhole chambers to a depth of on average 0.5m below existing ground levels. While test trenching to the south of the graveyard indicates there has been a deposition of up to 1m of modern infill the Abbeylands area, it remains unclear whether this is the case within the existing public space/graveyard. Therefore topsoil/ground reduction for the new permeable surface within the existing greenspace and the excavation of the drainage pipes and manhole chambers would have the potential to have an adverse impact upon buried archaeological remains associated with the Friary or the later Church and School. The impact of which can be assessed as moderately adverse in the case of buried structural remains and severe adverse in the case of disturbance of burials given their high archaeological value.
- 12.2.8 The full extent of the abbey precinct is also uncertain and likely extended beyond the walls of the existing graveyard/park towards Bridge Street to the south. This has been proven to some extent through more recent test trenching within the environs of the new Community Services Building with the discovery of surviving inhumation burials and two potential ditch features. The archaeological test trenching was useful in establishing a baseline for the likely depth of surviving archaeological remains within this portion of the proposed development. As such it is proposed that no services or building elements be designed 0.5m depth beyond existing ground levels. This is so as to avoid disturbing any potential archaeological remains associated with the historic Friary including surviving burials. Proposed drainage is designed to be kept within this 0.5m buffer between existing ground level and identified archaeological levels. The exact nature and depth of proposed foundations for the new Community Services building is yet to be established, however the premise of design will be to utilise a concrete raft at ground floor level supported by isolated concrete piers, the location of which will be confirmed pending additional archaeological investigations which will be detailed in Section 13 below.

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. This has been shown to



DRAWING IS PRODUCED USING THE IRISH TRANSVERSE MERCATOR (ITM) GEOGRAPHIC COORDINATE SYSTEM **A1**

SURFACE WATER LEGEND:

- EXISTING FOUL SEWER PIPE: --- EX-CP --- EX-FS
- EXISTING COMBINED SEWER PIPE: --- EX-CP
- EXISTING FOUL SEWER MANHOLE: ● MH-FS
- PROPOSED 225mm Ø PVC SURFACE WATER PIPE: --- SW
- PROPOSED 225mm Ø PVC SURFACE WATER PIPE WITH CONCRETE SURROUND (CS): --- SW CS
- PROPOSED MANHOLE CHAMBER TYPE C: ● MH L4
- PROPOSED AREA OF PERMEABLE PAVING WITHIN PUBLIC REALM OPEN SPACE AREA: ▨
- PROPOSED INFILTRATION MANHOLE IN PERMEABLE PAVING AREA: ● INF-CH.5
- PROPOSED 150mm Ø PERFORATED DRAINAGE PIPE: --- PD
- PROPOSED 150mm Ø PVC SURFACE WATER PIPE FOR RAINWATER COLLECTION FROM PROPOSED BUILDING ROOFS: --- RW
- PROPOSED 150mm Ø PVC SURFACE WATER PIPE WITH CONCRETE SURROUND (CS): --- RW CS
- PROPOSED ACCESS JUNCTION (AJ) FOR 150mm Ø PVC PIPE: ● AJ

Rev	Description	Drawn	Checked	Date
P03	SURFACE WATER LAYOUT UPDATED	CP	CB	10.11.22
P02	SURFACE WATER & LAYOUT UPDATED	CP	CB	09.11.22
P01	FOR DISCUSSION	CP	CB	28.09.22

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Client: **CAVAN COUNTY COUNCIL**

Project: **ABBEYLANDS PUBLIC REALM CAVAN DESIGN AND REDEVELOPMENT PROPOSED SURFACE WATER LAYOUT**

Drawn: CP Date: 28.09.22 Scale: 1:250 @ A1

Checked by: CB

Project Code: 19_134 - CSE - GEN - XX - SK - C - 1011

Status Code: S2 FOR INFORMATION

Revision: P03 PRELIMINARY

Figure 10: Proposed drainage layout

be the case in Cavan town with previous archaeological works identifying the remains of potential medieval burials and later medieval/post medieval boundary plots.

- 12.3.2 Therefore, any construction which is planned as part of the proposed phased development which will involve invasive ground works below existing modern level will have the potential to adversely impact upon any previously unidentified archaeological remains.

13. Conclusions and Recommendations¹⁰

- 13.1 The desktop study and subsequent site investigations have confirmed that the proposed development is located within an area of moderate to high archaeological potential with three existing recorded monuments located within and around the boundaries of the proposed development. Pre-design archaeological investigations have also confirmed the existing of sub-surface remains associated potentially associated with the medieval Friary graveyard extending beyond the Abbeylands public space towards within the location of the proposed new Community Services Centre. The exact nature of sub-surface archaeological remains within the existing Abbeylands public space/historic graveyard remains uncertain, while the archaeological potential within the location of the proposed Remote Working and Cultural Centre is low to moderate.
- 13.2 Each element of the proposed Phase 1 of Abbeylands development has the potential to have an archaeological impact upon these existing known sites as well as previously un-recorded archaeological remains associated with them. Therefore it is recommended that a series of archaeological mitigation measures are implemented as a means of ensuring that this archaeological impact is minimised as far as possible in line with National legislation and Cavan County Development Plan 2014 – 2020 (Policies BHP1 – BHP08). A summary of Impact and Mitigation Measures are outlined in Table 9 below.
- 13.2.1 The proposed development is centred around the existing Abbeylands public space which is located within recorded monuments Cavan Town (CV02-055) and contains the site of a medieval abbey and later parish church and graveyard and school (CV020-055002 & CV020-055007). No upstanding remains associated with the abbey buildings or later church and school survive. Archaeological test trenching has confirmed that the Abbey precinct and graveyard probably extend southwards towards Bridge Street but do not appear to extent further east towards Main Street or West towards the new Remote Working and Cultural Centre. The geophysics results from within the existing Abbeylands public space/historic graveyard were inconclusive. The above archaeological impact assessment indicates that the proposed each element of Phase 1 Abbeylands Regeneration Project with have an adverse archaeological impact ranging from slight to moderate/large, with the largest adverse impact associated with construction work which may extend beyond existing modern infill layers to the depth of archaeological remains associated with the medieval abbey and graveyard, specifically with reference to surviving burials.

¹⁰ All recommendations are subject to discussions with and the approval of the relevant heritage authorities

Proposed Construction	Heritage Receptor	Assessment of Impact	Proposed Mitigation
<i>Remote Working Centre and Cultural Centre</i>	<u>Cavan Town (CV02-055):</u>	Slight to moderate Adverse	Archaeological Monitoring of reduced level dig – i.e. foundation trenches, drainage, floor level sub-base excavation. Archaeological excavation and recording of identified archaeological features and deposits which cannot be preserved in situ
	<u>Franciscan Friary (CV020-055002)</u>	Neutral	No mitigation required
	<u>Post Medieval Church & School (CV020-55007):</u>	Neutral	No mitigation required
<i>Abbeylands Public Realm Scheme</i>	<u>Cavan Town (CV02-055):</u>	Slight adverse	Archaeological Monitoring of reduced level dig – i.e. drainage pipe and manhole excavation, tree pits/lighting pits permeable paving sub-base excavation. Archaeological excavation and recording of identified archaeological features and deposits which cannot be preserved in situ
	<u>Franciscan Friary (CV020-055002)</u>	Moderate to large adverse	Pre-construction archaeological test trenching to establish depth, nature and extent of surviving sub-surface archaeological deposits/features as an aid to construction design. Archaeological Monitoring of reduced level dig – i.e. drainage pipe and manhole excavation, permeable paving sub-base excavation. Archaeological excavation and recording of identified archaeological features and deposits which cannot be preserved in situ
	<u>Post Medieval Church & School (CV020-55007):</u>	Moderate Adverse	Archaeological Monitoring of reduced level dig – i.e. drainage pipe and manhole excavation, permeable paving sub-base excavation. Archaeological excavation and recording of identified archaeological features and deposits which cannot be preserved in situ
<i>Community Services Building</i>	<u>Cavan Town (CV02-055):</u>	Slight adverse	Pre-construction archaeological test trenching to establish depth, nature and extent of surviving sub-surface archaeological deposits/features as an aid to construction design.
	<u>Franciscan Friary (CV020-055002)</u>	Moderate to large Adverse	Pre-construction archaeological test trenching to establish depth, nature and extent of surviving sub-surface archaeological deposits/features as an aid to construction design.
	<u>Post Medieval Church & School (CV020-55007):</u>	Neutral	No mitigation required

Table 9: Summary of Assessment of Impact and proposed archaeological mitigation measures for existing cultural heritage sites located within boundaries of Phase 1 Abbeylands development

13.3 Pre-Commencement Mitigation

- 13.3.1 As the potential archaeological impact of construction upon archaeological remains associated with the medieval Abbey and Graveyard remains moderate to large adverse, it is recommended that pre-commencement archaeological works are carried out. The aims of the pre-commencement works are to establish the depth, nature and extent of surviving sub-surface archaeological features/deposits/burials to ensure that these can be appropriately mitigated for, either through in situ preservation or through archaeological excavation and recording. The following measures are proposed:
- Abbeylands Public Space: It is proposed that pre-commencement archaeological test trenching be carried out within the footprint of the new permeable surface and drainage works. Drainage constraints for the proposed development necessitate between 0.23m – 0.5m ground reduction within the footprint of the new surface. The aims of the test trenching would be to confirm depth of existing overburden/depth and/or surviving sub-surface archaeological material in order to ensure these are not impacted upon the reduced level excavation for the new surface sub-base and drainage. Should no archaeological remains be uncovered or overburden be shown to extend beyond the depth of reduced level dig then no further archaeological requirement would be recommended. If archaeological material / burials are encountered within the depth of reduced level dig, then it is recommended that a programme of open area archaeological excavation and recording of remains be carried out under licence to and in consultation with the relevant authorities in DCH&G and National Museum of Ireland as a means of providing for their preservation through record.
 - Community Services Centre: It is proposed that archaeological test trenching be carried out along the alignment of the proposed structural concrete piers which will be required to support the proposed rafted floor slab. The aims of the test trenching are to identify areas of the site where pier placement can be designed so as not to disturb any sub-surface archaeological deposits or burials. It is anticipated that the floor slab depth will not be required to extend beyond modern made ground. The archaeological test trenching is proposed to be carried out post demolition of the existing building which occupies the site.

13.4 Archaeological Mitigation Development led Investigations

- 13.4.1 The majority of archaeological mitigation is proposed as pre-commencement works. However previous archaeological test trenching within the footprint of the proposed new Remote Working and Cultural Centre indicates that the potential for survival of extensive archaeological remains is low given that there appears to have been significant ground reduction within this portion of the proposed development. The primary construction element which is likely to impact upon potential sub-surface archaeological is the insertion of deep narrow foundations. It is therefore recommended that archaeological mitigation for this new building should entail archaeological supervision of excavation of the foundation trenches during construction phase works.
- 13.4.2 The majority of construction excavation within the remainder of the public realm improvement works on Abbey Street towards Farnham Street are unlikely to extend beyond the depth of existing modern formation levels with the exception of excavation for new tree pits, lighting pits and drainage. These deeper construction excavations could have the potential to impact upon surviving sub-surface archaeological features associated with the historic development of Cavan Town. It is therefore recommended that excavation of these elements of public realm works be carried out under archaeological supervision.
- 13.4.3 Any archaeological features or deposits identified during monitoring work will be required to undergo archaeological excavation and recording prior to completion of full depth foundation excavation as a

means of providing for their preservation through record.

13.5 Post Development/Post Excavation Investigations

- 13.5.1 Once all of the required fieldwork is completed, post-excavation analysis and the production of a report outlining the findings and results of archaeological excavations (if undertaken) will be required under both planning and licencing conditions.
- 13.5.2 It is recommended that a full timetable and costing of post excavation requirements are produced and agreed between archaeologist and developer, with timetables and post excavation methodologies to be submitted to NMS. This should ideally be carried out in the final stages of on-site archaeological attendance.