



Farrimond MacManus Ltd

ARCHAEOLOGY • SURVEY • GIS

Archaeological Impact Assessment

for proposed development

between

Main Street and Patrick Street.

Belturbet, Co Cavan

commissioned by

Cooney Architects

on behalf of

Cavan County Council

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*Archaeological Impact Assessment
for proposed development between
Main Street and Patrick Street,
Belturbet, Co Cavan¹*

Summary

The following cultural heritage impact assessment was carried out by FarrimondMacManus Ltd having been commissioned by Cooney Architects on behalf of Cavan County Council in relation to proposed renovation and development of property between Main Street and Patrick Street, Belturbet, Co. Cavan.

A desk-based study has confirmed that the proposed development site is located within a wider archaeological landscape, with several known archaeological sites, recorded structures recorded within a 2km radius of the development. The town of Belturbet itself is recorded as an SMR site being a designated SMR Zone / Area of Archaeological Potential. The desktop study has therefore identified the proposed development as being within an area of moderate to high archaeological potential with the potential for elements of the upstanding buildings which survive within the site to have 18th century origins or earlier.

An assessment of impact which the proposed development may have on any archaeological and cultural heritage remains which survive without and within the boundaries of the proposed development has been carried out and a mitigation strategy aimed at minimising any potential archaeological impact the proposed development may have is proposed:

- It is recommended that a Level 3 Historic Building Survey of existing building on the site to include a fabric survey to assess their potential date/origin and as a means of providing for their record prior to demolition/alteration.*
- It is recommended that programme of construction led archaeological supervision of invasive ground works be carried out within the development area as means of allowing for the identification of potential surviving sub-surface archaeological remains and to provide for either their in-situ preservation or by preservation through archaeological excavation, recording, and reporting.*

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Every effort is made to provide detailed and accurate information in compiling this report, however FarrimondMacManus Ltd cannot be held responsible for errors or omissions as a result of inaccuracies within third party data.

1. Introduction

1.1 This Archaeological Impact Assessment was prepared during January 2024 by FarrimondMacManus Ltd, having been commissioned by Cooney Architects on behalf of Cavan County Council in relation to proposed re-development of former Dinkins Bakery, Main Street, Belturbet, Co Cavan

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

2.1 The legal framework which provides for the protection of the archaeological and cultural heritage resource in Ireland consists of various national and international laws and policies. The National Monuments Acts 1930 – 2014 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 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 Housing, Local Government and Heritage 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 Monaghan County Development Plan 2013-2019.

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.

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 Built and Cultural Heritage Policy BCHPO 01 within the Cavan County Development Plan 2022 – 2028 with specific reference to sub-Policies AH1 – AH14 (Archaeological Heritage), HG1 & HG2 (Historic Parks and Demesnes), IH1 – IH3 (Industrial Heritage), VA1 – VA3 (Vernacular Buildings) and RPS 1 – 16 (Protected Structures). In the first instance the desk-based assessment and field visit aim 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 is located within the centre of Belturbet Town and encompasses a c.70m long and c.10m wide plot which fronts on to the north side of Butler Street at the southeast to the south side of Patrick Street to the northwest rear of the property (figs. 1 & 2).

6. Proposed Development

- 6.1 The proposed development is part of the Belturbet Masterplan Regeneration Scheme and will consist of the renovation of the existing building which fronts on to Butler Street, with the demolition of the existing outbuildings to the rear and the construction of commercial premises (figs. 3a & 3b).

7. Archaeological Background

- 7.1 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.

7.2 Mesolithic (7,500 – 4,500 BC)

- 7.2.1 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.

7.3 Neolithic (4,500 – 2,500 BC)

- 7.3.1 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.

7.4 Bronze Age (2,500 – 500BC)

- 7.4.1 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

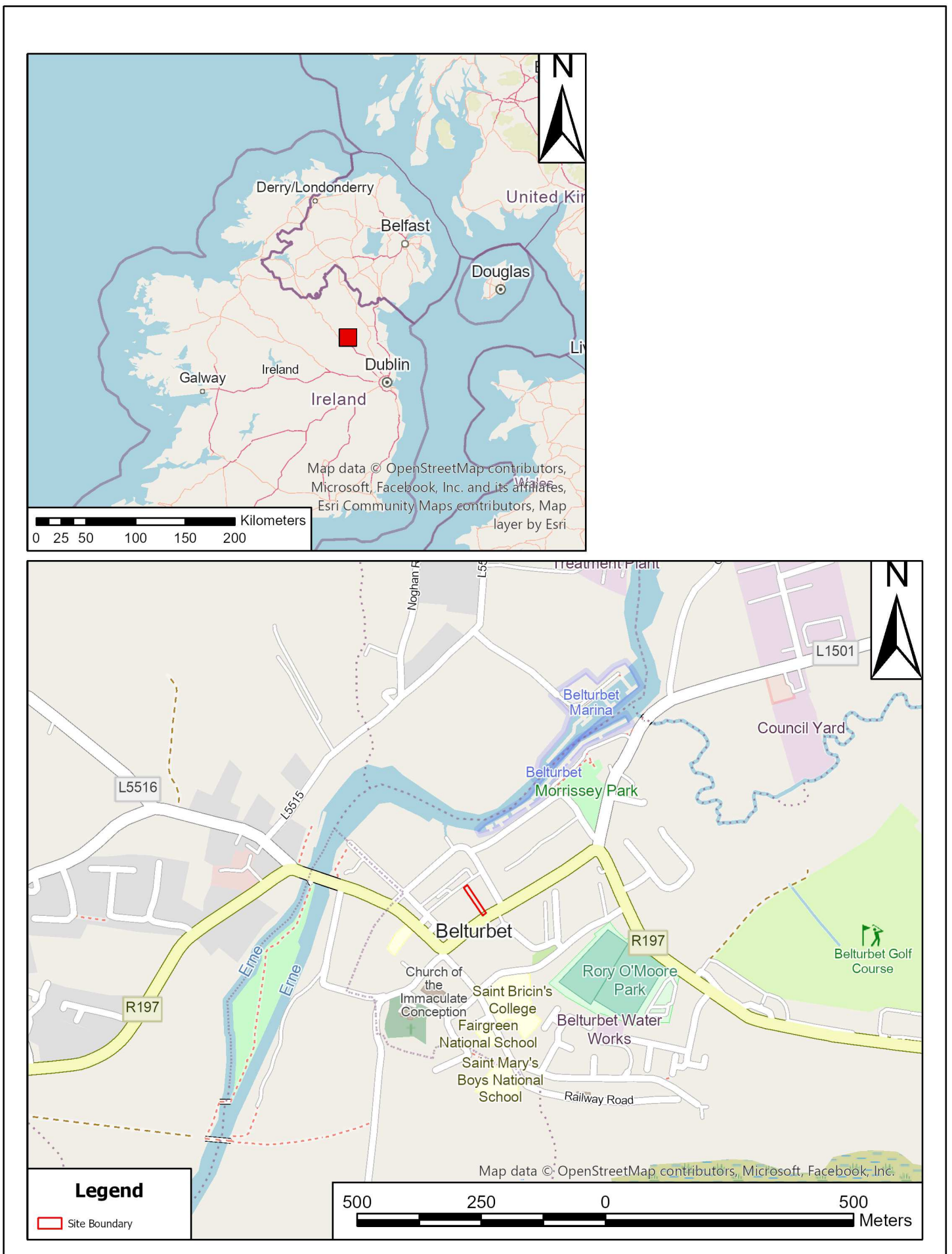


Figure 1: Proposed development at Butlers Street, Belturbet, Co Cavan: General site location



Project:
FMM23_066

Date:
05.02.24

Scale:
1:1250 (A4)


Drawing Title:
Figure 2: Proposed development at Main Street / Patrick Street
Belturbet: Detailed site location

 SITE BOUNDARY

DETAILS:

Project Name:
Main St / Patrick St Belturbet

Client:
Cavan Co Council
c/o Cooney Architects

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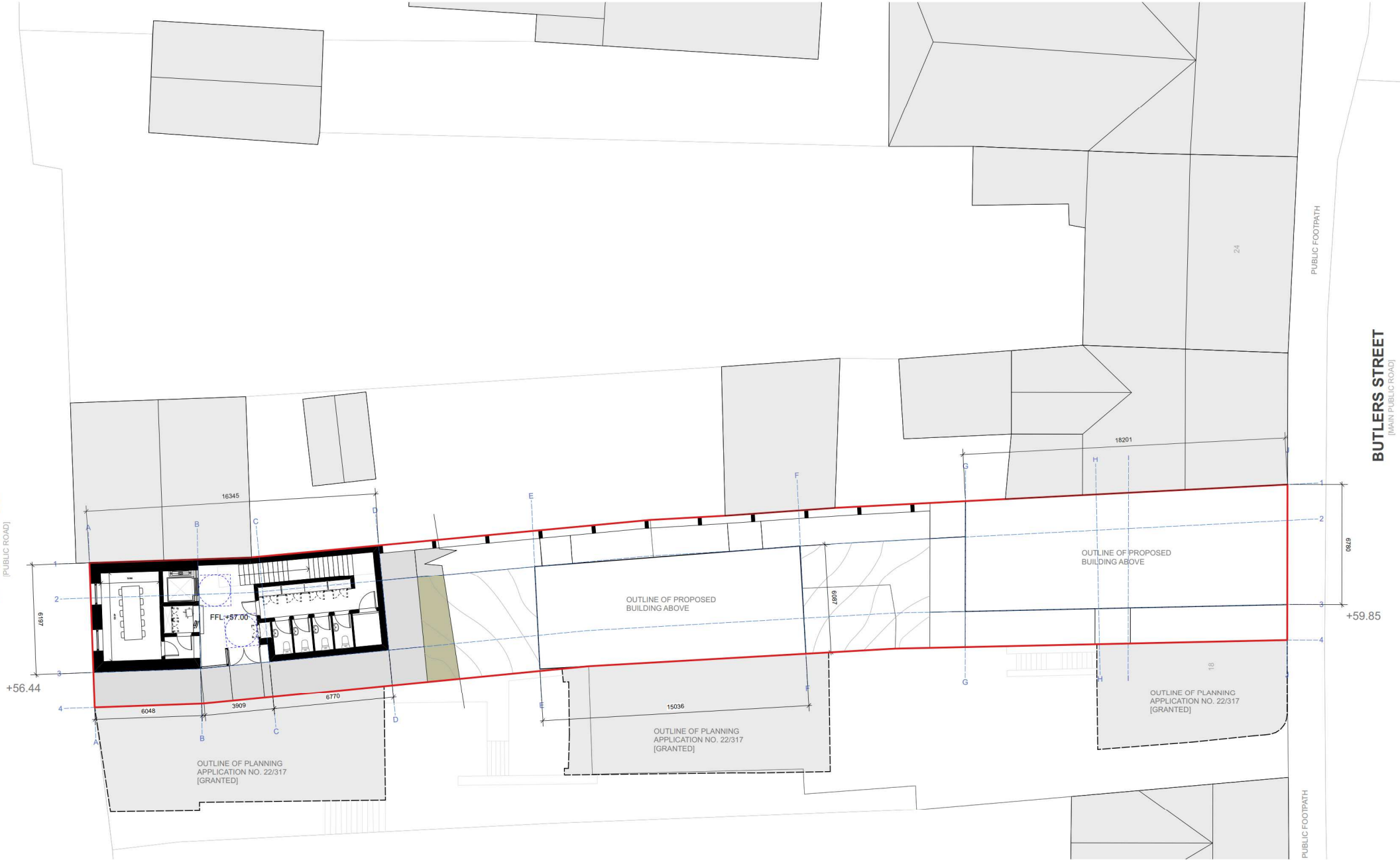
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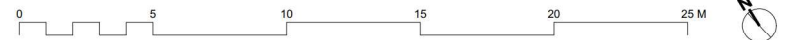
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PATRICK STREET
[PUBLIC ROAD]

BUTLERS STREET
[MAIN PUBLIC ROAD]



Proposed Ground Floor Plan 01
Scale: 1:100



REVISION

revision
revision
revision
revision

NOTES

notes All levels and dimensions to be checked onsite. Any discrepancies to be reported to Cooney Architects Do not scale off this drawing. Use figured dimensions only.
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DESIGN TEAM

PLANNING APPLICATION

Figure 3a: Proposed lower ground floor plan

CooneyArchitects

project title Belturbet Masterplan Feasibility
client Cavan County Council
drawn by EM
checked by FC

drawing no. 23003-CA-PA-00-M3- 100
drawing title Proposed Floor Plan 00
scale 1:100 @ ISO A1
date 15/11/2023

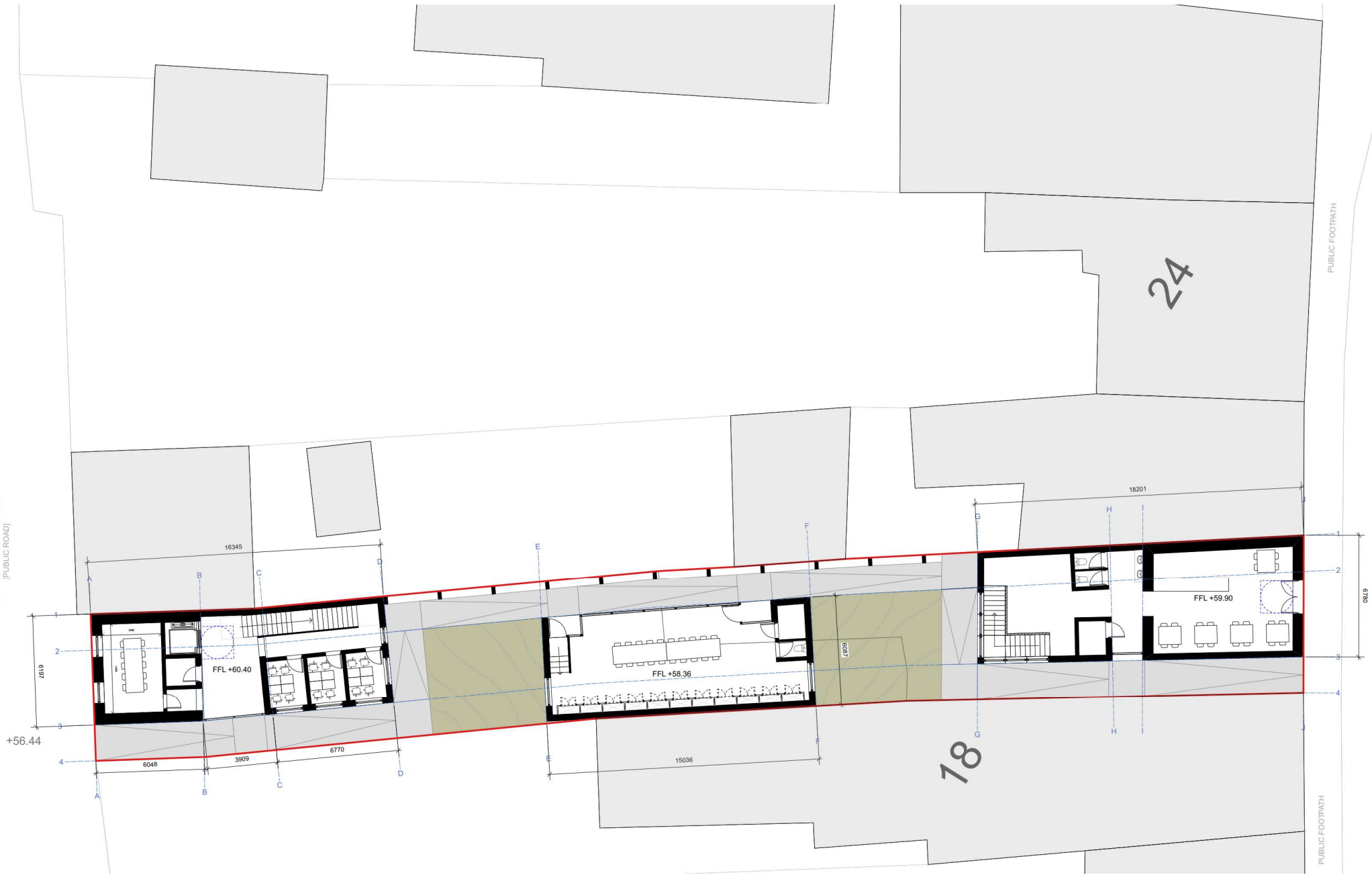
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REV

PATRICK STREET
[PUBLIC ROAD]

BUTLERS STREET
[MAIN PUBLIC ROAD]



Proposed Ground Floor Plan 1
Scale: 1:100



REVISION

revision	description

NOTES

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DESIGN TEAM

PLANNING APPLICATION

Figure 3b: Proposed upper ground floor plan

CooneyArchitects

project title Belturbet Masterplan Feasibility
 client Cavan County Council
 drawn by EM
 checked by FC

drawing no. 23003-CA-PA-00-M3-101
 drawing title Proposed Floor Plan 01
 scale 1:200 @ ISO A1
 date 15/11/2023

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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.

7.5 *Iron Age (500BC – AD500)*

7.5.1 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.

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

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

7.6.2 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.

7.6.3 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.

7.7 *Medieval (1177AD – 1603AD)*

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

7.8 *Post Medieval (1603AD – 1750AD)*

7.8.1 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.

8. **Historical Background**

8.1 Belturbet takes its name from the Irish "*Beal Tairbirt*" meaning "opening to the Tairbert" the nearby Tairbert Island, within the River Erne which the town now spans. Its location has been an important fording point over the river through the centuries, this being reflected by the early history of the landscape around the town. It was the capital of the Kingdom of East Breifne that existed from 1256 to 1607. When the Anglo-Normans tried to conquer Cavan in the early 13th century, Walter de Lacy built a motte-and-bailey on Turbet Island, a steep mound of earth where it was built can still be seen to the present day. In the late 16th century the local O'Reilly chieftains built a castle opposite Turbot Island.

8.2 During the 17th century plantation of Ireland the Corporation of the Borough of Belturbet was established in 1613 under Charter from King James I to Sir Stephen Butler. Sir Stephen was one of fifteen "Undertakers" who secured a grant of 2000 acres or more of land in County Cavan at the Plantation of Ulster between 1609 to 1610. His share was "*the greater proportion of Belturbet and Derringlasse in the barony of Loughtee in the County of Cavan.*" In compliance of the grant Sir Stephen Butler was required to erect a Castle and bawn of great strength and establish a town. By an indenture in 1618 Sir Stephen Butler, granted and confirmed to the corporation certain parcels of land amounting altogether to 284 acres, also a weekly market and two annual fairs, and a weekly court of record. By captain Nicholas Pynnar's survey of 1619, it appears that Butler has constructed a castle and bawn of four stout walls erected on a hill overlooking the river and that the newly erected houses were built of wickerwork, and all inhabited by English tradesmen, who had each a garden, four acres of land, and commonage for a certain number of cows and horses. The town prospered with the erection of two corn mills, a fulling mill, a tuck mill, a saw mill and a flax mill. Cattle and horse fairs, pork, butter, fowl and fish markets were held on regular bases.

8.3 On the 24th of Oct 1641 Myles O'Reilly seized Belturbet for the Irish Confederation. The town remained under native control until 1652. Owen Roe O'Neill used it as a base for his northern Army. In 1649 he held a provisional council of the Northern Irish here. Soon after his death a council of the nobility and officers of the Ulster Irish was held in Belturbet. In 1652 the town surrendered to the Cromwellian army. Belturbet then reverted to the sons of Sir Stephen Butler, who had died in 1639. He and his wife are buried in the chancel of the local Church of Ireland.

8.4 In 1690, the town, being garrisoned by a body of the forces of Jas. II., was taken by surprise by the Enniskilleners, who fortified it for their own party.

8.5 By 1837 Lewis Topographical Dictionary of Ireland describes the town as containing several neat houses, but the greater number are indifferently built and thatched. A handsome bridge of three arches is in course of erection over the Erne, There is a cavalry barrack for 7 officers, 156 non-commissioned officers and men, and 101 horses. A large distillery dating to 1825 is also noted at this time. Lewis also describes how the land in and around the town was apportioned. The town commons is described as being c.120 acres with the right of commonage regulated by the possession of all or part of a homestead with an associated proportionate quantity of bog. The homestead as described as partially

fronting on to streets having been granted to individuals during the foundation of the town and then sub-divided into tenements. The burgesses lands were represented by separately enclosed private burgess plots.

- 8.6 Belturbet remained a garrison town until 1922. The town has retained much of its original lay-out. The Main Street / Butler St. leads to the 'Diamond', which was originally the Market Square. The Church of Ireland at the southern end of the town stands on a 17th century Star Fortification Site. Parts of the church date from that century.

9. Desk Based Study

9.1 Sites and Monuments Record

- 9.1.1 The desktop study also shows that the proposed development is situated within an established archaeological landscape, with 24 archaeological sites and monuments (SMR) recorded within a 2km study area (Figure 4a; Table 1) surrounding the proposed development area (PDA),

SMR NO	SITE TYPE	GENERAL PERIOD	TOWNLAND
CV011-001----	CRANNOG	EARLY MEDIEVAL	BRANKILL (Lanesborough)
CV011-002----	BURIAL GROUND	UNCERTAIN	CALDRAGH
CV011-013----	HISTORIC TOWN	POST MEDIEVAL	CORPORATION LANDS, STRAHEGLIN
CV011-013003-	STRUCTURE	MEDIEVAL	STRAHEGLIN
CV011-013006-	NON-ARCHAEOLOGICAL	NOT DEFINED	CORPORATION LANDS
CV011-013002-	MOTTE & BAILEY	MEDIEVAL	STRAHEGLIN
CV015-016002-	CHURCH	UNCERTAIN	CORPORATION LANDS
CV015-018----	RATH	EARLY MEDIEVAL	CORPORATION LANDS
CV015-067----	CRANNOG	EARLY MEDIEVAL	ROSSKEERAGH
CV015-069001-	RATH	EARLY MEDIEVAL	ROSSKEERAGH
CV015-069002-	HUT SITE	UNCERTAIN	ROSSKEERAGH
CV015-016003-	GRAVEYARD	UNCERTAIN	CORPORATION LANDS
CV015-076001-	FULUCHT FIADH	PREHISTORIC	ROSSKEERAGH
CV015-076002-	FULUCHT FIADH	PREHISTORIC	ROSSKEERAGH
CV015-076003-	FULUCHT FIADH	PREHISTORIC	ROSSKEERAGH
CV015-076004-	FULUCHT FIADH	PREHISTORIC	ROSSKEERAGH
CV015-076005-	FULUCHT FIADH	PREHISTORIC	ROSSKEERAGH
CV015-076006-	FULUCHT FIADH	PREHISTORIC	ROSSKEERAGH
CV011-020----	CRANNOG	EARLY MEDIEVAL	KILCONNY
CV011-021----	CRANNOG	EARLY MEDIEVAL	KILCONNY
CV015-050----	LIME KILN	POST MEDIEVAL	KILCONNY
CV015-068----	CRANNOG	EARLY MEDIEVAL	ROSSKEERAGH
CV011-013001-	BATTERY	POST MEDIEVAL	CORPORATION LANDS
CV015-016001-	STAR SHAPED FORT	POST MEDIEVAL	CORPORATION LANDS

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

- 9.1.2 Past occupation within the study area is known from the prehistoric times through to the medieval and modern periods. Prehistoric occupation is represented by a group of six prehistoric cooking sites or fulacht fiadh (CV015-076001-6) located 1 – 2km to the southeast of the PDA.

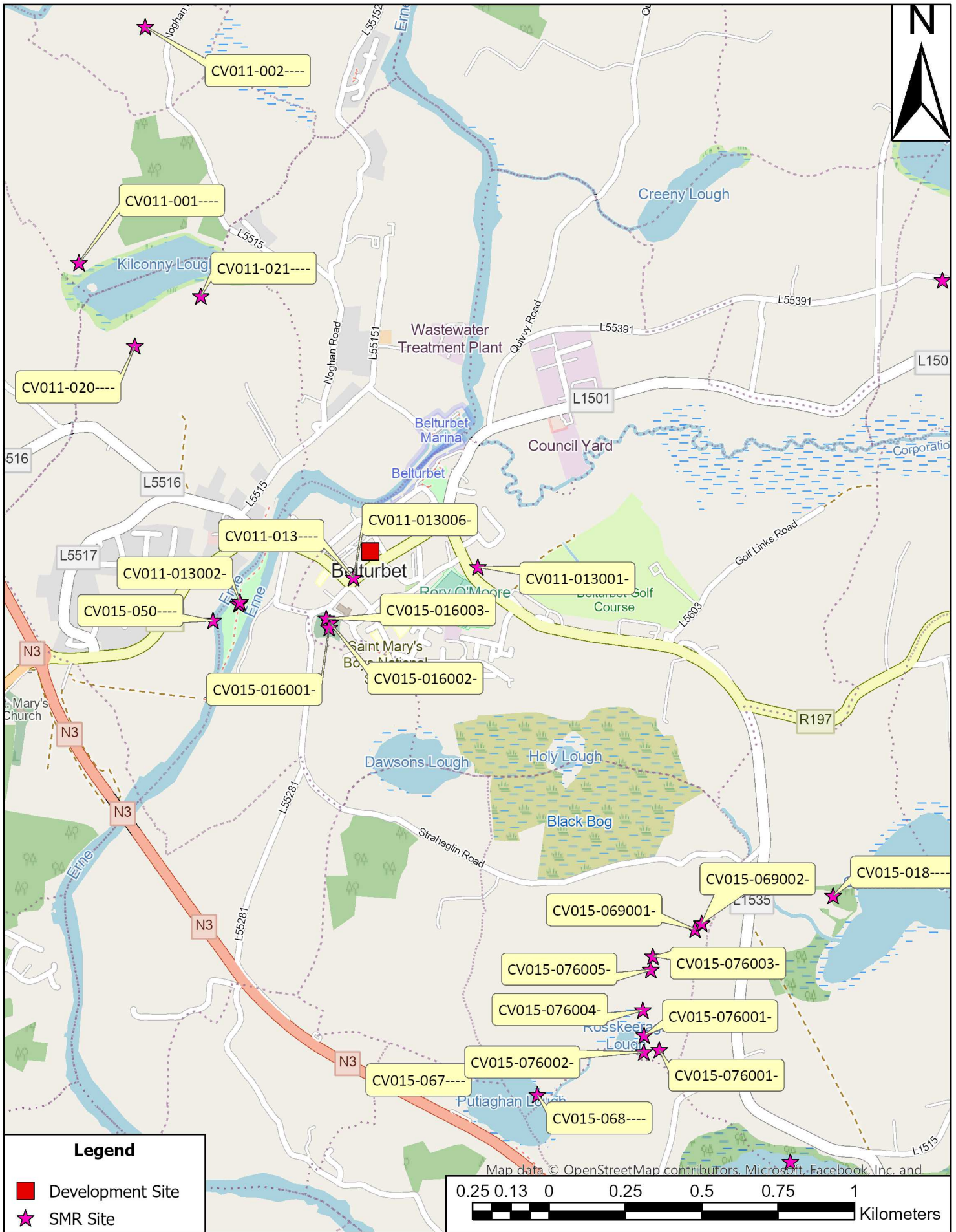


Figure 4a: Location of recorded Sites and Monuments (SMR) sites within 2km of proposed development



Figure 4b: Extent of Belturbet SMR Zone and SMR sites within 500m of proposed development

- 9.1.3 Early medieval occupation within the surrounding landscape is also recorded from within SMR records with two Rath sites noted 1.5km (CV015-069001) and 1.7km to the southeast (CV015-018) respectively. Several contemporary Crannog lake dwellings are also recorded within the surrounding landscape. A group of three Crannog sites (CV011-001, CV011-020, CV011-021) are located around Kilconny Lough 1km – 1.3km to the northwest. Another two Crannog sites (CV015-067 & CV015-068) are recorded 1.6km to the southeast in Putiaghan Lough.
- 9.1.4 Belturbets Medieval origins are largely represented by the site of the 13th century Motte and Bailey and Structure (CV011-013002 & CV011-013003) located on Turbet Island 450m west of the PDA.
- 9.1.5 Archaeological sites associated with the Post-Medieval origins and occupation of the town include the site of the Star Shaped Fort (CV015-016001) located 250m southeast of the PDA and which also contains the later site of a Church (CV015-016002) and Graveyard (CV015-016003). Other evidence for Post Medieval defensive structures around the town include the site of a Battery embankment (CV011-013001) which is recorded as having been constructed by Colonel Wolsely in 1689.
- 9.1.6 The industrial heritage of Belturbet town is represented by the site of a Lime Kiln (CV015-050) located on the west bank of the River Erne 550m to the southwest of the PDA.
- 9.1.7 While none of the aforementioned sites are located within the proposed development, the site is located within Belturbet town itself is listed within SMR records as an Historic Town (CV011-013) the boundaries of which are defined as an SMR Zone as shown in Figure 4b.

9.2 Recorded and Protected Structures

- 9.2.1 There are over 30 recorded structures within 2km of the PDA, a closer 250m search radius around the proposed development revealed 14 recorded structures within the National Inventory of Architectural Heritage within the 2km study area (fig.5; Table 2) many of which are also Protected Structures with a further six buildings listed within the Cavan Protected Structures record which are not NIAH records (fig. 6).
- 9.2.2 The majority of the buildings listed within the study area were originally used as houses and some are still in use as residential dwellings. Two of the structures, the School Master's House (NIAH 15316003) and the school (NIAH 15316004), are located within the proposed development area and are included as part of the current development plans.
- 9.2.3 There are several buildings which date to the early 19th century occupation of the town, these include
- 9.2.4 a row of 11 Terraced Houses (CV0177 / 40307007) along The Lawn located 60m to the northwest of the PDA which comprising of four-bay two-storey houses and one seven-bay house to the south-west corner, with various extensions to rear. At the end of the terrace is a two-bay two-storey house, built c.1820 (40307008 / CV0178) which is described as an "Officers House". Another terraced three-bay two-storey house dating to 1820 (40307009 / CV0179) is located 120m east along Main Street. A former Rectory House dating from the same period (40307019 / CV0751) is located on the east bank of the River Erne 230m to the west of the PDA. Belturbet Church (40307022 / CV0189) located 250m to the southwest of the PDA also dates to the early 19th century. An adjacent Mausoleum (40307033 / CV0196) also dates to the beginning of the 19th century.
- 9.2.5 Many of the late 19th century and early 20th century historic buildings relate to the commercial and financial development of the town during this period and include Bank Buildings (40307004 / CV0175. 40307015 / CV0185) a Post Office Building (40307016 / CV0186) and Post Box (40307006 / CV0176), Belturbet Town Hall (40307017 / CV0187). A former National School (40307018 / CV0188) and Catholic Church (40307023 / CV0190) are also registered as historic buildings.



Figure 5: Location of Historic Buildings within 250m of proposed development

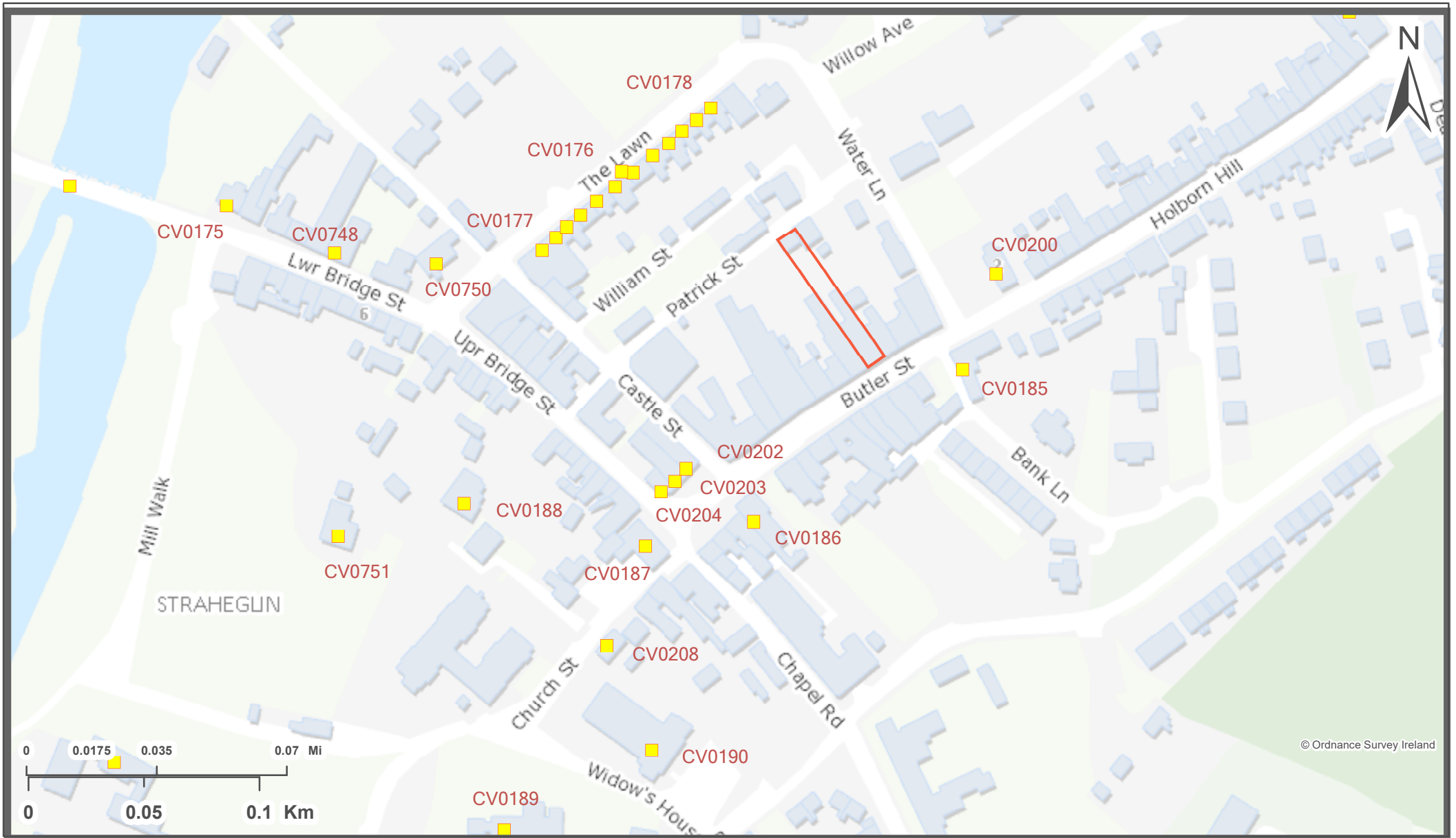


Figure 6: Location of Protected Structures with 250m of proposed development

REG_NO	Protected Structure	DATE	NAME	ORIGINAL USE	STREET
40307004	CV0175	1905-1910	Not Defined	house, bank/financial institution	Lower Bridge Street
40307005	CV0750	1900-1905	Not Defined	church/chapel	The Lawn
40307006	CV0176	1880-1900	Not Defined	post box	The Lawn
40307007	CV0177	1810-1830	Not Defined	officer's house	The Lawn
40307008	CV0178	1810-1830	Not Defined	officer's house	The Lawn
40307009	CV0179	1810-1830	Not Defined	house	Holborn Hill
40307015	CV0185	1890-1910	Ulster Bank	bank/financial institution	Holborn Hill
40307016	CV0186	1900-1905	Belturbet Post Office	post office	Butler Street
40307017	CV0187	1925-1930	Belturbet Town Hall	town/county hall	The Diamond
40307018	CV0188	1905-1910	Convent of Mercy National School	school	Upper Bridge Street
40307019	CV0751	1820-1840	The Rectory	rectory/glebe/vicarage/curate's house	Mill Walk
40307022	CV0189	1825-1830	Belturbet Church (Annagh)	church/chapel	Church Street
40307023	CV0190	1950-1955	Catholic Church of the Immaculate Conception	church/chapel	Church Street
40307033	CV0196	1815-1825	Mausoleum	Mausoleum	Mausoleum
	CV0201		Presbyterian Manse	Former parochial house	Holburn Hill Belturbet
	CV0208		Belturbet Masonic Hall	Masonic Hall	Church Street Belturbet
	CV0202		McGurren's Butchers	Commercial Premises	Upper Bridge St / Butler Street
	CV0203		The Castle	Commercial Premises	Butler Street Belturbet
	CV0204		Breffini Integrated CLG	Commercial Premises	Butler Street Belturbet
	CV0748		Erne Supplies	Commercial Premises	Lower Bridge Street Belturbet

Table 2: List of buildings on NIAH and Protected Structures register located within 2km of the proposed development

9.2.6 None of the historic buildings / protected structures are located within the boundaries or immediately adjacent to the proposed development area.

9.3 Industrial Heritage Sites

9.3.1 There are no specific Industrial Heritage Records/Surveys for County Cavan. The main focus of Industrial Heritage in and around Belturbet Town relates to the now disused GNR Regional Railway

line between Ballyhaise – Belturbet and the local narrow-gauge Cavan and Leitrim Railway between Belturbet and Arigna which both ran along an east – west direction to the south of the town.

- 9.3.2 Sites associated with the railway include the former track itself as well as those buildings associated with the railway station some 400m to the south of the PDA including; Belturbet Railway Station (NIAH 40307025), Station Masters House (NIAH 40307026), a Train Shed (NIAH 40307024), a Goods Shed (NIAH 40307026) a rail freight loading crane (NIAH 40307026) and Railway Bridge over the River Erne (NIAH 40307031).
- 9.3.3 The site of a large Distillery (NIAH40307021) dating to 1925 is also recorded 450m to the southwest of the PDA.
- 9.3.4 No Industrial Heritage sites are located within or immediately adjacent to the proposed development area.

9.4 National Museum of Ireland Finds Database

- 9.4.1 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.
- 9.4.2 A group of prehistoric stone axe finds were recovered from the River Erne in and around Turbet Island (Table 3).

Museum Ref No	Object Type
1938: 20	Object Type Polished stone axe head
1937: 3560	Stone hone
1937: 3558	Stone axe head
1953: 39	Stone axe head
1937: 3559	Stone axe head
1937: 92	Stone axe
1938: 9	Polished stone adze head
1938: 9	Polished stone adze head
1937: 92	Stone axe
1955: 106 and 107	Unfinished line sinker, Polished stone axe head

Table 3: List of Finds from Belturbet Town area

9.5 Historic Maps

- 9.5.1 Taylor and Skinner's 18th century Road Mop of Ireland (1777) was the earliest map source to be consulted (fig. 7a). This source shows the location of the town but is of too small a scale to discern any detail outside the fact that there were buildings lining both sides of Main Street at this time and a church with spire had been constructed at the west end of Main Street.
- 9.5.2 The earliest available large scale maps date to the early 19th century onwards with the development of Ordnance Survey mapping. The 1st edition 6-inch OS map (1837) and the OS Large Scale town plan (1909)² were consulted to examine the development of the area within the PDA and its immediate surroundings.
- 9.5.3 Consultation of the 1st edition OS map (1837) shows an established town (fig. 7b) with residential houses and business lining Main Street which runs NE-SW through the town. Secondary blocks of

² <https://heritagemaps.ie/>



Figure 7a: Map showing layout of Belturbet in 1777 (Taylor & Skinner)

houses are shown to the northwest, along Weavers Road and The Lawns as well as houses along what is now Bridge Streets Upper and Lower extending from the Market Square at the southwest end of Main Street to the river to the northwest. The PDA is part of a row of houses along the north side of Main Street comprising of terraces fronting Main Street with back yards and what appears to be a terrace of outhouses to the rear of the yard and long plots of greenspace to the rear backing on to Weavers Row.

- 9.5.4 The later large scale town plan (1909) shows further urban development in and around Belturbet town. Weavers Row is now shown as Patrick Street with buildings along both sides of the street. A secondary street (William Street) has been constructed between the former Weavers Road and The Lawn; Main Street is now known as "Butler Street". The proposed development is shown as containing an L-shaped building fronting on to Main Street, being part of the longer terrace of buildings on the northwest side of the street. To the rear of the building is a walled yard beyond which is an area of open space with a secondary smaller terraced building at the rear of the PDA fronting on to Patrick Street.
- 9.5.5 Griffith's Valuation map for Cavan town was also consulted which dates to 1841 (fig. 8). This indicates that the PDA was located at no. 24 Main Street consisting of an L-shaped building with walled yard to the rear and a small outbuilding on the outer side of the yard wall. No buildings are shown fronting on to Weavers Row at this time.
- 9.5.6 No previously unknown or new potential archaeological sites or features were identified during inspection of the historic maps; however it is clear that there was a building on the site fronting on to Main Street/Butler Street from at least the beginning of the 19th century if not earlier. The L-shaped building annotated on the early 20th century map retains a similar L-shaped footprint to that on the 1841 Griffiths Valuation map, suggesting that the building which currently occupies the site may date to this period. Any building fronting on to Patrick Street appears to be later in date.

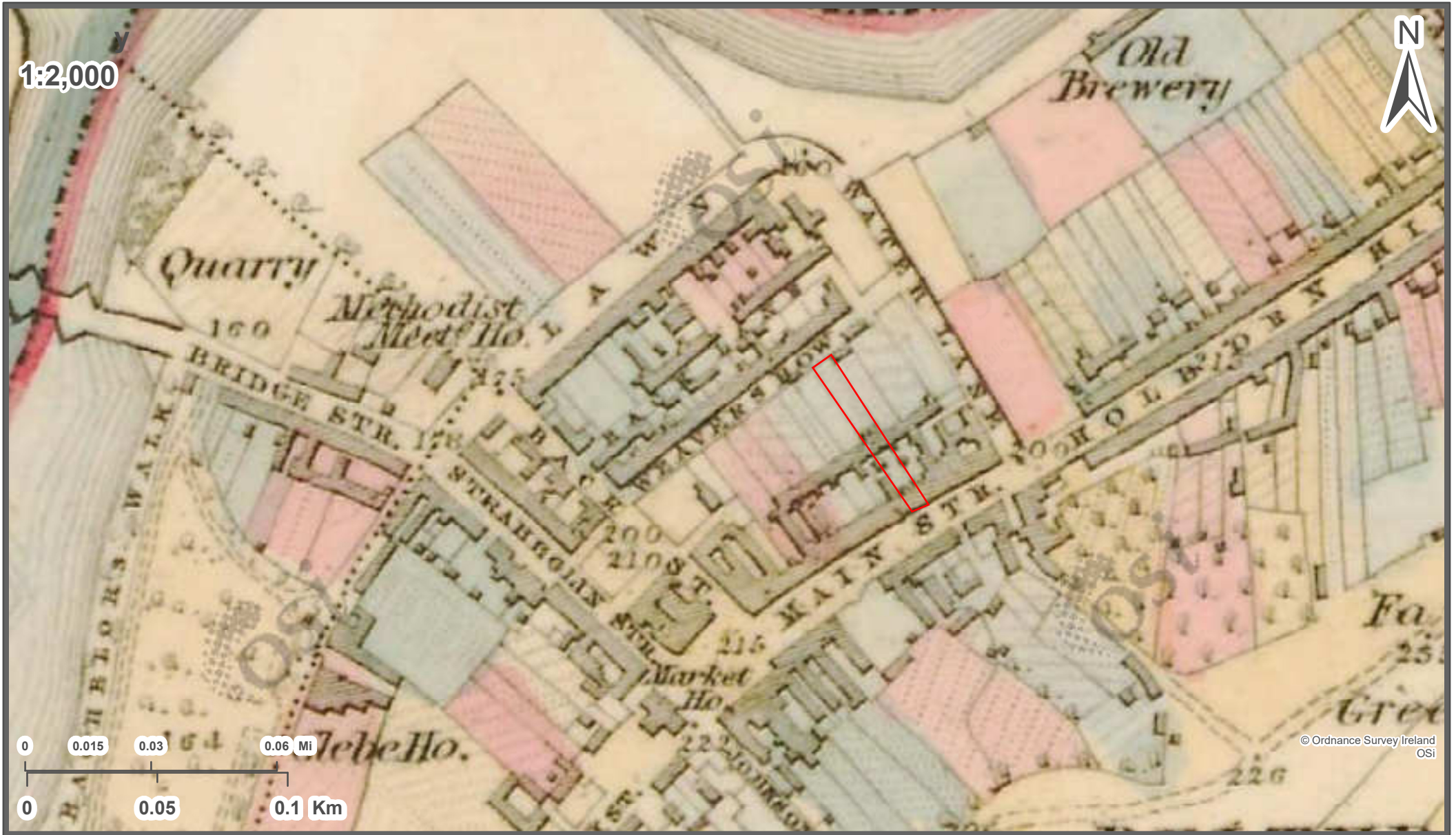
9.6 Griffiths Valuation Records

- 9.6.1 Valuation records³ were consulted as a means of confirming the historic development of the PDA. The town of Belturbet is within plot number 70 which lists the occupiers of the numerous properties within the town. The valuation map of the town itself is slightly later than the larger scale 1st Edition OS map noted above and depicts a clearer town layout (fig. 8). The PDA is located at 24 Main Street and was leased by a Patrick Sharkey from Bernard Fitzpatrick and consisted of a House, Yard and small Garden to the value of £3.

9.7 Aerial Photography

- 9.7.1 The aerial photograph of the site (fig. 9) shows the PDA to occupy a long rectangular block of land in the centre of Belturbet. The site appears to be well developed consisting of buildings fronting on to Main Street to the southeast and Patrick Street to the northwest with a small area of green space showing as trees within the northwest portion of the plot.
- 9.7.2 Inspection of the aerial photograph did not reveal any obvious potential archaeological features within the boundaries of the proposed development.

³ <http://www.askaboutireland.ie/griffith-valuation>



 Site Boundary

Figure 7b: Historic 6" map showing layout of proposed development c. 1853

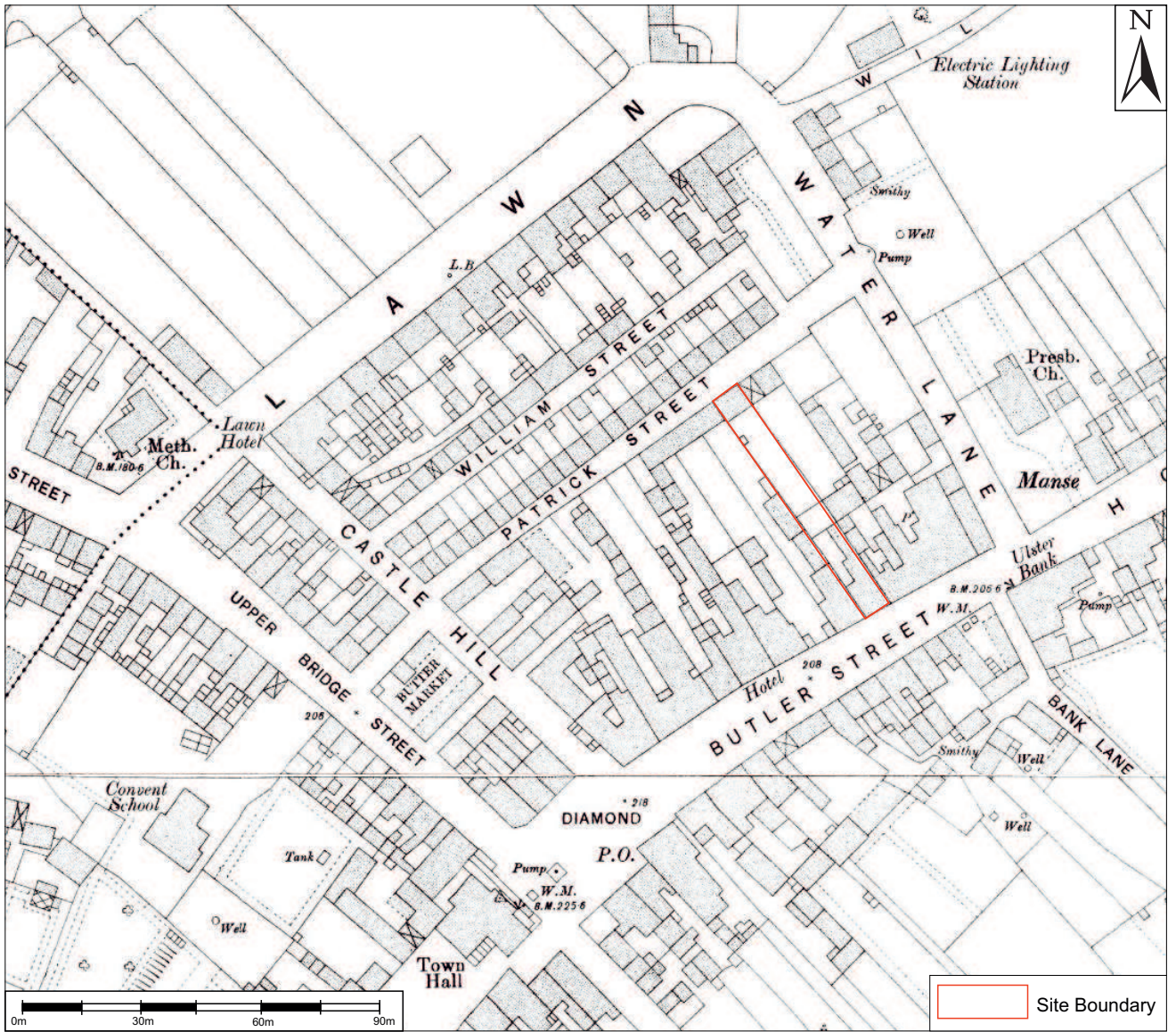


Figure 7c: Historic OS map showing layout of PDA during the early 20th century (c.1909)

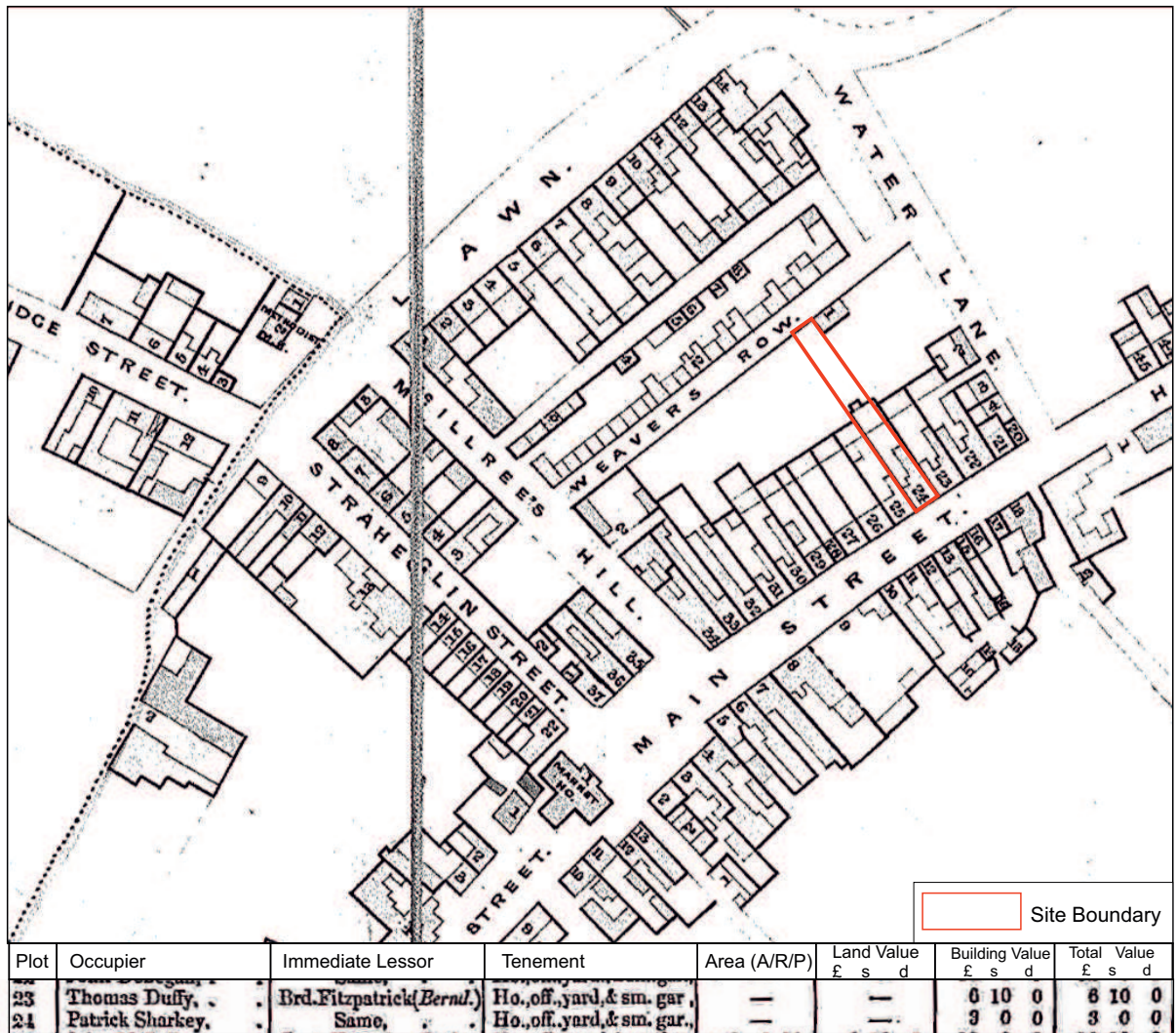


Figure 8: Griffiths Valuation map (1841) and valuation record for property within proposed development



Figure 9: Aerial photograph showing modern land use of proposed development

9.8 Previous Archaeological Excavations

9.8.1 The Database of Irish Archaeological Excavation Reports (www.excavations.ie) was consulted to identify previous archaeological investigations within the environs of Belturbet town (Table 4).

Licence No.	Date	Site Name/Location	Reason for Archaeological Excavation	Results of Archaeological Excavation
95E0028	1995	Holborn Hill, Belturbet	Trenching in advance of development	No archaeological remains
00E0451	2000	Castle Lane, Belturbet	Trenching in advance of development	No archaeological remains
01E0794	2001	Holborn Hill, Belturbet	Trenching in advance of development	No archaeological remains
02E1760	2002	Deanery Street, Belturbet	Archaeological monitoring of ground works	No archaeological remains
03E1698	2003	Belturbet Sewerage Scheme	Trenching in advance of development	19 th century flood defense wall
03E1081	2003	The Lawn, Belturbet	Trenching in advance of development	No archaeological remains
03E1429	2003	Barrack Lane Belturbet	Trenching in advance of development	No archaeological remains
04E1339	2004	The Rectory Belturbet	Trenching in advance of development	Post Medieval drainage features
05E0384	2005	Butler Street, Bridge Upper Street, Chapel Street and Church Street	Trenching in advance of development	No archaeological remains

Table 4: Details of previous archaeological investigations within Belturbet town

9.8.2 Records indicate that 9 licenced archaeological investigations have been conducted within Belturbet town between 1995 and 2005 with no recent investigations being listed. Many of the archaeological investigations relate to planning conditions imposed upon grant of planning approval on the basis that the developments were located within the Belturbet SMR zone/Area of Archaeological potential, however none of the previous investigations uncovered any evidence of archaeological material associated with the historic development of the town or earlier.

9.9 Current Site Conditions

9.9.1 The front of the site contains a mid-terrace structure which fronts on to Main Street, which until recently had functioned as a commercial unit (Plate 1). The ground floor level consists of a modern shop front façade containing large glass/shuttered windows with a signage overhead and a door to the right which accesses the upper floors of the building. At first floor level there are three square headed windows which contain modern casement windows. Internally at ground floor level, this building contains an empty modern shop space (Plate 2).

9.9.2 The rear of the building which fronts on to Main Street is rendered in a concrete render with a single storey extension to the rear and concrete yard. A smaller derelict building infills the space between the rear extension and the rear gate to the Main Street property (Plates 3 - 5).

9.9.3 At the rear end of the PDA, a derelict two storey stone constructed building fronts on to Patrick Street (Plates 6 & 7). This building is in poor condition, the front elevation consisting of an uncoursed stone rubble wall construction with arched red brick surround window headers and door opening. The door is a large double barn door, the style of which is reminiscent of an old coach house. The rear of the structure is largely obscured by overgrown vegetation but consists of the same uncoursed rubble stone construction which has undergone modern repair with concrete breeze blocks on one side.



Plate 1: View of building fronting on to Main Street



Plate 2: View of internal ground floor shop space



Plate 3: View towards rear elevation of building and single storey rear extension

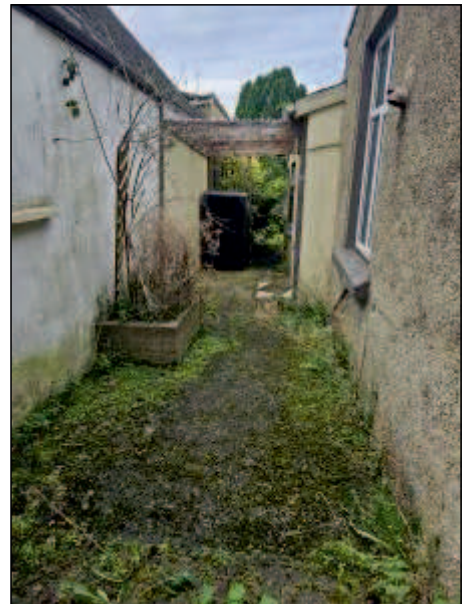


Plate 4: View towards across rear yard area towards Patrick Street end of site



Plate 5: View towards derelict dwelling and apartment building to the rear of Main Street



Plate 6: Two storey stone structure at rear of PDA facing on to Patrick Street



Plate7: Rear of two storey stone structure at rear of PDA

10. Assessment of Archaeological Potential

10.1 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.

10.2 *Summary of Findings- Desk Based Assessment*

10.2.1 Consultation of the records maintained by Department of Culture, Heritage and the Gaeltacht revealed that the wider study area has a proven archaeological heritage, with 24 recorded SMR sites and several historic buildings and industrial heritage sites within 2km of the proposed development. Belturbet town itself is listed within the SMR records and is designated an SMR Zone / Area of Archaeological Potential. The archaeological record highlights that there has been activity in the area dating to the early medieval period with specific focus on the medieval and post medieval origins of Belturbet town itself.

10.2.2 Consultation of early historical records and maps dating from the 19th century onwards indicate that the Main Street area of Belturbet town owes its origins to at least the early late 18th century if not earlier and that many of the current buildings fronting on to Main Street retain a similar footprint to those depicted in 19th century historic mapping indicating an early date for their construction.

10.2.3 Many of the previous archaeological investigations within the Belturbet town have failed to identify sub-surface archaeological remains associated with the earliest occupation within the town, however many of these have been focused beyond the historic Mains Street core of the town.

10.2.4 Based solely on the desk top study, the area of the PDA can be assessed to be of moderate to high archaeological potential based solely upon its location within the archaeological landscape and within the Belturbet SMR Zone / Area of Archaeological Potential.

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

10.3.1 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.

10.3.2 The proposed development is in an urban environment along Main Street, Belturbet which is situated along the banks of the River Erne which in itself has been an important natural resource and transportation route throughout the past.

10.3.3 The archaeological potential of the site itself may therefore be considered as being of moderate to high archaeological potential.

11. Assessment of Archaeological Impact of the Development

11.1 Criteria for assessing the Archaeological Impact

11.1.1 The development will consist of the will consist of the renovation of the existing building which fronts on to Butler Street, with the demolition of the existing outbuildings to the rear and the construction of commercial premises.

11.1.2 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 7 through to 10 therefore form the baseline survey for this assessment.

11.1.3 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 sub-Policies AH1 – AH14 (Archaeological Heritage), HG1 & HG2 (Historic Parks and Demesnes), IH1 – IH3 (Industrial Heritage), VA1 – VA3 (Vernacular Buildings) and RPS 1 – 16 (Protected Structures).. The criteria for assessing the impact include period, rarity, documentation, group value, survival / condition, fragility / vulnerability, diversity, and potential.

11.1.4 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 below.

11.1.5 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 6 below.

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/ State Care 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

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

Impact Significance	Criteria
Very Large	Cultural heritage features assigned this level of impact significance will represent key factors in the decision-making process. <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. <i>Beneficial</i> – These effects will virtually restore a site or its setting and re-establish its significance.
Large	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. <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. <i>Beneficial</i> – These effects will halt rapid degradation or erosion of cultural heritage features or result in significant restoration of setting.
Moderate	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. <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. <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.
Slight	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. <i>Adverse</i> – the proposals will damage cultural heritage assets, or their setting, so that their integrity or understanding is diminished but not compromised. <i>Beneficial</i> – the proposals will stabilise cultural heritage assets or enhance their setting, so that their integrity is maintained, or understanding is improved.
Neutral	No effects upon cultural heritage or the effects are negligible. There is no conflict with or contribution to policies for protection of heritage resources.

Table 8: Significance of Level of Impact

11.1.6 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 7 above.

11.1.7 The significance of the impact can be either beneficial or adverse (Table 8 above). 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.

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

11.2.1 The proposed development site lies within an area of moderate archaeological, with several archaeological sites and monuments and industrial heritage sites being recorded within a 2km radius of its boundaries.

11.2.2 An Architectural Heritage Impact Assessment has been carried out in tandem with this Archaeological Impact Assessment (CAKM Architects 2020). Therefore, this report will not deal further with the implications of the impact of the development upon the above recorded structures and the following Impact Assessment will refer solely to archaeological sites and monuments and industrial heritage sites.

11.2.3 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 9 below).

Cultural Heritage Receptor	Assessment of significance	Value	Magnitude	Significance of Impact
CV011-001----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV011-002----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV011-013----	Sites/features that contribute to regional research objectives	Medium	Minor	Slight
CV011-013003-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV011-013006-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV011-013002-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-016002-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-018----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-067----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-069001-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-069002-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-016003-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-076001-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-076002-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-076003-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-076004-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-076005-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-076006-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral

Cultural Heritage Receptor	Assessment of significance	Value	Magnitude	Significance of Impact
CV011-020----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV011-021----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-050----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-068----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV011-013001-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV015-016001-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV0175	Protected Structure	High	No Change	Neutral
CV0750	Protected Structure	High	No Change	Neutral
CV0176	Protected Structure	High	No Change	Neutral
CV0177	Protected Structure	High	No Change	Neutral
CV0178	Protected Structure	High	No Change	Neutral
CV0179	Protected Structure	High	No Change	Neutral
CV0185	Protected Structure	High	No Change	Neutral
CV0186	Protected Structure	High	No Change	Neutral
CV0187	Protected Structure	High	No Change	Neutral
CV0188	Protected Structure	High	No Change	Neutral
CV0751	Protected Structure	High	No Change	Neutral
CV0189	Protected Structure	High	No Change	Neutral
CV0190	Protected Structure	High	No Change	Neutral
CV0196	Protected Structure	High	No Change	Neutral
CV0201	Protected Structure	High	No Change	Neutral
CV0208	Protected Structure	High	No Change	Neutral
CV0202	Protected Structure	High	No Change	Neutral
CV0203	Protected Structure	High	No Change	Neutral
CV0204	Protected Structure	High	No Change	Neutral
CV0748	Protected Structure	High	No Change	Neutral

Table 9: Assessment of Impact of proposed development upon existing known archaeological sites and monuments and historic buildings

11.2.4 As the vast majority recorded monuments or historic buildings are located beyond the boundaries of the proposed development or its vicinity, the significance of the level of impact of the proposed development in relation to these recorded monuments in the surrounding area can therefore be considered neutral. The proposed development however is situated within the curtilage of SMR site CV11-013 – Belturbet town. While no upstanding remains of archaeological features associated with the SMR site survive within the site boundaries of the PDA, any proposed invasive ground works associated with development have the potential to adversely affect sub-surface archaeological features or deposits associated with the early medieval/medieval and post medieval origins of the town.

11.3 *Assessment of Archaeological Impact: Previously Unidentified/Potential Archaeological Remains*

11.3.1 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.

11.3.2 The desk-based assessment suggests that the PDA is located within an area of high archaeological potential considering its location within an archaeological landscape and within the SMR Zone defined by Belturbet Town (CV11-013). The proposed development is situated along Main Street which has been shown to have been occupied from at least the late 17th century onwards. Historic mapping has indicated that some of the upstanding buildings on the site may have their origins in this period.

11.3.3 The proposed development will entail the renovation of the existing building fronting on to Main Street and the demolition of the buildings to the rear. The proposed development therefore has the potential to have an adverse impact upon any historic building/fabric which may date to the early development of the town within existing upstanding buildings, and also any sub-surface archaeological features or deposits which survive below ground.

12. Conclusions and Recommendations⁴

12.1 The desktop study has confirmed that the site is located within an area of moderate to high archaeological potential given the location of the proposed development area within a wider archaeological landscape, and its location within the historic town of Belturbet and its designated SMR Zone / Area of Archaeological Potential. Historic mapping suggests that there may be the potential for upstanding building remains which pre-date historic OS mapping to survive within the site boundaries which may adversely impacted upon by the proposed development.

12.2 As there is a potential for the proposed development to have an adverse impact upon upstanding historic building remains and sub-surface archaeological remains it is recommended that archaeological works are carried out in association with the proposed development works. Such archaeological works may be implemented as part of condition of grant of planning approval in consultation with National Monuments Service and Cavan County Council Planning Department.

12.3 The following recommendations are proposed as part of such investigations:

12.4 Pre-Construction Archaeological Investigations

12.5 *Level 3 Historic Building Survey*

12.5.1 It is recommended that a Level 3 Historic Building Survey is carried out associated with the existing buildings on the site prior to their demolition/alteration. The Level 3 Historic Building Survey should consist of a fabric survey of the existing buildings on site, particularly 24 Main Street to include supervision of removal of modern fabric/plaster to be augmented with a measured, photographic and interpretative record of the buildings which will be impacted upon by the development. The survey report should consist of a measured building survey, and preparation of scaled and annotated drawings showing all elevations, floor and roof plans, and sections carried out in accordance with Historic England guidance document "Understanding Historic Buildings: A Guide to Good Recording Practice (2016)"⁵.

⁴ All recommendations are subject to discussions with and the approval of the relevant planning and heritage authorities

⁵ <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>

- 12.5.2 Clearance of building rubble/vegetation may be required as part of the building survey as a means of exposing the relevant structural elements which will be recorded.
- 12.5.3 The aims of the mitigation measures are to provide for a strategy of preservation of the upstanding remains of the historic building site which will be impacted by development through a strategy of preservation through record.
- 12.6 Archaeological Monitoring of ground works
- 12.6.1 It is recommended that archaeological monitoring of ground works associated with construction of the new buildings is carried out post demolition in order to confirm whether any unidentified sub-surface archaeological remains survive within the boundaries of the proposed development. Such works will allow for the identification of any archaeological material and to provide for appropriate mitigation measures to be implemented to allow for either their in-situ preservation or through archaeological excavation and recording prior to construction commencing.
- 12.6.2 Archaeological monitoring should be carried out under the supervision of a qualified archaeologist under licence from the National Monuments service in accordance with an approved archaeological programme of works. Archaeological monitoring should be undertaken in those areas of the site where invasive ground works will be carried out to include but not limited to; reduced level dig, excavation of foundation trenches, excavation of service trenches.
- 12.7 Archaeological Mitigation
- 12.7.1 Should archaeological remains be identified during archaeological test trenching, their treatment will need to be discussed and agreed with the relevant authorities in National Monuments Service. It is recommended however that any archaeological deposits uncovered during the course of monitoring which can be preserved *in situ* in those instances where archaeological remains survive below finished/reduced levels or where an engineering solution is provided to allow for their preservation in situ.
- 12.7.2 The exact method of any *in situ* preservation of archaeological remains would need to be discussed with agreed with relevant authorities in National Monuments Service and should ensure that no element of construction, landscaping, drainage, or services provision works will impact upon the archaeological remains. An example of an acceptable methodology of in situ preservation would be to protect the archaeological material from overlying construction, i.e., areas of parking/hard standing with a protective layer of geotextile and gravel prior to covering up.
- 12.7.3 However, in instances where *in situ* preservation may not be an appropriate mitigation, the most appropriate mitigation strategy would therefore be through a policy of preservation through record, i.e., archaeological excavation and recording. It is recommended that sufficient time be allowed within the development programme for the carrying out of any archaeological excavation / recording which may be required.
- 12.7.4 It is recommended that the developer allow sufficient time within the development programme for the carrying out of any archaeological excavation / recording which may be required.
- 12.8 Post Development/Post Excavation Investigations
- 12.8.1 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 licensing conditions.

12.8.2 Post-excavation is the process by which a full understanding of the significance of the archaeological remains excavated can be understood, and the means by which the excavation can be preserved for the future. The post excavation report will include detailed analysis of the archaeological remains to include as a minimum requirement:

- A descriptive analysis of all features excavated and their backfill material
- Appropriate illustrations and photographs
- Specialist Reporting, i.e., pottery/flint/human bone/wood identification/seed identification etc
- Radiocarbon dating

12.8.3 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 DfC: HED. This should ideally be carried out in the final stages of on-site archaeological attendance.