

**ARCHAEOLOGICAL ASSESSMENT  
AT  
KNOCKRABO,  
MOUNT ANVILLE ROAD,  
GOATSTOWN,  
DUBLIN 14**

**ON BEHALF OF:  
KNOCKRABO INVESTMENTS DAC**

**ITM: 718361, 728575**

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## DOCUMENT CONTROL SHEET

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## ABSTRACT

This assessment has been prepared on behalf of Knockrabo Investments DAC, to study the impact, if any, on the archaeological and historical resource of the proposed Large-scale Residential Development at Knockrabo, Mount Anville Road, Goatstown, Dublin 14 (ITM 718361, 728575). The report was undertaken by Faith Bailey of IAC Archaeology.

The site comprises disturbed greenfield to the north of Mount Anville Road and west of Knockrabo Avenue. It contains Cedar Mount, which is a house that is listed as a Protected Structure. There are no archaeological sites located within the development area or within 500m. The nearest recorded monument consists of Roebuck Castle (DU022-017), located c. 700m to the northeast.

The assessment has shown that since 2016, the site has been subject to significant ground disturbances. These works comprises enabling works associated with a 2017 planning permission, which did not have any archaeological conditions. Given the level of disturbance, the archaeological potential of the development area is considered to be low.

Whilst it is clear some portions of the site have been subject to ground disturbance in the form of topsoil stripping, it remains unclear how the works may have affected the potential archaeological resource. As such it is possible that ground disturbance may have a direct and negative, permanent impact on previously unrecorded archaeological features or deposits that have the potential to survive beneath the current ground level. Dependant on the nature, extent and significance of any such remains, prior to the application of mitigation, the significance of effect may range from slight to moderate.

It is recommended that all remaining topsoil stripping associated with the proposed development be monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the Department of Housing, Local Government and Heritage (DoHLGH).

Following the completion of the mitigation measures, there will be no residual impacts on the archaeological resource.

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# 1 INTRODUCTION

## 1.1 GENERAL

The following report details an archaeological assessment undertaken in advance of a proposed Large-scale Residential Development at Knockrabo, Mount Anville Road, Goatstown, Dublin 14 (ITM 718361, 728575, Figure 1). This assessment has been carried out to ascertain the potential impact of the proposed development on the archaeological and historical resource that may exist within the area. The assessment was undertaken by Faith Bailey of IAC Archaeology (IAC), on behalf of Knockrabo Investments DAC.

Faith Bailey (MA, BA (Hons), MIAI, MCIfA) is a Member of the Chartered Institute for Archaeologists and the Institute of Archaeologists of Ireland. She is also a licence eligible archaeologist and has over 20 years' experience in the compilation of archaeological, architectural and cultural heritage assessments for all types of development across the island of Ireland. This includes residential and commercial developments of all sizes and Strategic Infrastructure Developments such as water supply scheme, renewable energy projects and major road and transport projects.

The archaeological assessment involved a detailed study of the archaeological and historical background of the proposed development site and the surrounding area. This included information from the Record of Monuments and Places of County Dublin, the topographical files within the National Museum and all available cartographic and documentary sources for the area. A field inspection has also been carried out with the aim to identify any previously unrecorded features of archaeological or historical interest.

## 1.2 THE DEVELOPMENT

The development, as shown in Figure 2, will consist of the construction of 158 No. residential units (12 No. houses and 146 No. apartments (35 No. 1 beds, 81 No. 2 beds, 3 No. 3 beds and 27 No. 3 bed duplex units), a childcare facility and Community / Leisure Uses.

The development will consist of the use of Knockrabo Gate Lodge (West) (a Protected Structure) as a 3-bed residential dwelling; and the use of Cedar Mount (a Protected Structure) to provide: 1 No. Childcare Facility at Lower Ground Floor level, Community / Leisure Uses at Ground Floor Level, and 2 No. 2 bed apartments at 1st floor level.

The development will also provide 130 No. car parking spaces consisting of 117 No. residential spaces (comprising 54 No. at podium level, 63 No. on-street and on curtilage spaces, 6 No. visitor spaces and 2 No. on-street car sharing spaces); and 5 No. non-residential spaces; provision of 366 No. bicycle parking spaces (consisting of: 288 No. residential spaces, 70 No. (residential) visitor spaces, 6 No. (non-residential) spaces and 2 No. visitor (non-residential) spaces); and 9 No. motorcycle parking spaces.

## 2 METHODOLOGY

A study area, defined as 500m from the boundary of the proposed development area, was assessed to inform this report. Research was undertaken in two phases. The first phase comprised a paper survey of all available archaeological, historical and cartographic sources. The second phase involved a field inspection of the site.

### 2.1 PAPER SURVEY

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- National Monuments in State Care Database;
- Preservation Orders List;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- The Dún Laoghaire-Rathdown County Development Plan 2022-2028;
- Aerial photographs; and
- Excavations Bulletin (1970–2024).

**Record of Monuments and Places (RMP)** is a list of archaeological sites known to the National Monuments Section, which are afforded legal protection under Section 12 of the 1994 National Monuments Act and are published as a record.

**Sites and Monuments Record (SMR)** holds documentary evidence and field inspections of all known archaeological sites and monuments. Some information is also held about archaeological sites and monuments whose precise location is not known e.g. only a site type and townland are recorded. These are known to the National Monuments Section as ‘un-located sites’ and cannot be afforded legal protection due to lack of locational information. As a result, these are omitted from the Record of Monuments and Places. SMR sites are also listed on a website maintained by the Department of Housing, Local Government and Heritage (DoHLGH) – [www.archaeology.ie](http://www.archaeology.ie).

**National Monuments in State Care Database** is a list of all the National Monuments in State guardianship or ownership. Each is assigned a National Monument number whether in guardianship or ownership and has a brief description of the remains of each Monument.

The Minister for the DoHLGH may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments (other than dwellings) may also appoint the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or guardianship of the state, it may not be interfered with without the written consent of the Minister.

**Preservation Orders List** contains information on Preservation Orders and/or Temporary Preservation Orders, which have been assigned to a site or sites. Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site illegal. Temporary Preservation Orders can be attached under the 1954 Act. These perform the same function as a Preservation Order but have a time limit of six months, after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.

**The topographical files of the National Museum of Ireland** are the national archive of all known finds recorded by the National Museum. This archive relates primarily to artefacts but also includes references to monuments and unique records of previous excavations. The find spots of artefacts are important sources of information on the discovery of sites of archaeological significance.

**Cartographic sources** are important in tracing land use development within the development area as well as providing important topographical information on areas of archaeological potential and the development of buildings. Cartographic analysis of all relevant maps has been made to identify any topographical anomalies or structures that no longer remain within the landscape.

**Documentary sources** were consulted to gain background information on the archaeological and cultural heritage landscape of the proposed development area.

**Development Plans** contain a catalogue of all the Protected Structures and archaeological sites within the county. The Dún Laoghaire-Rathdown County Development Plan 2022-2028 was consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development area.

**Aerial photographic coverage** is an important source of information regarding the precise location of sites and their extent. It also provides initial information on the terrain and its likely potential for archaeology. A number of sources were consulted including aerial photographs held by the Ordnance Survey and Google Earth.

**Excavations Bulletin** is a summary publication that has been produced every year since 1970. This summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the SMR and RMP files. This information is also available online ([www.excavations.ie](http://www.excavations.ie)) from 1970–2024.

## **2.2 FIELD INSPECTION**

Field inspection is necessary to determine the extent and nature of archaeological and historical remains and can also lead to the identification of previously unrecorded or suspected sites and portable finds through topographical observation and local information.



The archaeological field inspection entailed -

- Walking the proposed development and its immediate environs.
- Noting and recording the terrain type and land usage.
- Noting and recording the presence of features of archaeological or historical significance.
- Verifying the extent and condition of any recorded sites.
- Visually investigating any suspect landscape anomalies to determine the possibility of their being anthropogenic in origin.

### **2.3 LEGISLATION AND GUIDANCE**

The following legislation, standards and guidelines were consulted as part of the assessment:

- National Monuments Act, 1930 to 2014;
- The Planning and Development Acts, 2000 (as amended);
- Heritage Act, 1995 (as amended);
- Draft Advice Notes on Current Practice (in the preparation of Environmental Impact Statements), 2015, EPA;
- Guidelines on the Information to be contained in Environmental Impact Assessment Report 2022, EPA;
- Frameworks and Principles for the Protection of the Archaeological Heritage, 1999, (formerly) Department of Arts, Heritage, Gaeltacht, and Islands

### **2.4 IMPACT ASSESSMENT METHODOLOGY**

The quality and type of an effect can be classed as one of the following (as per the Guidelines on the Information to be Contained in Environmental Impact Assessment Reports [EPA 2022]):

- negative effect: A change which reduces the quality of the environment, for example a change that will detract from or permanently remove an archaeological site from the landscape;
- neutral effect: A change which does not affect the quality of the environment;  
or
- positive effect: A change which improves the quality of the environment, for example a change that improves or enhances the setting of archaeological or cultural heritage sites.

The below terms are used in relation to the archaeological heritage resource and relate to whether a site will be physically affected upon or not:

- direct effect: Where an archaeological/cultural heritage feature or site is physically located within the footprint of the proposed development and entails the removal of part, or all, of the monument or feature;
- indirect effect: Where a feature or site of archaeological or cultural heritage merit or its setting is located in close proximity to the footprint of a development; and

- Neutral: No effects (either negative or positive) are predicted.

**Table 1: Significance of Effect Definitions (as defined by the EPA 2022 Guidelines, 50-52)**

Imperceptible	An effect capable of measurement but without significant consequences.
Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
Slight effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Significant effects	An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.
Very significant	An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.
Profound effects	An effect which obliterates sensitive characteristics.

## 3 RESULTS OF ARCHAEOLOGICAL ASSESSMENT

### 3.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The proposed development area is located within the townland of Roebuck, Parish of Taney, and Barony of Rathdown in County Dublin. The site comprises a mixture of greenfield and brownfield to the north of Mount Anville Road and west of Knockrabo Avenue. There are no archaeological sites located within the development area or within 500m (Figure 1). The nearest recorded monument consists of Roebuck Castle (DU022-017), located c. 700m to the northeast.

No archaeological investigations have taken place within the proposed development area. Monitoring at Deerpark Road, c. 346m to the northeast in advance of water main upgrades did not uncover anything of archaeological significance.

#### 3.1.1 Prehistoric Period

##### **Mesolithic Period (c. 8000–4000 BC)**

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

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

##### **Neolithic Period (c. 4000–2500 BC)**

During the Neolithic period, communities became less mobile and their economy became based on the rearing of stock and cereal cultivation. This transition was accompanied by major social change. Agriculture demanded an altering of the physical landscape; forests were rapidly cleared and field boundaries constructed. There was a greater concern for territory, which saw the construction of large communal ritual monuments called megalithic tombs, which are characteristic of the period. Numerous megalithic tombs are recorded in the wider landscape, including Neolithic Portal tombs, which are the most prevalent in this region.

The only archaeological evidence from this period in the wider area is stray finds of possible Neolithic date. A flint scraper was discovered c. 635m east of the proposed development area that may be of Neolithic date (NMI 1989:47).

### **Bronze Age (c. 2500–800 BC)**

This period is marked by the use of metal for the first time. As with the transition from Mesolithic to Neolithic, the transition into the early Bronze Age was accompanied by changes in society. Megaliths were replaced in favour of individual, subterranean cist or pit burials that were either in isolation or in small cemeteries. These burials contained inhumed or cremated remains and were often, but not always, accompanied by a pottery vessel. During the construction of Stillorgan House, c. 2km to the southeast, a flat cemetery (DU023-012002) was discovered that contained several urns and a cist burial of Bronze Age date (Waddell 1970).

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

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

### **Iron Age (c. 800 BC–AD 500)**

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

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

#### **3.1.2 Early Medieval Period (AD 500–1100)**

The early medieval period is depicted in the surviving sources as an almost entirely rural based society. Territorial divisions were based on the *túath*, or petty kingdom, with Byrne (1973) estimating that there may have been at least 150 kings in Ireland at

any given time. This period, with a new religious culture and evolving technologies, saw significant woodland clearance and the expansion of grassland. A new type of plough and the horizontal mill were two innovations that improved agriculture and allowed for the population to increase. Consequently, from c. AD 500 onwards, the landscape became well settled, as evidenced by the profuse distribution of ringforts, a dispersed distribution of enclosed settlements, normally associated with various grades of well-to-do farming and aristocratic classes in early medieval Ireland (Stout and Stout 1997, 20).

This area bordered by the sea to the east and Wicklow and Dublin Mountains to the west was well settled during the early medieval period. Known as *Cualu* the area was controlled by the *Dal Messin Corb*, a leading Leinster tribe. St Kevin of Glendalough was a member of this tribe and was also responsible for helping to spread Christianity during the 6th century. During the 8th century, it was under the leadership of the *Ui Briuin* tribe that ruled much of southeast Dublin. They arrived from the north of Kildare, bringing with them the influence of the famous monastery in Kildare, which was devoted to St Brigid (c. AD 500). Many of the commonly recorded settlement features of this period, including ringforts, are likely to have been levelled and or removed by development over the last three centuries.

### **3.1.3 Medieval Period (AD 1100–1600)**

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

At the time of the invasion, the ruling clan were the Mac Torcaill family in the southeast of Dublin. The Irish chieftain Donal Mac Gilla Mo Cholmoc, who controlled the area of Dundrum during the invasion, married his daughter to Diarmait Mac Murchada and Dundrum was granted to John de Clahull in c. 1170. De Clahull in turn bequeathed the Parish of Taney to Laurence O'Toole, the Archbishop of Dublin, in 1180. The greatest landowner within the region under the Norman regime was the Archbishop of Dublin, who retained those lands owned before the invasion.

Roebuck Castle (DU022-017) located c. 700m to the northeast of the proposed development area stands on the site of an earlier 16th century castle built by the 5th Lord Trimblestown (SMR file). The modern structure dates to the 18th/19th century but is believed to incorporate the remains of the earlier medieval castle that was destroyed during the 1641 Rebellion. Dundrum Castle (DU022-023002), located c. 1.4km to the southwest, is a 12th-14th century castle that was rebuilt in the late 16th-

17th century as a tower house (DU022-023001). Built by Sir John de Clahull c. 1187, the earliest feature exposed during excavations in 1988-91 (O'Brien 1989) was a section of fosse. Finds included Leinster cooking ware, a buckle and a socketed arrowhead. Associated with the moat was a triple-slotted drawbridge with an entrance to a gatehouse extending from the drawbridge to part of the outer wall of the early castle.

#### **3.1.4 Post-Medieval Period (AD 1600–1800)**

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

The landscape containing the proposed development area became a very fashionable area to live in during this period, with a large number of country residences being established. Multiple demesne landscapes and large houses were established throughout the county during this period, due to the proximity of the city. An important element of an 18th or early 19th century country house was its setting. The earlier geometric landscapes favoured by continental Europe were replaced during the 18th and 19th centuries by designed parkland settings, which were intended to create a 'natural' backdrop for country houses. These demesnes involved a great deal of landscaping, as earth was moved, field boundaries disappeared, streams were diverted to form lakes and quite often roads were completely diverted to avoid travelling anywhere near the main house or across the demesne.

The proposed development area initially formed part of the demesne associated with Mountanville Cottage in the mid-19th century (Figure 5). This was a small landscape established within a rectangular plot of land. Mountanville Cottage is located within the proposed development area and was later renamed Cedar Mount. By 1871, the demesne associated with Mountanville House (later 'Knockrabo') was extended into the proposed development area (Figure 6). Mountanville Cottage (now Cedar Mount) is believed to have been established in the last decade of the 18th century, and in 1832 John Goddard Richard was the owner. John Goddard Richard was a barrister and justice of the peace and owned land in both South Dublin and Wexford. The principal building is extant and is a protected structure (RPS 783).

The site of Mountanville House is located c. 35m northeast of the development area and was constructed during the early 19th century by Henry Roe. The house had three storeys and had a width of seven bays. It also had an intricately wrought iron veranda that travelled around the extent of the exterior that faced the garden at first-floor level and was covered by a canopy. In 1885 the house became home to Christopher Palles, the Lord Chief Baron of the Court of the Exchequer. Palles kept Knockrabo, as it was later known, in an impeccable manner and had several gardeners to look after the hothouses, greenhouses, vineries and peach houses. After Pallas died

in 1920, the house was eventually bought by the Bank of Ireland and demolished in 1994. Today a large portion of the original demesne, including the site of the house, has been developed and only the two gate lodges and original entrances to the estate remain.

### **3.2 SUMMARY OF PREVIOUS ARCHAEOLOGICAL FIELDWORK**

A review of the Excavations Bulletin (1970–2024) has revealed that no previous archaeological investigations have been carried out within the proposed development area. Monitoring at Deerpark Road, c. 346m to the northeast (Leahy and Moraghan 2010, Licence No. 08E0941) in advance of water main upgrades did not uncover anything of archaeological significance.

### **3.3 CARTOGRAPHIC ANALYSIS**

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

These early maps lack detail as their primary purpose was to identify land ownership; however, significant topographical features and structures are often depicted. There is no detail shown on this map of the proposed development area. Roebuck castle (DU022-017) is indicated within the lands belonging to ‘Barron of Timplestone’.

#### **John Rocque, An Actual Survey of the County of Dublin, 1760 (Figure 3)**

This map depicts the proposed development area as open fields to the north of what is now Mount Anville Road. There are no structures depicted within the proposed development area. Mount Dillion estate is depicted to the immediate south of Mount Anville Road. The surrounding landscape is largely rural with a number of demesne landscapes appearing throughout the wider area.

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

This map depicts the proposed development area to the north of the Mount Anville Road. There is a small demesne indicated to the immediate east of the proposed development area, which likely represents Mountanville House but it is not labelled. To the south of Mount Anville Road, Anneville House is shown in the place of Mount Dillion on Rocque’s map.

#### **William Duncan, Map of the County of Dublin, 1821 (Figure 4)**

There is little change to the proposed development area by the time of this map.

#### **First Edition Ordnance Survey Map, 1843, scale 1:10,560 (Figure 5)**

This is the first accurate historic mapping coverage of the area containing the proposed development area. The site contains part of the small demesne associated with Mountanville Cottage and Mountanville Lodge. Mountanville Cottage is located within the proposed development area with a number of small outbuildings depicted to the immediate west of the main house. Mountanville House and demesne is depicted to the immediate northeast of the development area.

### **Second Edition Ordnance Survey, 1871, scale 1:10,560 (Figure 6)**

By the time of this map, Mountanville Cottage is now labelled as Cedar Mount. A Summer House to the north of the main house is also marked for the first time. The demesne of Mountanville House now extends into the eastern part of the proposed development area due to its expansion since the previous map. The southwestern section of the site remains occupied by small parts of the demesne associated with Mountanville Lodge and Holly Wood.

### **Ordnance Survey Map, 1910, scale 1:2,500 (Figure 7)**

This map depicts Cedar Mount as further developed with a gate lodge now present at the Mount Anville Road entrance. A further lodge to the east marks the entrance to the demesne landscape of Mountanville House, which also incorporates parts of the development area. The development continues to include small sections of the landscapes of Mount Anville Lodge and Hollywood House with four small outbuildings located in the western extent of the site.

### **Third Edition Ordnance Survey Map, 1940, scale 1:10,560**

There is little significant change to the proposed development area by the time of this mapping.

## **3.4 COUNTY DEVELOPMENT PLAN**

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 and Goatstown Local Area Plan 2012 recognises the statutory protection afforded to all Record of Monuments and Places (RMP) sites under the National Monuments Legislation (1930–2014). The development plan lists a number of aims and objectives in relation to archaeological heritage (Appendix 1).

There are no archaeological sites located within the development area or within 500m (Figure 1). The nearest recorded monument consists of Roebuck Castle (DU022-017), located c. 700m to the northeast.

## **3.5 AERIAL PHOTOGRAPHIC ANALYSIS**

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995–2013), Google Earth (2008–2024), Bing Maps, and Apple Maps revealed the proposed development area comprised of greenfield for the most part from 1995 until 2016. The mature planting associated with the demesnes of Cedar Mount and Knockrabo are clearly visible within the coverage. From 2016 a construction compound was established in the northeast corner of the proposed development area that formed part of the adjacent residential development (including the site of Knockrabo House). The compound is also present in the 2017 and 2018 coverage and by 2019 associated parking is shown to the south of the compound. The 2019 coverage also shows ground disturbance has taken place within the western portion of the proposed development area, to the north of Cedar Mount. The 2020 coverage (Figure 8), shows the ground disturbance throughout the proposed development area, with a compound for machinery established to the north of Cedar Mount. Ground disturbances extend to the north of the proposed



development area. The ground works that took place within the site were part of enabling works associated with permitted development (Planning Ref.: D17A/1124). It is noted that there were no archaeological conditions attached to this development.

This disturbance is also evident on the 2021 coverage, although by this time the construction on the adjacent development has been completed. The areas previously subject to disturbance are visible on the coverage from 2022 to 2023, albeit scrubby overgrowth has occurred throughout the site.

### **3.6 TOPOGRAPHICAL FILES OF THE NATIONAL MUSEUM OF IRELAND**

Information on artefact finds from the study area in County Dublin has been recorded by the National Museum of Ireland since the late 18th century. Location information relating to these finds is important in establishing prehistoric and historic activity in the study area. No stray finds are recorded from within the proposed development area or its immediate environs

### **3.7 FIELD INSPECTION**

The field inspection sought to assess the site, its previous and current land use, the topography and any additional information relevant to the report. During the course of the field investigation the proposed residential development area and its immediate surrounding environs were inspected.

A number of field inspections have been carried out within the site since 2005. The north-eastern section of the site, prior to commencement of construction in 2016, was located within the demesne associated with the demolished Knockrabo House. The area contained a curving entrance drive, that travelled between two entrances and gate lodges. Today, the eastern most gate lodge and entrance have been renovated and incorporated into the residential development. The western gate lodge and entrance remain present and are located within the proposed development area (Plates 1 and 2). The landscape crossed by the drive comprised a relatively level area covered in scrubby grass and specimen trees (Plates 3), which was later affected by construction activities. Today some of the trees have been retained as part of the landscaping proposals, but the site of Knockrabo House, located slightly downslope to the northwest, is now covered in housing.

Cedar Mount is located within the proposed development area and is accessed via a gate way from the Mount Anville Road and formerly could also be accessed from the western Knockrabo gate lodge (Plate 4). The area to the north of Cedar Mount, within the proposed development area, was formed by a gradual northwest facing slope that was overgrown in places and characterised by the presence of specimen trees and footpaths. This area has since been subject to extensive ground disturbances, as shown on Figure 8 (and as part of enabling works of a permitted 2017 development). None of the demesne features associated with Cedar Mount survive in this area. Similarly, no boundaries associated with the demesnes associated with Mountanville Lodge and Holly Wood to the immediate southwest, remain present.



Plate 1: Western gate lodge to Knockrabo, facing west



Plate 2: Interior of western gate to Knockrabo, facing southeast



Plate 3: Western drive to Knockrabo (within development area), facing north-northwest before construction in 2016



Plate 4: Western access to Knockrabo prior to construction in 2016, facing northeast

Today, the proposed development area has been subject to a large degree of disturbance, due to enabling works as part of a 2017 permitted development (Figure 8). No archaeological conditions were attached to this development. Much of the site has already been stripped of topsoil, with the exception of where some of the larger specimen trees are located. Given the level of disturbance that has taken place, the overall archaeological potential of the site is considered to be low.

## 4 CONCLUSIONS

This assessment has been undertaken in order to assess the potential for the survival of archaeological features in advance of a proposed Large-scale Residential Development at Knockrabo, Mount Anville Road, Goatstown, Dublin 14. There are no archaeological sites located within the development area or within 500m. The nearest recorded monument consists of Roebuck Castle (DU022-017), located c. 700m to the northeast.

A review of the Excavations Bulletin has revealed that no archaeological investigations have taken place within the proposed development area. Monitoring at Deerpark Road, c. 346m to the northeast in advance of water main upgrades, did not uncover anything of archaeological significance.

Analysis of cartographic sources has revealed that the proposed development area was historically within open fields in the proximity of the Mount Dillion/Anneville House estate. Ordnance Survey maps depict the development area within the demesne landscape of Mountanville Cottage and Mountanville House with Mountanville Cottage (Cedar Mount) itself located within the proposed development area, along with the western gate and gate lodge into Knockrabo (previously Mountanville House).

Analysis of aerial photographic record available for the area failed to identify any previously unknown archaeological features in the area. Ground disturbance has taken place across much of the site since 2016, as part of enabling works associated with a permitted development (with no archaeological conditions). Given the level of disturbance and the results of the overall archaeological assessment, the archaeological potential of the development area is considered to be low.

The site was inspected in 2016, prior to the commencement of construction, as well as during 2023. Prior to construction the overall landscape had been subject to change, with the demolition and ruination of structures associated with Knockrabo and the removal of demesne features and boundaries within the former demesnes of Cedar Mount, Mountanville Lodge and Holly Wood. With the exception of specimen planting, the landscape had become denuded and overgrown. Extensive ground disturbances have occurred since 2016 as part of enabling works associated with an earlier permitted development and whilst fragmented demesne planting survives, along with Cedar Mount and the entrances into Cedar Mount and Knockrabo, no other historic or features of archaeological potential were identified.

## 5 IMPACT ASSESSMENT AND MITIGATION STRATEGY

Impacts can be identified from detailed information about a project, the nature of the area affected and the range of archaeological resources potentially affected. Archaeological sites can be affected adversely in a number of ways: disturbance by excavation, topsoil stripping; disturbance by vehicles working in unsuitable conditions; and burial of sites, limiting access for future archaeological investigation. Upstanding archaeology can be affected adversely by direct damage or destruction arising from development, from inadvertent damage arising from vibration, undermining etc. and also by indirect impacts to a building's visual setting, view or curtilage.

### 5.1 IMPACT ASSESSMENT

- Whilst it is clear some portions of the site have been subject to ground disturbance in the form of topsoil stripping, it remains unclear how the works may have affected the potential archaeological resource. As such it is possible that ground disturbance may have a direct and negative, permanent impact on previously unrecorded archaeological features or deposits that have the potential to survive beneath the current ground level. Dependant on the nature, extent and significance of any such remains, prior to the application of mitigation, the significance of effect may range from slight to moderate.

### 5.2 MITIGATION

- It is recommended that all remaining topsoil stripping associated with the proposed development be monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the Department of Housing, Local Government and Heritage (DoHLGH).
- Following the completion of the mitigation measures, there will be no residual impacts on the archaeological resource.

*It is the developer's responsibility to ensure full provision is made available for the resolution of any archaeological remains, both on site and during the post excavation process, should that be deemed the appropriate manner in which to proceed.*

**Please note that all recommendations are subject to approval by the National Monuments Service of the Heritage and Planning Division, Department of Housing, Local Government and Heritage.**

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### **CARTOGRAPHIC SOURCES**

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- Rocque's Map of the County of Dublin, 1760
- Taylor's Map of the Environs of Dublin, 1816
- Duncan's Map of the County of Dublin, 1821
- Ordnance Survey maps of County Dublin, 1843, 1871, 1910 and 1940

### **ELECTRONIC SOURCES**

- [www.excavations.ie](http://www.excavations.ie) – Summary of archaeological excavation from 1970–2024.
- [www.archaeology.ie](http://www.archaeology.ie) – DoH/HLGH website listing all SMR/RMP sites.
- [www.heritagemaps.ie](http://www.heritagemaps.ie) – The Heritage Council web-based spatial data viewer which focuses on the built, cultural and natural heritage.
- [www.geohive.ie](http://www.geohive.ie) – Ordnance Survey Ireland National Townland and Historical Map Viewer (including Aerial imagery 1995, 2000, 2005 and 2013).
- [www.googleearth.com](http://www.googleearth.com) – Satellite imagery (2005–2024).
- [www.apple.com/maps/](http://www.apple.com/maps/) – Satellite imagery (2024).



## APPENDICES

### APPENDIX 1 LEGISLATION PROTECTING THE ARCHAEOLOGICAL RESOURCE

#### PROTECTION OF CULTURAL HERITAGE

The cultural heritage in Ireland is safeguarded through national and international policy designed to secure the protection of the cultural heritage resource to the fullest possible extent (Department of Arts, Heritage, Gaeltacht and the Islands 1999, 35). This is undertaken in accordance with the provisions of the *European Convention on the Protection of the Archaeological Heritage* (Valletta Convention), ratified by Ireland in 1997.

#### THE ARCHAEOLOGICAL RESOURCE

The *National Monuments Act 1930 to 2014* and relevant provisions of the *National Cultural Institutions Act 1997* are the primary means of ensuring the satisfactory protection of archaeological remains, which includes all man-made structures of whatever form or date except buildings habitually used for ecclesiastical purposes. A National Monument is described as ‘a monument or the remains of a monument the preservation of which is a matter of national importance by reason of the historical, architectural, traditional, artistic or archaeological interest attaching thereto’ (National Monuments Act 1930 Section 2). A number of mechanisms under the National Monuments Act are applied to secure the protection of archaeological monuments. These include the Register of Historic Monuments, the Record of Monuments and Places, and the placing of Preservation Orders and Temporary Preservation Orders on endangered sites.

#### OWNERSHIP AND GUARDIANSHIP OF NATIONAL MONUMENTS

The Minister may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments (other than dwellings) may also appoint the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or guardianship of the state, it may not be interfered with without the written consent of the Minister.

#### REGISTER OF HISTORIC MONUMENTS

Section 5 of the 1987 Act requires the Minister to establish and maintain a Register of Historic Monuments. Historic monuments and archaeological areas present on the register are afforded statutory protection under the 1987 Act. Any interference with sites recorded on the register is illegal without the permission of the Minister. Two months’ notice in writing is required prior to any work being undertaken on or in the vicinity of a registered monument. The register also includes sites under Preservation Orders and Temporary Preservation Orders. All registered monuments are included in the Record of Monuments and Places.

### **PRESERVATION ORDERS AND TEMPORARY PRESERVATION ORDERS**

Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site illegal. Temporary Preservation Orders can be attached under the 1954 Act. These perform the same function as a Preservation Order but have a time limit of six months, after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.

### **RECORD OF MONUMENTS AND PLACES**

Section 12(1) of the 1994 Act requires the Minister for Arts, Heritage, Gaeltacht and the Islands (now the Minister for the Department of Housing, Local Government and Heritage) to establish and maintain a record of monuments and places where the Minister believes that such monuments exist. The record comprises a list of monuments and relevant places and a map/s showing each monument and relevant place in respect of each county in the state. All sites recorded on the Record of Monuments and Places receive statutory protection under the National Monuments Act 1994. All recorded monuments on the proposed development site are represented on the accompanying maps.

Section 12(3) of the 1994 Act provides that ‘where the owner or occupier (other than the Minister for Arts, Heritage, Gaeltacht and the Islands) of a monument or place included in the Record, or any other person, proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such a monument or place, he or she shall give notice in writing to the Minister of Arts, Heritage, Gaeltacht and the Islands to carry out work and shall not, except in case of urgent necessity and with the consent of the Minister, commence the work until two months after giving of notice’.

Under the National Monuments (Amendment) Act 2004, anyone who demolishes or in any way interferes with a recorded site is liable to a fine not exceeding €3,000 or imprisonment for up to 6 months. On summary conviction and on conviction of indictment, a fine not exceeding €10,000 or imprisonment for up to 5 years is the penalty. In addition, they are liable for costs for the repair of the damage caused.

In addition to this, under the *European Communities (Environmental Impact Assessment) Regulations 1989*, Environmental Impact Statements (EIS) are required for various classes and sizes of development project to assess the impact the proposed development will have on the existing environment, which includes the cultural, archaeological and built heritage resources. These document’s recommendations are typically incorporated into the conditions under which the proposed development must proceed, and thus offer an additional layer of protection for monuments which have not been listed on the RMP.

### **THE PLANNING AND DEVELOPMENT ACT 2000**

Under planning legislation, each local authority is obliged to draw up a Development Plan setting out their aims and policies with regard to the growth of the area over a five-year period. They cover a range of issues including archaeology and built

heritage, setting out their policies and objectives with regard to the protection and enhancement of both. These policies can vary from county to county. The Planning and Development Act 2000 recognises that proper planning and sustainable development includes the protection of the archaeological heritage. Conditions relating to archaeology may be attached to individual planning permissions.

### **Dún Laoghaire-Rathdown County Development Plan 2022-2028**

#### Policy Objective HER1: Protection of Archaeological Heritage

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

#### Policy Objective HER2: Protection of Archaeological Material in Situ

It is a Policy Objective to seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places, and of previously unknown sites, features and objects of archaeological interest that become revealed through development activity. In respect of decision making on development proposals affecting sites listed in the Record of Monuments and Places, the Council will have regard to the advice and/or recommendations of the Department of Culture, Heritage and the Gaeltacht (DCHG).

#### Policy Objective HER5: Historic Burial Grounds

It is a Policy Objective to protect historical and/or closed burial grounds within the County and encourage their maintenance in accordance with good conservation practice and to promote access to such sites where possible.

## **APPENDIX 2 IMPACT ASSESSMENT AND THE CULTURAL HERITAGE RESOURCE**

### **POTENTIAL IMPACTS ON ARCHAEOLOGICAL AND HISTORICAL REMAINS**

Impacts are defined as ‘the degree of change in an environment resulting from a development’ (Environmental Protection Agency 2022). They are described as profound, significant or slight impacts on archaeological remains. They may be negative, positive or neutral, direct, indirect or cumulative, temporary or permanent.

Impacts can be identified from detailed information about a project, the nature of the area affected and the range of archaeological and historical resources potentially affected. Development can affect the archaeological and historical resource of a given landscape in a number of ways.

- Permanent and temporary land-take, associated structures, landscape mounding, and their construction may result in damage to or loss of archaeological remains and deposits, or physical loss to the setting of historic monuments and to the physical coherence of the landscape.
- Archaeological sites can be affected adversely in a number of ways: disturbance by excavation, topsoil stripping and the passage of heavy machinery; disturbance by vehicles working in unsuitable conditions; or burial of sites, limiting accessibility for future archaeological investigation.
- Hydrological changes in groundwater or surface water levels can result from construction activities such as de-watering and spoil disposal, or longer-term changes in drainage patterns. These may desiccate archaeological remains and associated deposits.
- Visual impacts on the historic landscape sometimes arise from construction traffic and facilities, built earthworks and structures, landscape mounding and planting, noise, fences and associated works. These features can impinge directly on historic monuments and historic landscape elements as well as their visual amenity value.
- Landscape measures such as tree planting can damage sub-surface archaeological features, due to topsoil stripping and through the root action of trees and shrubs as they grow.
- Ground consolidation by construction activities or the weight of permanent embankments can cause damage to buried archaeological remains, especially in colluviums or peat deposits.
- Disruption due to construction also offers in general the potential for adversely affecting archaeological remains. This can include machinery, site offices, and service trenches.

*Although not widely appreciated, positive impacts can accrue from developments. These can include positive resource management policies, improved maintenance and access to archaeological monuments, and the increased level of knowledge of a site or historic landscape as a result of archaeological assessment and fieldwork.*

### **PREDICTED IMPACTS**

The severity of a given level of land-take or visual intrusion varies with the type of monument, site or landscape features and its existing environment. Severity of impact can be judged taking the following into account:

- The proportion of the feature affected and how far physical characteristics fundamental to the understanding of the feature would be lost;
- Consideration of the type, date, survival/condition, fragility/vulnerability, rarity, potential and amenity value of the feature affected;
- Assessment of the levels of noise, visual and hydrological impacts, either in general or site-specific terms, as may be provided by other specialists.

## **APPENDIX 3 MITIGATION MEASURES AND THE CULTURAL HERITAGE RESOURCE**

### **POTENTIAL MITIGATION STRATEGIES FOR CULTURAL HERITAGE REMAINS**

Mitigation is defined as features of the design or other measures of the proposed development that can be adopted to avoid, prevent, reduce or offset negative effects.

The best opportunities for avoiding damage to archaeological remains or intrusion on their setting and amenity arise when the site options for the development are being considered. Damage to the archaeological resource immediately adjacent to developments may be prevented by the selection of appropriate construction methods. Reducing adverse effects can be achieved by good design, for example by screening historic buildings or upstanding archaeological monuments or by burying archaeological sites undisturbed rather than destroying them. Offsetting adverse effects is probably best illustrated by the full investigation and recording of archaeological sites that cannot be preserved *in situ*.

### **DEFINITION OF MITIGATION STRATEGIES**

#### **ARCHAEOLOGICAL RESOURCE**

The ideal mitigation for all archaeological sites is preservation *in situ*. This is not always a practical solution, however. Therefore, a series of recommendations are offered to provide ameliorative measures where avoidance and preservation *in situ* are not possible.

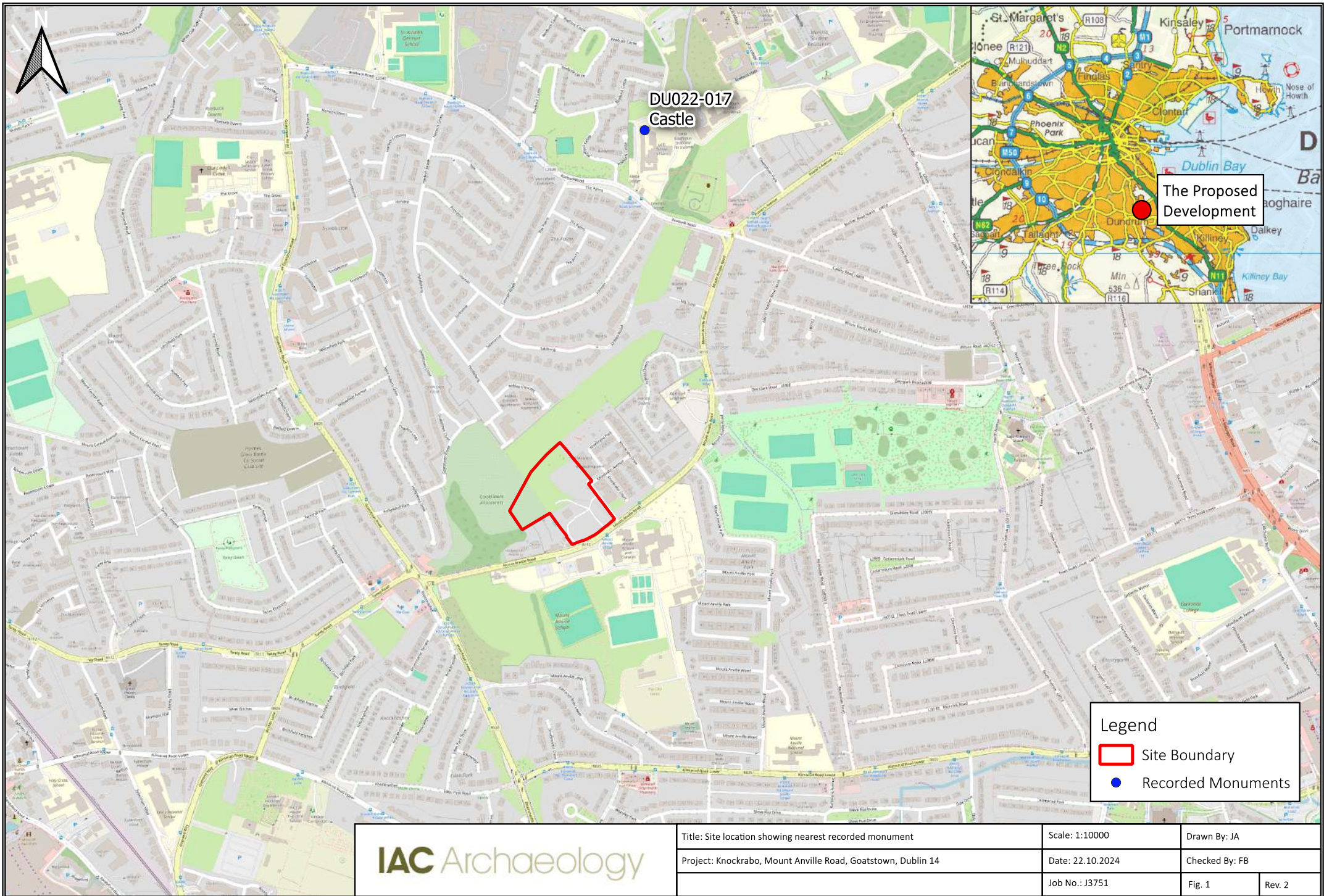
*Archaeological Test Trenching* can be defined as ‘a limited programme of intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate’ (ClfA 2020a).

*Full Archaeological Excavation* can be defined as ‘a programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified area or site on land, inter-tidal zone or underwater. The records made and objects gathered during fieldwork are studied and the results of that study published in detail appropriate to the project design’ (ClfA 2020b).

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

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

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



DU022-017  
Castle

The Proposed  
Development

**Legend**

- Site Boundary
- Recorded Monuments

**IAC Archaeology**

Title: Site location showing nearest recorded monument		Scale: 1:10000	Drawn By: JA	
Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14		Date: 22.10.2024	Checked By: FB	
		Job No.: I3751	Fig. 1	Rev. 2





**Proposed Site Layout**

PLEASE REFER TO ENGINEERS DRAWINGS FOR PROPOSED ROAD LEVELS & SITE SERVICES LAYOUT AND TO LANDSCAPE ARCHITECTS' DRAWINGS FOR LANDSCAPING PROPOSALS & PROPOSED BOUNDARY TREATMENTS. ALL DIMENSIONS IN MILLIMETERS. ALL LEVELS (IN METRES) RELATE TO THE MALIN HEAD DATUM.

- APPLICATION SITE OUTLINES IN RED
- LANDS WHICH ABUT SUBJECT SITE AND ARE UNDER CONTROL OF THE APPLICANT
- RESERVATION FOR PROPOSED DUBLIN EASTERN BYPASS CORRIDOR
- - - - OUTLINE OF RESERVATION TO PROVIDE POTENTIAL FUTURE ACCESS TO DEBP CORRIDOR, AS PERMITTED UNDER 0574/1124
- SITE NOTICE LOCATION

**OS MAP REF:**

ORDNANCE SURVEY IRELAND LICENCE CV456378517  
 COPYRIGHT ORDNANCE SURVEY IRELAND AND GOVERNMENT OF IRELAND 2024

**HISTORIC 6" LATEST EDITION**

ORDNANCE SURVEY IRELAND DATA SOURCE / REFERENCE: PRIME2

**MAP SHEETS:**

1392-04 1392-03  
 1392-09 1392-08

CENTRE POINT COORDINATE  
 DATA EXTRACTION DATE: 1



**Revision Description**

Revision Description	Date	Rev. No.	Issued by
Suitable for Information	30-05-2024	P10	SK
Suitable for Information	30-07-2024	P11	SK
Suitable for Information	21-08-2024	P12	SK
Suitable for Information	22-08-2024	P13	SK
Suitable for Review & Acceptance	23-08-2024	P14	SK
Suitable for Information	29-08-2024	P15	SK
Suitable for Review & Acceptance	04-09-2024	P16	SK



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 Millmount, Dublin 8  
 Co. DUBLIN

Cork  
 One South Mall  
 Cork City  
 Co. CORK

Project Code: N/A  
 Project Lead: SD  
 Drawn By: SK  
 Job No.: 13075  
 Scale @ A1: 1:500  
 Date Printed: 11-10-2024  
 Current Rev.: P19  
 Status: SS  
 Purpose: Suitable for Review & Acceptance

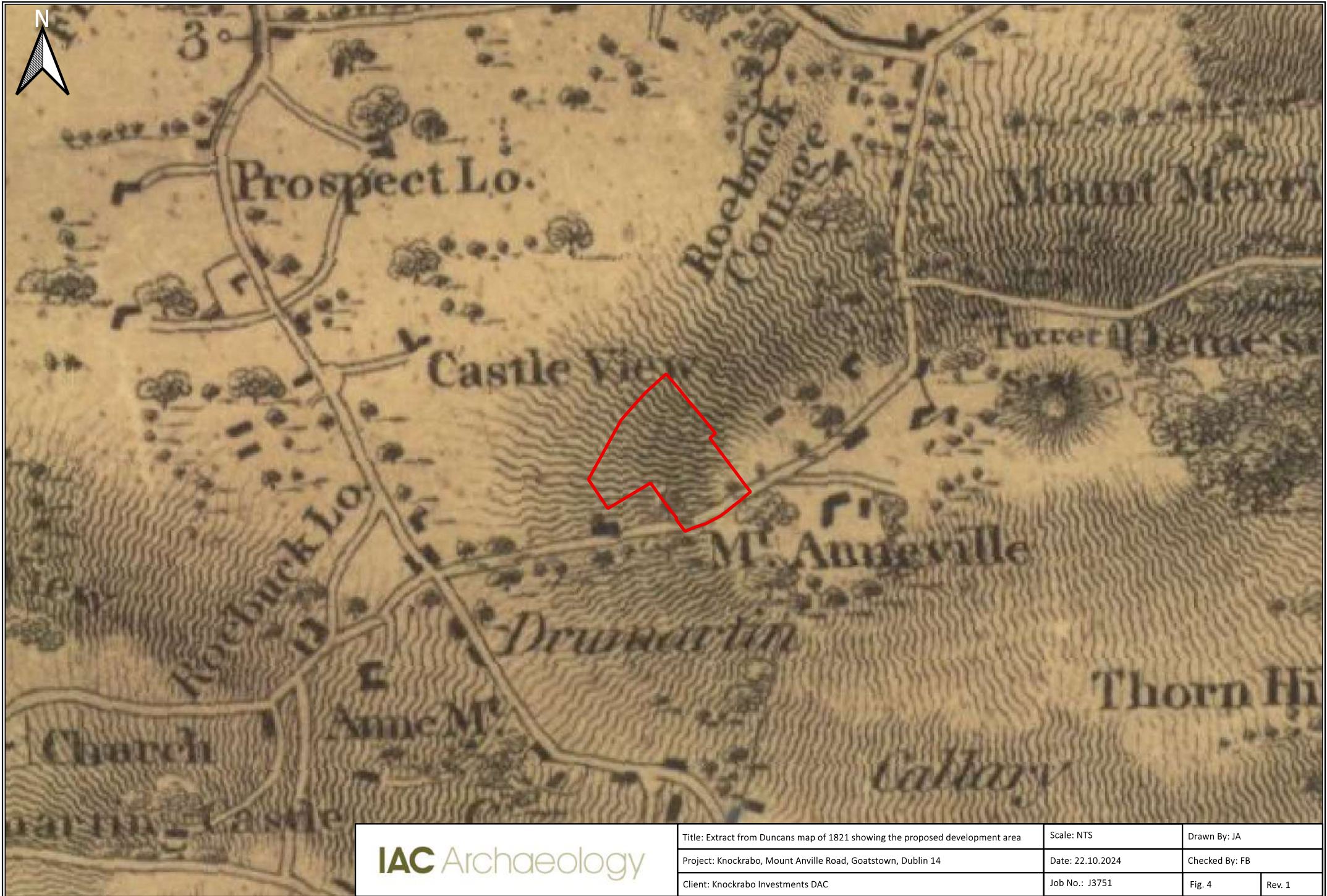
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Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14	Date: 22.10.2024	Checked By: FB
	Job No.: I3751	Fig. 2
		Rev. 3



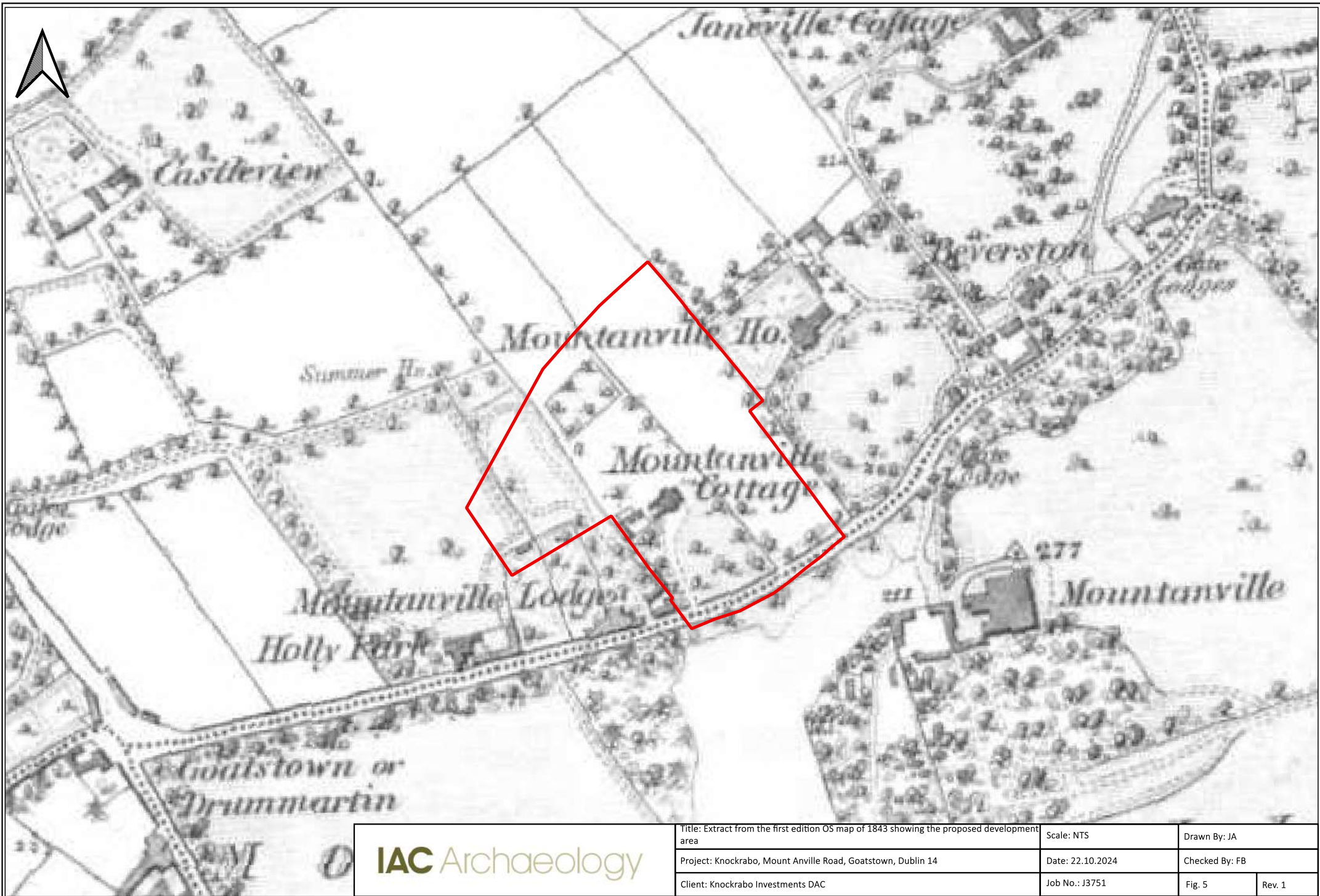
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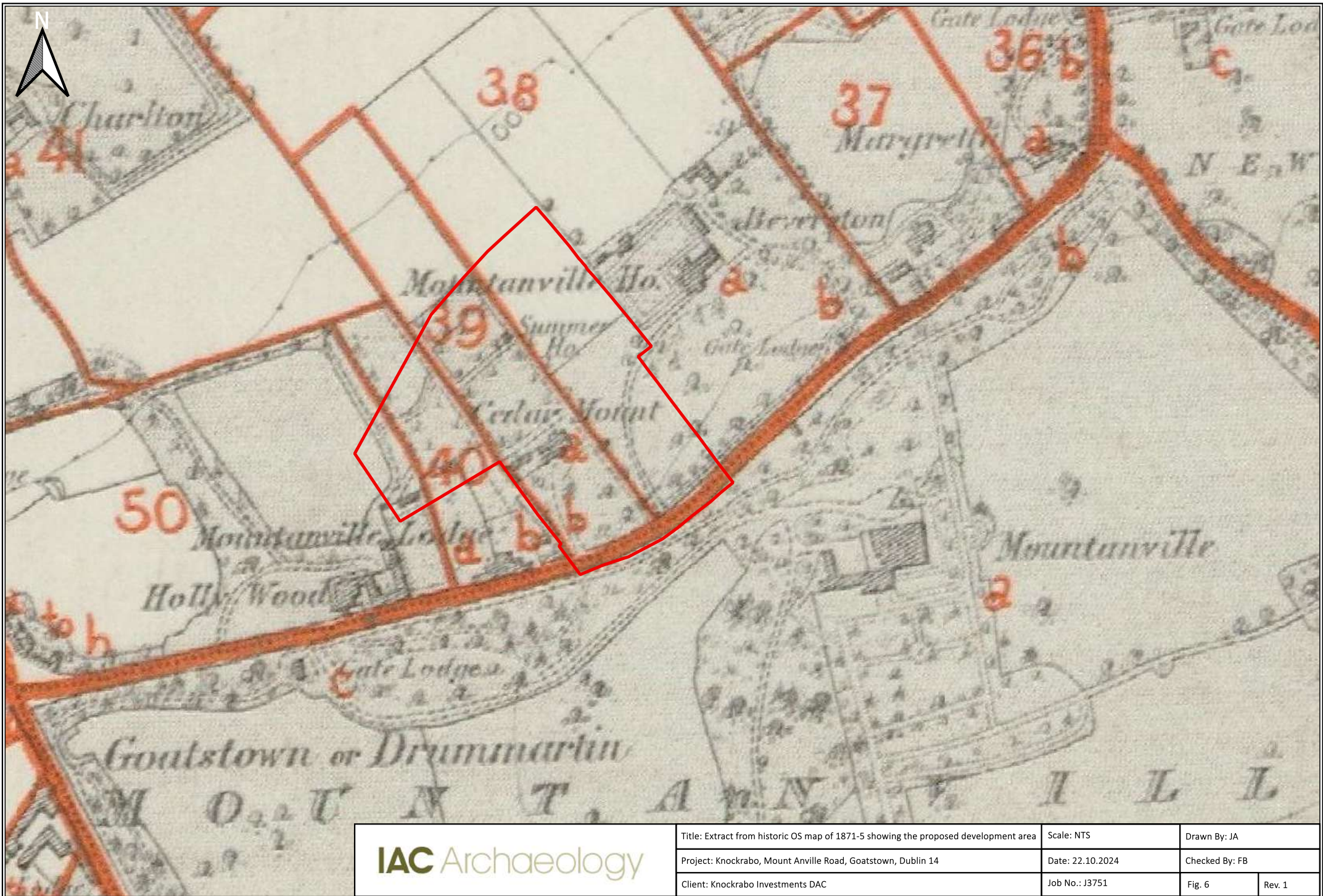
Taylor 1816



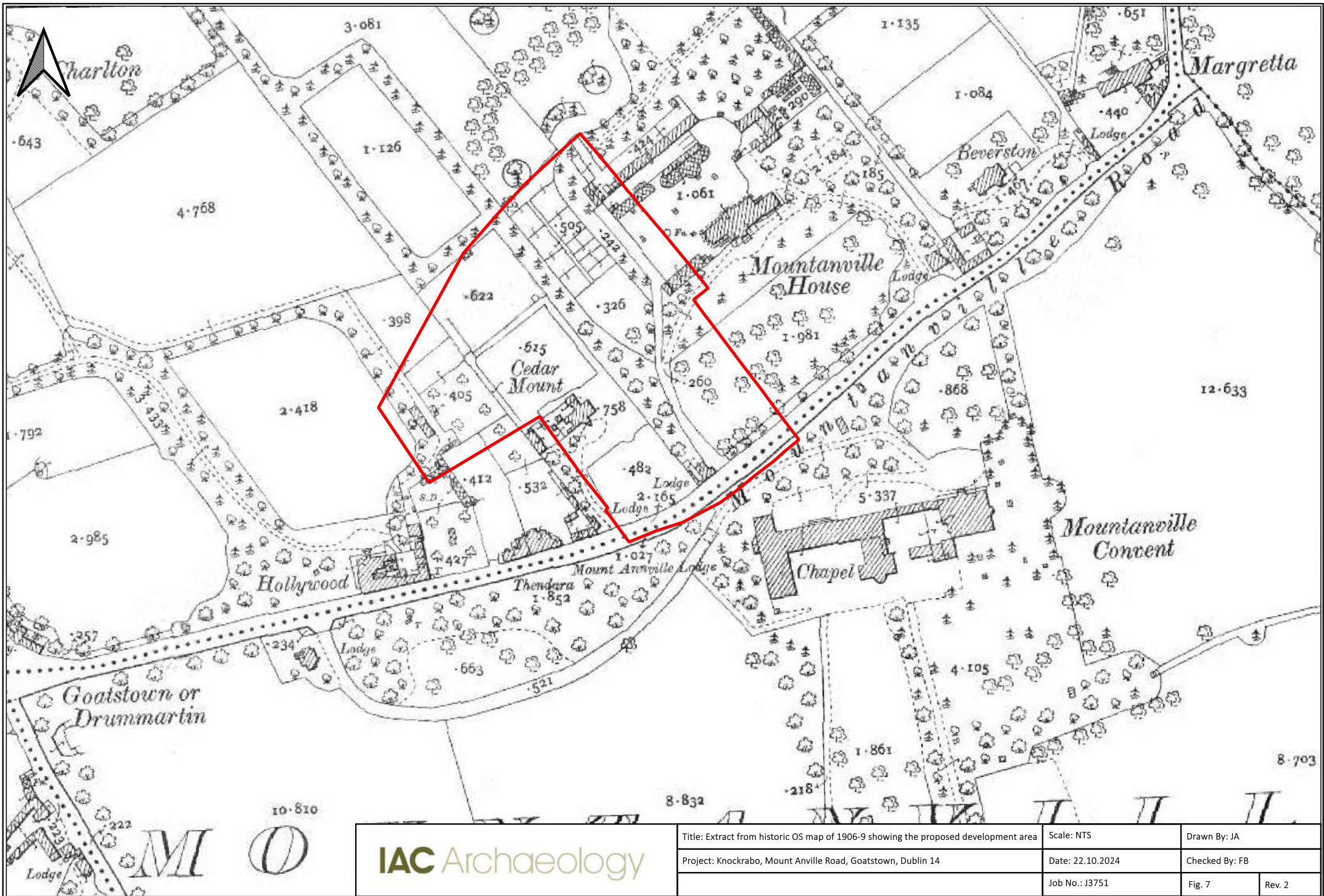
<b>IAC</b> Archaeology	Title: Extract from Duncans map of 1821 showing the proposed development area	Scale: NTS	Drawn By: JA	
	Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14	Date: 22.10.2024	Checked By: FB	
	Client: Knockrabo Investments DAC	Job No.: J3751	Fig. 4	Rev. 1



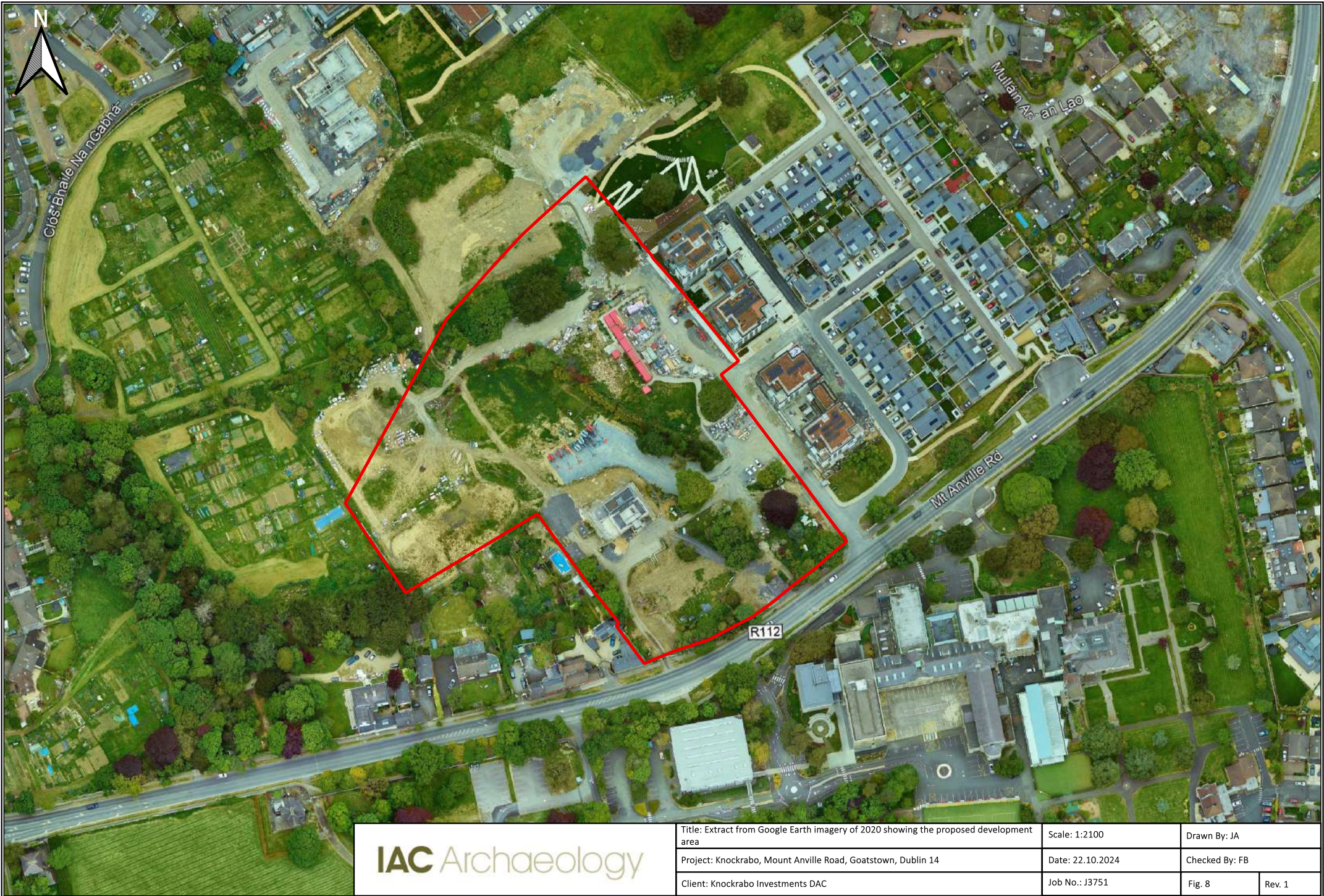
	Title: Extract from the first edition OS map of 1843 showing the proposed development area		Scale: NTS	Drawn By: JA	
	Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14		Date: 22.10.2024	Checked By: FB	
	Client: Knockrabo Investments DAC		Job No.: J3751	Fig. 5	Rev. 1



	Title: Extract from historic OS map of 1871-5 showing the proposed development area		Scale: NTS		Drawn By: JA	
	Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14		Date: 22.10.2024		Checked By: FB	
	Client: Knockrabo Investments DAC		Job No.: J3751		Fig. 6	Rev. 1



	Title: Extract from historic OS map of 1906-9 showing the proposed development area		Scale: NTS		Drawn By: JA	
	Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14		Date: 22.10.2024		Checked By: FB	
			Job No.: J3751		Fig. 7	Rev. 2



	Title: Extract from Google Earth imagery of 2020 showing the proposed development area		Scale: 1:2100	Drawn By: JA
	Project: Knockrabo, Mount Anville Road, Goatstown, Dublin 14		Date: 22.10.2024	Checked By: FB
	Client: Knockrabo Investments DAC		Job No.: J3751	Fig. 8