

17 CULTURAL HERITAGE (ARCHAEOLOGICAL AND ARCHITECTURAL HERITAGE)

17.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) considers and assesses the cultural heritage, archaeology and architectural heritage environment ('cultural heritage'¹ hereafter) within the site for the proposed residential development at Kellystown, Dublin 15 ('proposed development' hereafter). The purpose of the study is to assess the possible significance of the receiving cultural heritage environment and to identify and evaluate the significance of the impact of the proposed development on this environment and to suggest any mitigation measures that might be appropriate.

17.1.1 Regulatory and Policy Framework

17.1.1.1 Legislation

The following legislation was consulted to inform the assessment:

- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 2000;
- Council of Europe Convention for the Protection of the Architectural Heritage of Europe, 1985²;
- Council of Europe European Convention on the Protection of the Archaeological Heritage, 1992³;
- European Landscape Convention (ELC), 2000⁴;
- Heritage Act, 1995;
- Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023. The Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 was enacted in October 2023 and this Act is now law. The Minister for Housing, Local Government and Heritage commenced certain provisions in May 2024 (S.I. No. 252/2024), however until the Act is fully commenced, the National Monuments Acts have therefore not yet been repealed and remain in force.
- National Monuments (Amendments) Acts, 1930-2014;
- ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, 2005;
- Planning and Development Act, 2000, as amended ('PDA 2000' hereafter);

Excerpts from the relevant legislation are contained in Appendix 17.1.

17.1.1.2 Standards and Guidelines

The following standards and guidelines were consulted to inform the assessment:

- Burra Charter, the Australia ICOMOS Charter for Places of Cultural Significance, 2013;
- ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, 2005;
- Department of Arts, Heritage and the Gaeltacht (2015). *National Landscape Strategy for Ireland 2015 – 2025*.

¹ Cultural Heritage is a broad term that includes Archaeological Heritage, Built (Architectural) Heritage, Portable Heritage, Intangible Heritage, and other resources inherited from the past by contemporary society.

² Ratified by Ireland in 1991

³ Ratified by Ireland in 1997

⁴ Ratified by Ireland in 2002

- Department of Arts, Heritage, Gaeltacht and the Islands (1999). *Frameworks and Principles for the Protection of the Archaeological Heritage*;
- Department of the Environment and Local Government (2000). *Landscape and Landscape Assessment – Consultation Draft of Guidelines for Planning Authorities*;
- Environmental Protection Agency (EPA) (2022). *Guidelines on the information to be contained in Environmental Impact Assessment Reports* ('the EPA guidelines' hereafter);
- Historic England (2017). *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition)*;
- Historic Scotland (2010). *Managing Change in the Historic Environment*;
- National Roads Authority (2005). *Guidelines for the Testing and Mitigation of the Wetland Archaeological Heritage for National Road Schemes*;
- The Heritage Council (2010). *Proposals for Ireland's Landscapes*;
- Transport Infrastructure Ireland (TII), (2024) *Guidelines for Cultural Heritage Impact Assessment of TII National Road and Greenway Projects* ('the TII guidelines' hereafter);
- TII & Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (2017). *Code of Practice for Archaeology agreed between the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs and Transport Infrastructure Ireland*.

17.2 Assessment Methodology

17.2.1 Data Sources

The mapping and data analysis was managed through ArcGIS (geographical information software). Information was structured by the identification of cultural heritage assets, such as the RMP, RPS, NIAH and National Monuments, as point data on the programme. For this project the RMP datasets were obtained from www.archaeology.ie. The National Monuments list was sourced directly from the Department of Housing, Local Government and Heritage (DHLGH) and added as a layer. The NIAH dataset was also obtained from www.archaeology.ie and was cross-referenced with the Record of Protected Structures in the Fingal County Development Plan (2023-2029). The Geographical Information System (GIS) for the project formed a permanent renewable database to provide information for the EIA process.

17.2.2 Study Area

The study area for Cultural Heritage includes the full extent of the proposed development site redline boundary and the surrounding area within a radius of 1km. Recorded archaeological monuments within 1km can serve as a good indicator of previously unidentified sites of archaeological potential in the area. A 1km radius also allows for the assessment of potential impacts on the setting of cultural heritage assets, e.g. designed landscapes associated with country houses.

Professional judgement was used to determine where the study area should be extended to consider archaeological sites / monuments / historic buildings / protected structures that lie beyond its boundaries. This ensures that any potential indirect effects on cultural heritage assets, e.g. potential effect on setting, are assessed. In addition, recorded archaeological monuments and known archaeological sites in the surrounding landscape can serve as a good indicator of the below-ground archaeological potential in the study area.

As required and where appropriate, the relationship of structures, sites, monuments, and complexes that fall outside the study area were considered and evaluated. The wider landscape was also considered, to provide an archaeological and historical context for the proposed development.

17.2.3 Desktop Study

The evaluation process ensures that all designations relating to cultural heritage assets, and any cultural heritage features that are revealed through research, field assessment and consultation, are

clearly articulated. A review of the following information took place in order to inform the desktop study:

- The National Monuments, Preservation Orders, Register of Historic Monuments list for County Dublin was sourced directly from the DHLGH;
- Record of Monuments and Places (RMP) and Sites and Monuments Record (SMR)⁵;
- Record of Protected Structures (RPS) and Architectural Conservation Areas (ACAs);
- The topographical files of the National Museum of Ireland;
- Cartographical sources, including the Down Survey barony and parish maps c. 1656, and various editions of the OS Maps;
- Griffith's Valuation, 1853;
- Excavations Bulletins and Excavations Database (1970-2025);
- Fingal County Development Plan 2023-2029;
- National Inventory of Architectural Heritage (NIAH), Building Survey and Garden Survey;
- Townland names and toponymy (loganim.ie);
- National Folklore Collection (Duchas.ie);
- Museums, Collections and Archives database (Heritage Council of Ireland);
- Aerial imagery (Google Earth 2001–2025, Bing 2025; Tailte Éireann 1995, 2000 to 2013); and
- Other documentary sources (as listed in the references)

17.2.4 Survey Work

A site inspection was undertaken in February 2025 in order to assess the present topography and land use. This was carried out in the context of an assessment of the archaeological, architectural and cultural heritage potential of study area, taking cognisance of the potential implications of the development on the surviving cultural heritage landscape. It also considered the setting of any designated archaeological and architectural heritage assets in the vicinity.

A geophysical survey was undertaken by Terradat between the November 2023 and January 2025. The survey aimed to identify any geophysical responses that may represent the remains of unknown archaeology within the application area. The survey comprised a detailed gradiometer survey, conducted under Licence No.: 23R0523, issued by the Department of Housing, Local Government and Heritage.

Archaeological test excavation was undertaken between April 2024 and February 2025 to assess the general archaeological potential of the site as well as investigating significant geophysical anomalies of potential archaeological origin. The testing was carried out under Licence 24E0430 and 25E0117, issued by the Department of Housing, Local Government and Heritage.

⁵ The Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 was enacted in October 2023 and this Act is now law. The Minister for Housing, Local Government and Heritage commenced certain provisions in May 2024 (S.I. No. 252/2024), however until the Act is fully commenced, the National Monuments Acts have therefore not yet been repealed and remain in force.

17.2.5 Impact Assessment Methodology

Cultural heritage sites / landscapes are considered to be a non-renewable resource and cultural heritage material assets are generally considered to be location sensitive. In this context, any change to their environment, such as construction activity and ground disturbance works, could adversely affect these sites.

The likely significance of all impacts is determined in consideration of the magnitude of the impact and the baseline rating upon which the impact has an effect (i.e. the importance (sensitivity or value) of the cultural heritage asset). Having assessed the magnitude of impact with respect to the importance of the asset, the overall significance of the impact is then classified as imperceptible, not significant, slight, moderate, significant, very significant or profound, as per the EPA guidelines. A glossary of impact assessment terms, including the criteria for the assessment of impact significance, is contained in **Appendix 17.2** in Volume 2 of this EIAR.

In accordance with the TII guidelines, the criteria used to evaluate the importance of an archaeological site, monument or complex are as follows: existing status (level of protection), condition or preservation, documentation or historical significance, group value, rarity, visibility in the landscape, fragility or vulnerability, and amenity value. The cultural heritage environment is assigned a baseline rating, taking into account the importance, value and / or sensitivity of the receiving environment (cf. **Appendix 17.2**).

Architectural heritage sites include structures listed in the RPS, which have statutory protection. They also include structures listed in the NIAH Building Survey, demesne landscapes and historic gardens listed in the NIAH Garden Survey, and undesignated, newly identified sites such as examples of vernacular architecture (e.g. a dry-stone wall or upstanding structure depicted on the first edition OS 6" map). In this assessment, each building or structure that is considered is assigned a rating in accordance with the NIAH system, or is stated to be not of special architectural interest (cf. **Appendix 17.2**).

Impacts on the setting of heritage assets describe how the presence of a development changes the surroundings of a cultural heritage asset in such a way that it affects (positively or negatively) the heritage significance of that asset. Visual impacts are most commonly encountered but other environmental factors such as noise, light or air quality can be relevant in some cases. Such impacts may be encountered at all stages in the life cycle of a development from construction to decommissioning but they are only likely to be considered significant during the prolonged operational life of a development.

17.2.5.1 Construction Phase

Impacts on heritage assets during construction can include, but are not limited to, the following:

- The removal or part removal of a heritage asset due to construction activities;
- Ground disturbance and excavation, caused by construction activities, which may lead to the damage, destruction or removal of recorded or previously unknown (newly revealed) heritage assets; and
- The degradation of the setting and amenity of a monument or the severance / fragmentation of interrelated features

17.2.5.2 Operational Phase

Impacts on heritage assets during the operational phase can include, but are not limited to:

- Maintenance works, though the impact risk to recorded or previously identified cultural heritage assets is considered to be low;

- A change that negatively impacts on a sense of place (i.e. detracts from the setting of historic features) and that cannot be mitigated has the potential to be considered a significant or profound impact throughout the operational life of the proposed development;
- Potential visual impacts on cultural heritage features due to a change in the character of the receiving historic environment. This change may have a positive or negative affect on the heritage asset;
- Potential vibration impacts may occur as a result of vehicles in close proximity to or above cultural heritage assets, such as upstanding historic monuments / buildings.

17.3 Receiving Environment

17.3.1 Archaeological and Historical Background

17.3.1.1 Prehistoric Period (c. 7000 BC – AD 400)

There are no extant monuments of Neolithic date in the area. However, a stone axe and hollow flint scraper of that date was recovered and several ephemeral features of possible Neolithic date were revealed during monitoring of topsoil removal during gas pipelaying in the townland of Diswellstown.

Bronze Age burial practices in the area are represented by a ring-barrow complex approximately 800m to the west of the proposed development site, also in the townland of Kellystown (RMP DU013-018). It comprises three conjoined circular features with external bank, internal fosse and raised interiors. Test excavation of one of these features confirmed the presence of an internal fosse (Lynch 2006; Licence 06E0348).

There is evidence of Bronze Age settlement in Porterstown, where excavation of a cropmark enclosure, which probably represents a levelled ringfort, yielded a sherd of Bronze Age pottery which indicated an earlier phase of activity on the site (Cotter 1990; RMP DU017-005).

17.3.1.2 Early Medieval Period (c. AD 400 – 1200)

The early medieval period saw the development of a mixed-farming economy managed by kings, nobles and free farmers. Early medieval settlement in the landscape around the proposed development site is evidenced through the presence of ringforts (e.g. RMP DU017-005, DU017-007). Ringforts typically consist of a circular or sub-circular enclosure (although irregular shapes have been noted recently through the excavation of such features) defined by an earthen bank or by a stone wall with an external ditch. These enclosures were habitation sites or farmsteads, which vary in both size and morphology; from simple univallate enclosures measuring 30m diameter to larger bivallate or trivallate sites in strategic locations. They were not simple isolated homesteads, however, and should be considered within their contemporary settlement landscape, which would have consisted of unenclosed settlements, farms and fields, routeways and natural resources (Stout 2000). Typically, they are sited on good, well-drained soils, usually over the 100m contour, close to a water source, and often located in proximity to routeways (ridges, eskers, moraines). The closest example is the probable levelled ringfort in Porterstown (RMP DU017-005).

Christianity was first introduced to Ireland in the 5th century and spread rapidly, fuelled by the establishment of early medieval churches and ecclesiastical centres. Ecclesiastical remains (mostly of a later Medieval date) occur in a number of nearby localities such as Clonsilla (RMP DU013-017001, DU013-017002) and Coolmine (RMP DU013-019001, DU013-019002). These sites are thought to have first developed in the early medieval period. The church of 'Culmyn' is mentioned in the list of churches for the diocese around 1275 ('Archbishop Allen's Register 1172-1534', cited in MacNeill 1950). There is also a holy well of unknown date (RMP DU017-011), known as 'Rag Well', located in Diswellstown townland.

17.3.1.3 Late Medieval Period (c. AD 1200 – 1600)

In 1170 the Anglo-Normans invaded Ireland and, in doing so, completely altered the pattern of settlement with an emphasis on tillage and crop production, within defined manorial centres, replacing cattle-rearing in many parts of the county. Much of the recorded history of the area is associated with the Anglo-Norman period. The surrounding area was favoured by the new settlers and was extensively settled. An Anglo-Norman motte and bailey (RMP DU017-012001) is located c. 2.7km to the south-east of the proposed development site in Castleknock townland. This form of castle dates to the early phases of the Anglo-Norman conquest of Ireland and consisted of an earthen mound topped by a wooden tower or keep, often with an accompanying enclosure constructed of earth and wood, known as the bailey. The Castleknock example stands on a steep natural rise at the highest point in the landscape providing extensive views of the surrounding area. It presents as an oval motte, c. 18.5m high, with a stone masonry keep (RMP DU017-012002) and a curtain wall and is enclosed by two fosses.

A number of castles of later date are also located in the area, most notably Luttrellstown Castle (RMP DU0017-004). The proposed development site is situated 440m from Luttrellstown Desmesne and was likely influenced by its development through time. The name Luttrell is probably a derivative of the French word *loutre*, an otter. One Osbert Loutrel held a farm at Arques in Normandy in 1180 and 1189 (Doubleday & de Walden 1932). The first member of the Luttrell family to come to Ireland was Sir Geoffrey Luttrell who took part in the unsuccessful rebellion by John de Morten (later King John) against his brother, Richard I (the Lionheart). Luttrell lost his lands in England for his efforts though John subsequently restored them to him when he became king.

Sir Geoffrey Luttrell attained a powerful position through his marriage to a daughter of the house of Paganel, a connection which brought estates to his family in various parts of England. The Luttrell family of Dunster Castle in Somerset are reputed to be descendants of him, although there is some dispute about this (see Vicary Gibbs 1913).

Luttrell's connection with Ireland appears to have begun in 1204. In the beginning of that year, he was appointed on a commission to settle the disputes then existing in Ireland between the justiciary and the Anglo-Norman magnates of England (Sweetman's Calendar 1171–1251 cited in Ball 1920). Six years later, he accompanied King John on his visit to Ireland where he was one of the paymasters of the mariners and galleyemen employed in the large fleet required for the expedition. Luttrell also formed one of the king's train at Kells, Carlingford, and Hollywood, as well as at Dublin (Ball 1920).

Not long after the king returned to England, Sir Geoffrey Luttrell was sent to Ireland on another mission of state and during the next few years he corresponded from this country with the king. In 1215, he was again in England advising John on all matters relating to Ireland and witnessing many Acts of the king concerning this country. Luttrell received many royal favours including the honour of knighthood but the culmination of John's expression of trust was sending Luttrell as an emissary to the Pope. While on this mission, however, Luttrell died (Ball 1920). His only son is said to have succeeded to his English estates while a daughter, who was given by the king in marriage to one Phillip Marc, is mentioned as heir to his Irish property.

While we know a great deal about Sir Geoffrey, we do not know the exact date of the first castle at Luttrellstown. Despite an extensive two day search of contemporary medieval documents by Dr. Sean Duffy of the Department of Medieval History, Trinity College Dublin, no direct reference to a castle at Luttrellstown could be found (Jordan and Reilly 2001). While mention is made of various Luttrells in primary sources since the time of Geoffrey Luttrell, it is unclear when a castle was first built on this site. Robert Luttrell, an ecclesiastic, was Treasurer of the Cathedral Church of St. Patrick in the mid-13th century but it is not clear if he lived in Luttrellstown (Sweetman's Calendar 1171–1251 cited in Ball 1920). The only reference to Sir Geoffrey Luttrell's estates in Ireland relates to land in Thomond and dating from the late 13th century to the mid-14th century. A series of references to various Luttrells and property in the Lucan area are recorded.

According to the Christ Church Deeds, (no. 970, cited in Ball 1920), a Robert Luttrell appears to have had some connection with the Luttrellstown neighbourhood. Subsequently, a ford near Lucan belonging to Michael Luttrell is mentioned, and in 1287 a member of the family paid a fine to John de Kerdiff whose family gave its name to Cardiffsbridge in the parish of Finglas. In 1349, some land and

a mill at the Salmon Leap near St. Wolstan's were released to Simon Luttrell amongst others, and in a little more than a half century later Robert, son of John Luttrell, dealt with this property. No direct reference to a castle was found in this source.

However, a tantalising piece of information was unearthed by Dr. Duffy in a search of 17th and 18th century peerage documents (Jordan and Reilly 2001). John Lodge in the Peerage of Ireland says that Geoffrey Luttrell was one of King John's "*trusted servants who executed several missions in Ireland and on the payment of twenty ounces of gold was granted the lands on which he built his castle*" (Lodge 1754, 400). Unfortunately, Lodge does not reference the source from which this information comes so it is impossible to know whether or not it is accurate. However, it would certainly seem likely, given the evidence of various Luttrells associated with this area, that a castle was sited here since the early 13th century.

It is not until the mid-15th century that indisputable evidence is recorded for a castle on this site. However, as noted above, an unbroken succession of the Luttrell family can be traced in the records from the mid-13th century onward.

17.3.1.4 Post-Medieval and Early Modern Periods

There was considerable destruction and damage to the lands and castles of the entire parish of Castleknock during the turbulent years of 1630–1670. In the Civil Survey and Down Survey of 1654–56, Kellystown is included as part of the lands owned by Simon Luttrell (Simington 1945). He was also the owner of an office, malt house, barn and stables. Kellystown is not recorded on the Down Survey maps, although a large castle is shown at Luttrellstown surrounded by a wooded demesne. The barony map for Castleknock does not depict the Parish of Clonsilla and nor does a parish map survive. A castle at Porterstown seemingly recorded on the County map of Dublin (Figure 17.1) was owned by Edward Dowde and described as small but surrounded by a good orchard, garden and plantation with two or three cottages (Simington 1945).

After the Restoration of the Monarchy in 1664, Porterstown and Luttrellstown were described as the most important dwellings in Castleknock parish. Porterstown was occupied by Roger, First Earl of Orrey, while acting as Lord Justice. The castle, or possibly a more modern house erected near it, was assessed for nine chimneys. Towards the end of the 18th century an arched gateway testified to its former importance, but by that time all other traces of the house had disappeared (Austin Cooper's Notebook, cited in Ball 1920).

In the mid-16th and 17th centuries, the castle at Luttrellstown was clearly very substantial and impressive. Thomas Luttrell, who was Chief Justice of the Common Pleas and a very distinguished member of the family, had greatly benefited from the dissolution of the monasteries, including all the lands of Coolmine in Clonsilla parish which had formerly belonged to St. Mary's Abbey (Letters and Papers of Henry V, cited in Ball 1920). At the time of his death in 1554, Luttrell owned a large amount of real estate and shortly after his death, the Crown applied to his executors for a loan of what was, at the time, a very large amount of money. Simon Luttrell, one of Thomas' sons, eventually inherited Luttrellstown Castle, and during his time there, it was considered one of the principal castles of the county of Dublin.

The Down Survey map of 1655 shows the castle as a large Tudor-style house with bawn walls and plantations with an entrance facing west. This is clearly a culmination of at least 200 years of enlargement. It is in marked contrast to the castle at Castleknock, for example, which is shown as a very large medieval tower house. During the Civil Survey of 1654–57 which was carried out in conjunction with the mapping, the house was described as a great mansion with twelve chimneys and surrounded by offices with a malt house, a barn, and two stables nearby. All the buildings were slated and the value of one thousand pounds placed upon them shows their large extent. Besides pleasure grounds and ornamental plantations, there were in the demesne a garden with no less than three orchards for the provision of the house and two quarries for the supply of stone. Also attached to the house was a corn mill and a cloth mill, as well as a weir on the River Liffey for catching salmon (Simington 1945).

This valuable property was confiscated from the Luttrell family under the Commonwealth, but the grandson of Thomas Luttrell (also called Thomas) regained the estate at the Restoration of the Monarchy in 1660.

17.3.1.4.1 18th and 19th centuries

Two archbishops of note were born in the general area. Archbishop Patrick Fitzsimmons was born in Clonsilla in 1699 and died in 1769. He reigned in the area during the time of Penal Laws which saw the suppression of Irish Catholic population. Archbishop John Thomas Troy was born at Annfield, to the east of the proposed development, in 1739. He became a Dominican monk and was later ordained Bishop of Ossory. On December 3rd 1789, he became Archbishop of Dublin. He presided over the Catholic Church as it emerged from Penal Laws and was responsible for the building of Saint Mary's Catholic Pro Cathedral (NIAH 50010228) in Dublin city and was the first bishop to be buried in its vaults. He died in 1825.

By the 19th century much of the land in the locality had been acquired by wealthy Dublin families, each landholding centring on the houses of Luttrellstown (RMP DU017-004001; RPS 723; NIAH 11361036), Diswellstown, Porterstown, Oatlands (NIAH 11361030) and Summertown giving the area much of its present character. The Royal Canal which was constructed in the late 18th century and the Midland Great Western Railway constructed in the mid-19th century, located to the north of the proposed development, are also important features in the historic landscape of the area and offer a reminder of the industrial heritage of the region.

17.3.2 Cartographic Analysis

17.3.2.1 The Down Survey (1656-1658)

The Down Survey of the 1650s was at the time the most coherent mapping project ever undertaken in the world. The aim was to measure lands forfeited by the Catholic Irish in order to redistribute it to Merchant Adventurers and English soldiers.

The County map of Dublin from the Down Survey records Porterstown between Luttrellstown and Clonsilla as is the case today and depicts a probable fortification or tower house in its location (Figure 17.1). No trace of this fortification in Porterstown survived into modern times. The barony of Castleknock and parish map give no details for Kellystown or Porterstown as no lands were to be forfeited in this area.

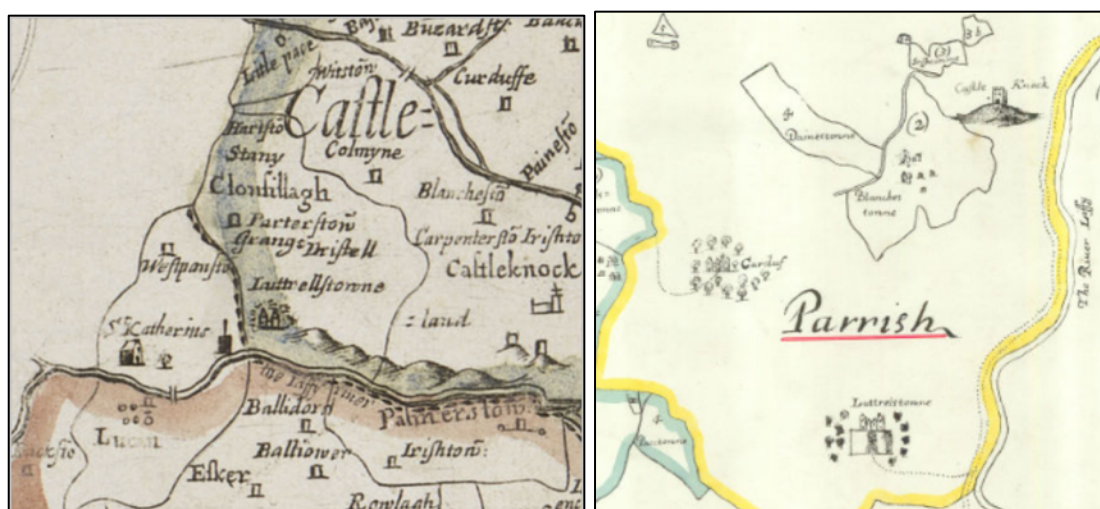


Figure 17.1 Down Survey map of County Dublin (left) and the Barony of Castleknock (right) (1656)

17.3.2.2 Rocque's 'An Actual Survey of the County of Dublin' (1760)

Rocque's map of 1760 shows a largely rural area with several small hamlets throughout the area (Figure 17.2). Portertown Road, which is located between both application sites, is shown on this map leading north to Clonsilla Road (this map predates the development of the canal and railway). A settlement is shown at Porterstown, east of the road where a halting site is now located. Another settlement is shown at Kellystown to the west of the application areas on the Luttrellstown Road. Clonsilla is also shown, as is Luttrellstown Park.



Figure 17.2 Rocque's map of County Dublin (1760) with approximate site locations

17.3.2.3 Taylor's Map of the Environs of Dublin (1816)

John Taylor's map of 1816 shows the Royal Canal had been constructed by this time (Figure 17.3). It only shows a short section of Porterstown Road, showing the former chapel and parochial schoolhouse at the south end of the road. The settlements at Porterstown and Kellystown are not depicted. However, a bridge (Neville Bridge) is depicted over the canal suggesting there was access to the application lands.



Figure 17.3 Taylor's Map of the Environs of Dublin (1816)

17.3.2.4 Ordnance Survey Historical Mapping

Ordnance Survey (OS) Ireland completed their first map survey of Ireland between 1829 and 1842, producing the First Edition Six-Inch-to-the-Mile maps which are renowned for their accuracy and level of detail. It is possible to identify the exact fields where the proposed development sites are located on this map (Figure 17.4). The area of Plot 1 is shown as a field of the same shape as today, with the townland / parish boundary shown on the east and south sides of the field. A pond is shown to the northwest, just outside the application area. The canal is shown to the north and what had previously been called Nevill Bridge is now labelled 'Kennan Bridge'.

Plot 2 was a largely agricultural area with the remnants of the former settlement shown as a building and two enclosed areas. Porterstown Road is shown in its entirety again, leading from Luttrellstown Road across the Royal canal. One small structure is depicted adjacent to the road in the northwest corner of this block.

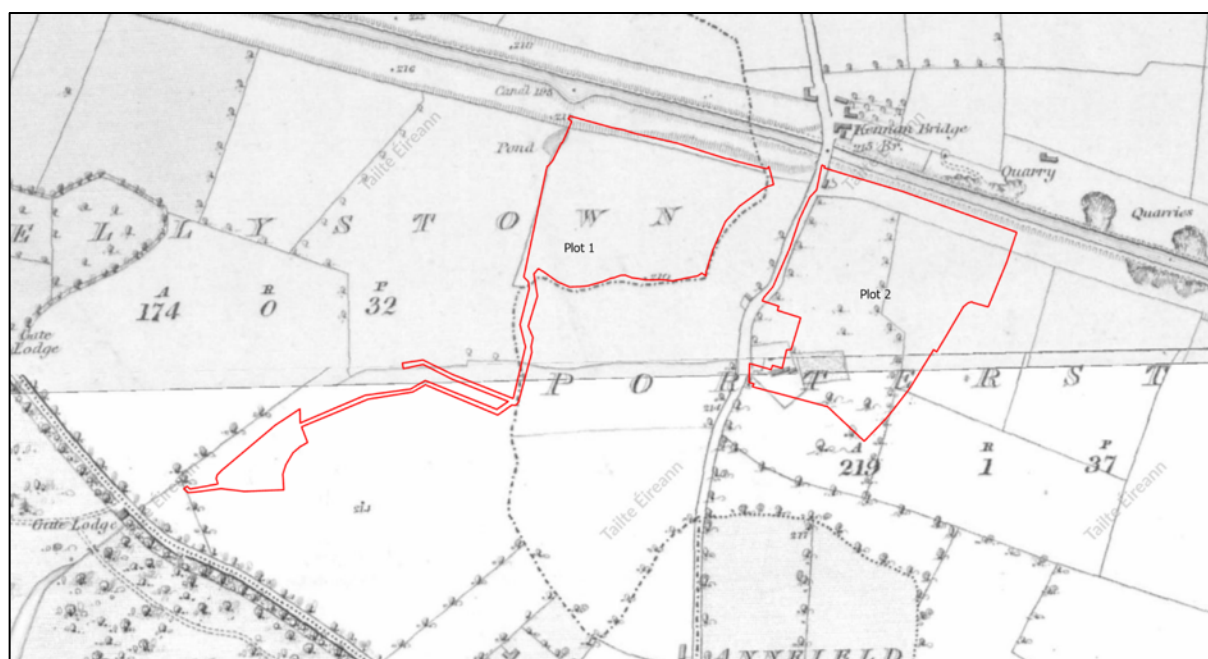


Figure 17.4 Approximate location of proposed development sites on the First Edition OS Six-inch map (1843)

By the time of the 25-inch map of 1909-1910 (Figure 17.5), there had been no change within Plot 1. The pond to the northwest appears to have been enclosed, and the railway line is shown to the north, parallel with the Royal Canal. Plot 2 had been slightly altered with the removal of a field boundary and some changes to the former settlement east of the road. Porterstown House is also shown on the west side of the road, outside of the application area. Several structures are shown at 'Porterstown Crossing' where Porterstown Road crosses the railway and the canal, including a cluster of structures within the application lands.

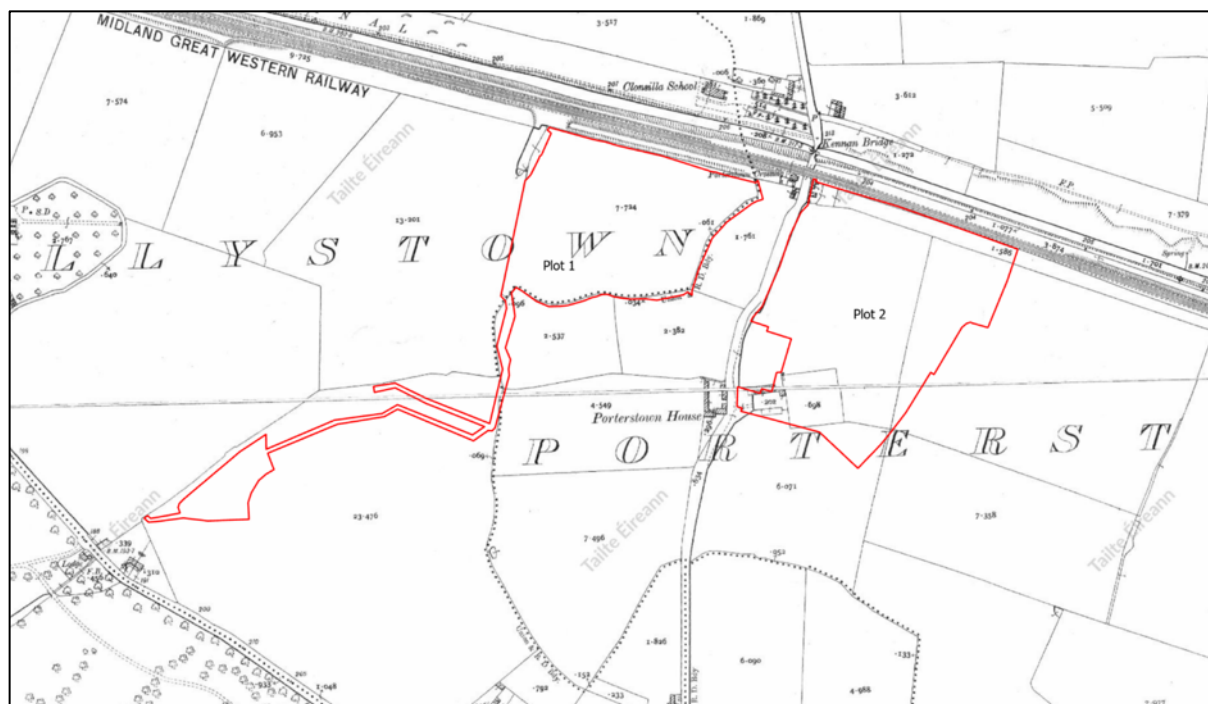


Figure 17.5 Approximate location of proposed development on the 25-inch map (1909-1910)

17.3.3 Aerial Imagery

Aerial imagery was examined from 1995 to 2025 from Google Earth, Bing and Digital Globe sources. No indication of subsurface features were evident within Plot 1, which is characterised as pasture in all available photography. The most recent photography from Google Earth shows the adjacent lands under development (Figure 17.6).

Cambridge aerial photography was also consulted which shows the area in 1968, prior to the development of the football pitches in Plot 2 (Figure 17.7). No subsurface features are evident.

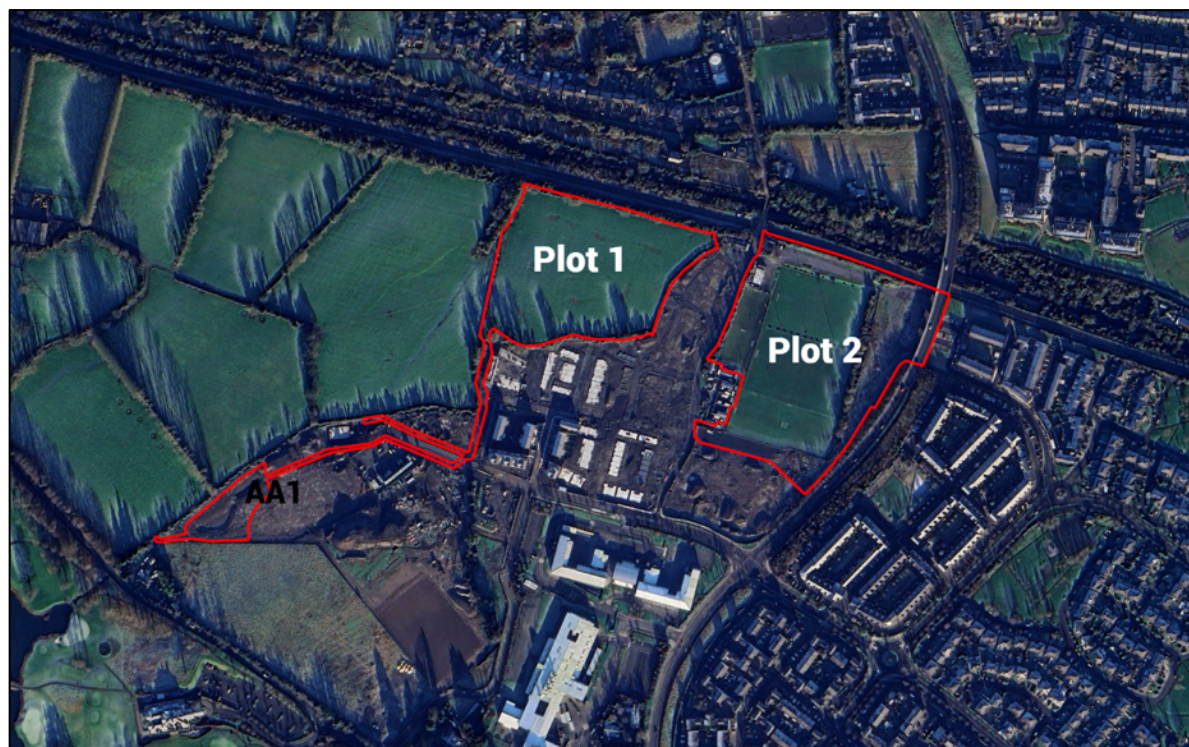


Figure 17.6 Proposed development sites on Google Earth imagery (October 2024)



Figure 17.7 Proposed development sites on Cambridge aerial photo (1968, facing east; CUAP AVS029)

17.3.4 Topographical Files of the National Museum of Ireland

No stray finds have been discovered within the development site. The Topographical Files held by the National Museum of Ireland record two polished stone axes which were found within 1km of the development (Table 17.1).

Table 17.1 Stray finds recorded by the NMI in the vicinity of the proposed development

Accession No.	Description	Townland
1979:104	Polished Stone Axe	Kellystown
1980:30	Polished Stone Axe	Sheepmore

17.3.5 Archaeological Investigations Within and Adjacent to the Proposed Development

17.3.5.1 Plot 1

17.3.5.1.1 Geophysical Survey 23R0523 (November 2023 – February 2024)

Geophysical survey was undertaken in November 2023 and February 2024 across a large area of the Kellystown / Porterstown lands as part of ongoing residential development (Licence 23R0523; Young & Bird 2024; Figure 17.8), and covered both lands within the proposed development and adjacent fields. The geophysical survey included a large area which was subject to a separate planning application and is currently under development, including the south-western portion of Plot 1 (Figure 17.8). The northern field of Plot 1 was surveyed at a later stage (see Section 17.3.5.1.4). The 2023/24 survey identified three sites comprising a substantial sub-rectangular ditched enclosure (Site 1, which falls within the boundary of Plot 1 at its southwestern end), a possible irregular enclosure associated with a possible field pond (Site 2), and a tentative ring-ditch (Site 3); the latter two are outside the proposed development boundary.

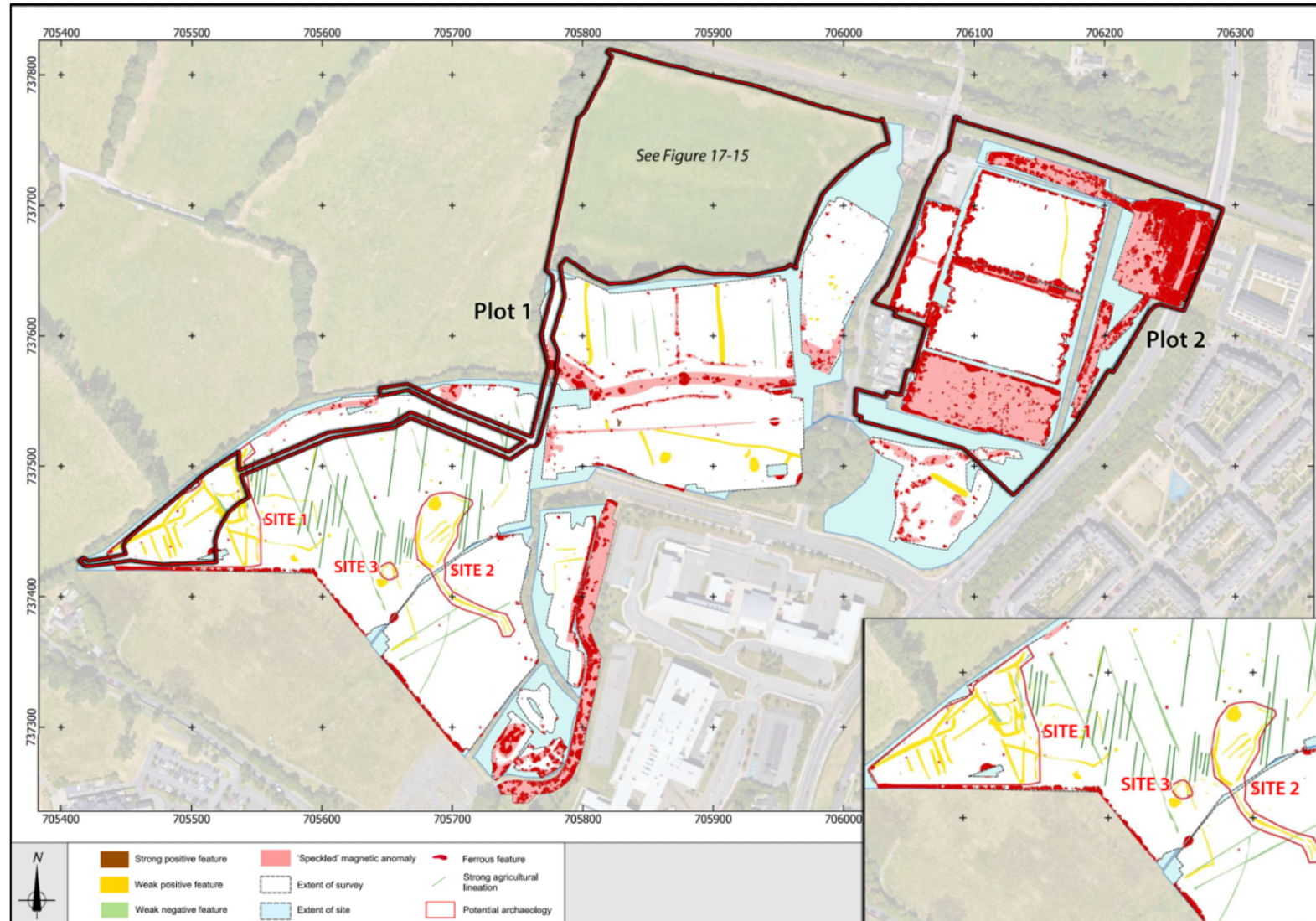


Figure 17.8 Interpretation of geophysical survey within the proposed development boundary and adjacent lands (Licence 23R0523; Young & Bird 2024), with locations of Plots 1 and 2 overlaid and inset showing detail of Sites 1 to 3.

17.3.5.1.2 Test Excavation and Archaeological Monitoring 24E0045 (January 2024)

The geophysical survey was followed by archaeological test excavation (Licence 24E0045; Crowley, Coen, & McConnell 2024). The principal result was the discovery of archaeological remains in the south-western corner where Site 1 had been identified in the geophysical survey (within the south-western portion of Plot 1 of the current application). Test slots in several of the features identified late medieval pottery and while all the features may not be from this period, the identified evidence indicated the presence of a medieval settlement in this location. It was determined that a full excavation should be undertaken of the medieval settlement while the remainder of the site was subject to archaeological monitoring under the same licence. The portion of the site on the eastern side of Porterstown Lane had been previously used as a construction site compound in previous decades and no longer contained any meaningful potential for the survival of archaeological remains. The only features identified of archaeological interest within the site were two undated deposits of burnt material, and both were fully recorded and excavated by the monitoring archaeologist.

17.3.5.1.3 Excavation 24E0565 (May – August 2024)

The excavation of Site 1 revealed the remains of a late medieval (12th-14th century) settlement in the form of ditches, metallised surfaces, kilns and the poorly surviving remains of stone-built structures (Licence 24E0565; Coen 2024a; Figure 17.9). A series of ditches running alongside the current field boundary on the north-western margin of the cutting had several other ditches running off them at right angles dividing up the area into fields. The metallised areas and clusters of stones/walls were located near the ditches along the north-western margin. Of the hints of remaining walls, only one L-shaped wall in the south-western corner would be of the dimensions to indicate the presence of a house or other substantial structure. The remaining walls were generally short lengths of stone facing, occasionally with both sides surviving.

A substantial post-medieval horizon indicated by the presence of pottery and other artefacts and the re-cutting and use of some of the late medieval ditches and boundaries hints at the possibility of continuing use of the settlement for several centuries. The archaeological features were fully excavated and the site has now been resolved.

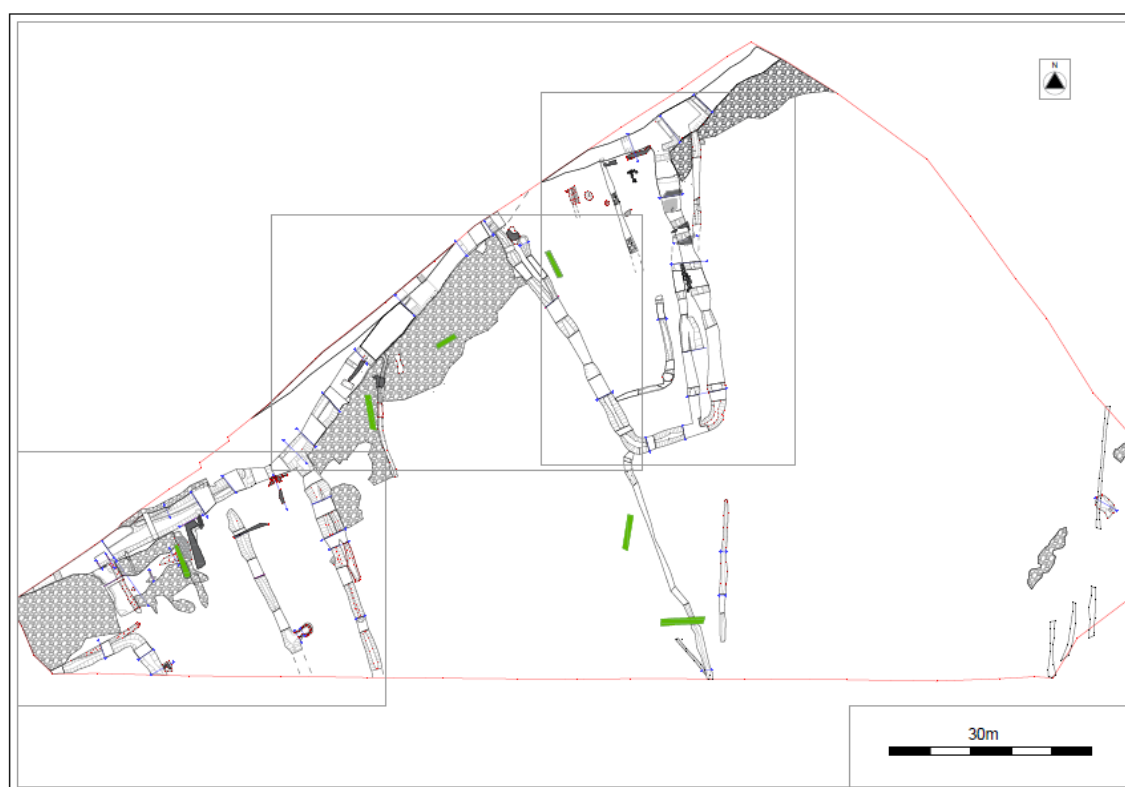


Figure 17.9 Post-excavation plan of medieval settlement (Licence 24E0565; Coen 2024)

17.3.5.1.4 Geophysical Survey 23R0523 (January 2025)

Further geophysical survey was undertaken in January 2025 within Plot 1 (the greenfield area at its northern end) under the same licence as the previous survey (Licence 23R0523; Young & Bird 2025; Figure 17.10).

Several pit-like features were identified, probably representing tree-boles, though an archaeological origin could not be ruled out. An east-west trending series of data gaps and high-amplitude responses cross the centre of the site, corresponding to the location of fence posts.

Only one feature was identified as having potential archaeological significance, a broad annular feature (Site 1) bisected by the western field boundary. The primary element is a circular ditch approximately 10m in diameter, with a width varying from 2.5m in the south to 2m in the north. The southeastern quadrant exhibits a very high amplitude response zone, which suggested a highly magnetic fill associated with occupation activity beyond the survey area. An external negative anomaly, approximately 2m wide, encircles the feature, possibly indicating an external bank with an internal ditch. A strong dipolar response is present at the centre of the feature, which may indicate either ferrous material or evidence of burning.

The dimensions of the site as well as the apparent external bank and internal ditch were interpreted as a possible Bronze Age ring barrow (this subsequently proved to be the remains of a fulacht fia, as discussed below).

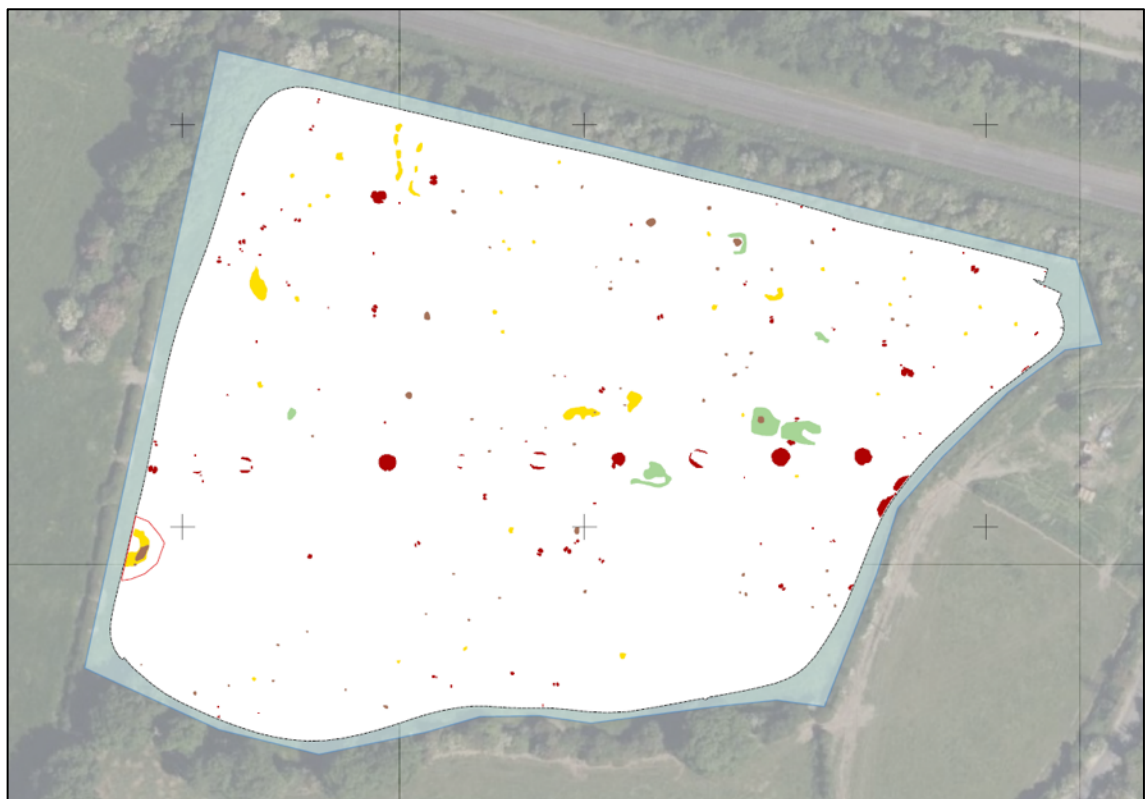


Figure 17.10 Interpretation drawing of geophysical survey within the northern field of Plot 1, with Site 1 enclosed in red at the south end of the western boundary (23R0534; Young & Bird 2025)

17.3.5.1.5 Archaeological Testing 25E0117 (February 2025)

Archaeological testing within Plot 1 (Licence 25E0117; Coen 2025; Figure 17.11) was carried out in February 2025 to assess the general archaeological potential of the site, as well as to investigate significant geophysical anomalies of potential archaeological origin, with trenches set out as depicted in Figure 17.8.

Two areas of archaeological interest were identified during the course of the testing, Archaeological Areas (AA) 1 and 2. Both areas comprise relatively shallow deposits of stoney, charcoal-stained soil indicating the presence of burnt mounds or *fulachtaí fia*. The burnt mound deposit in Trench T01 (AA1) had been recorded in the geophysical survey (Site 1), but as it presented as a curvilinear feature, it had been interpreted there as a potential ditch with bank (possible ring barrow). The second burnt mound deposit (AA2) in Trench T02 was not detected in the geophysical survey. No subsoil-cut troughs or pits were identified in either AA1 or AA2 during testing, but it is likely that they are concealed under the burnt mound deposits or outside the footprint of the test trenches.

A fragmentary stone axehead (Find No. 25E0117:01) was also retrieved from the surface of Trench T03. While a stray find, it confirms the presence of prehistoric activity in the area.

Given the fragile nature of the surviving archaeological deposits, anticipated changes to the water table from construction and its potential negative impact on the remaining archaeological deposits, the excavator recommended that the two areas of archaeological interest, AA1 and AA2, be preserved by record, i.e. subject to full archaeological excavation (Coen 2025).

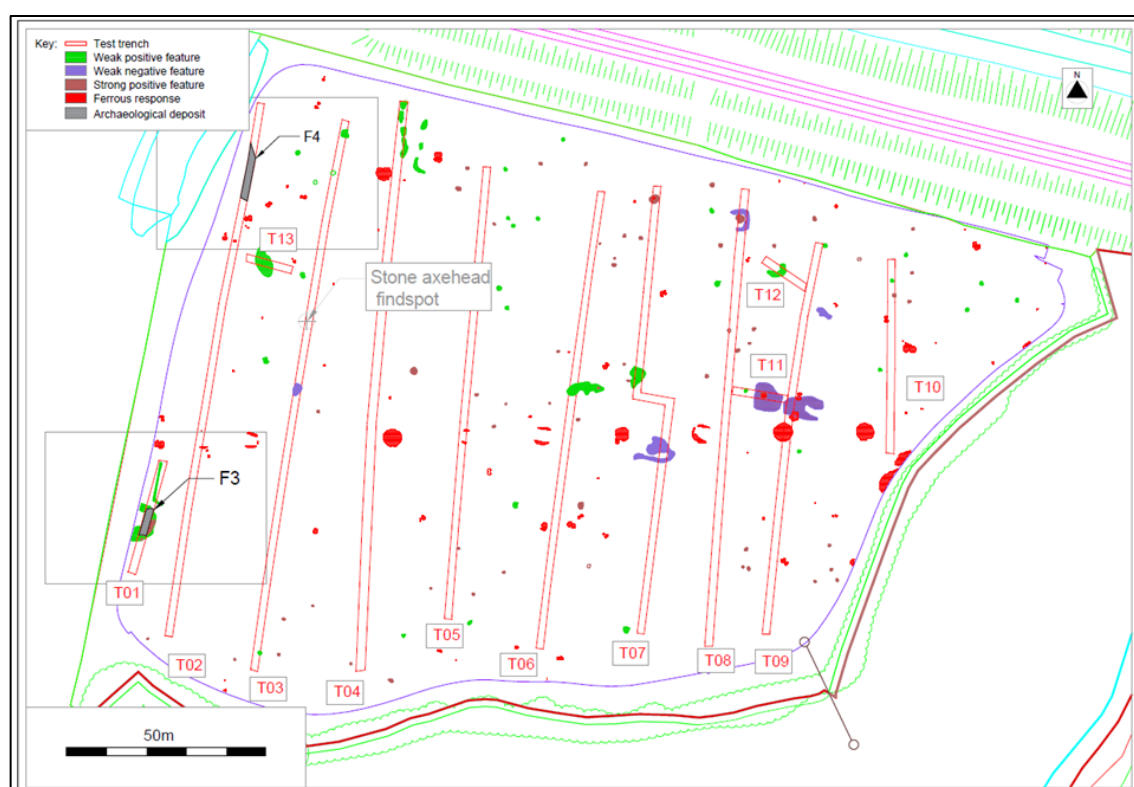


Figure 17.11 Test trench layout at Plot 1 (Licence 25E0117)

17.3.5.1.6 Site Inspection (January 2024)

A field walkover survey was undertaken on January 18th, 2024, in dry, winter, conditions by Dr. Clare Crowley and Max McConnell. For the purposes of this assessment, each field has been given a number (Field 1-4; Figure 17.12), with Field 1 falling within the redline boundary of Plot 1. Field 1 is located at the western extent of the development area and is part of a larger land parcel which extends southward towards Porterstown Road. To the south, there are unobstructed views towards of Luttrellstown Demesne. The north, east, and western boundaries are tree lined obstructing views to the neighbouring fields (Plate 17.1).

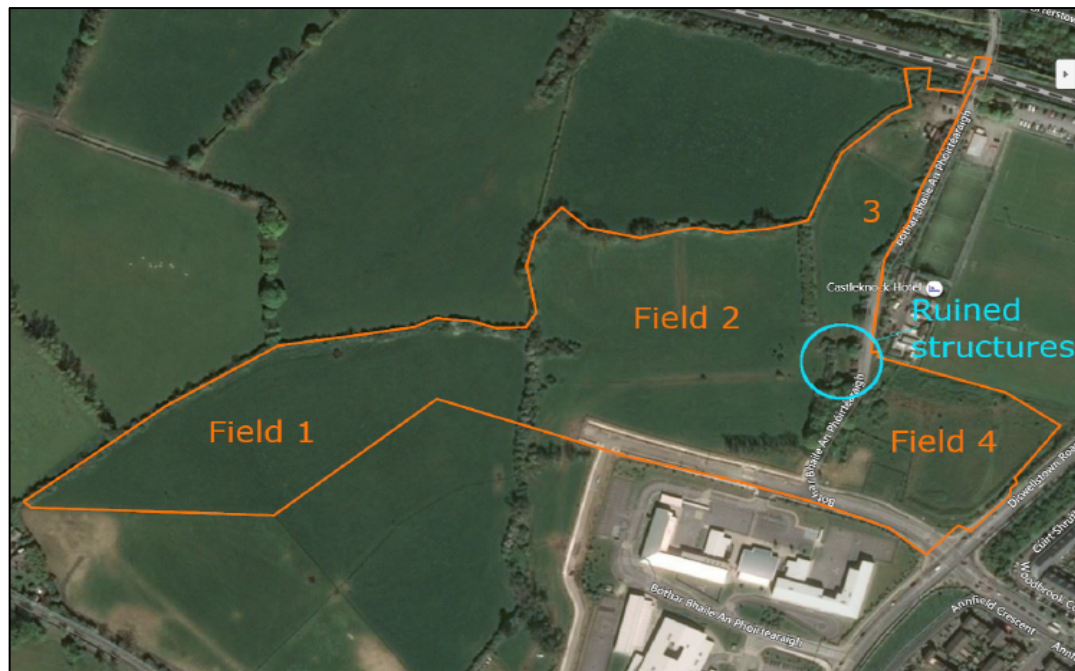


Figure 17.12 Field numbers for Site Inspection, January 2024 (after Giacometti 2021). Field 1 falls within Plot 1.



Plate 17.1 View South from Field 1 towards Luttrelstown Demesne

17.3.5.1.7 Site Inspection (February 2025)

A site inspection was undertaken of Plot 1 on 12th February 2025 by Dr. Yolande O' Brien and Liam Coen (Figure 17.13). It is a pasture field defined by hedgerows on all sides, with the southern and eastern boundaries forming the Kellystown / Porterstown townland boundary and the Clonsilla / Castleknock parish boundary. The local topography restricts views, with only the closest structures such as the neighbouring development and the historic Clonsilla National School visible.

The southern boundary is formed by trees and hedgerow with a shallow ditch inside the tree line. The boundary is quite sinuous which has the appearance of a former watercourse, although the ditch was

dry and grass-covered. The eastern boundary is a short, cut hedgerow with a low bank evident inside it.

The northern boundary is formed by a thick band of trees and vegetation inside the railway embankment. The west boundary is another short hedgerow, similar to that on the east side of the field.

The northwest corner of the field slopes steeply towards a thicket of trees which surround a pond which is located just outside of the subject site. The sides of the pond are quite steep and the surrounding area is quite dry.

The top floor of Clonsilla National School (NIAH 11361001) is visible from the proposed development site.

No features of cultural heritage interest were identified within Plot 1.



Figure 17.13 Field work images of Plot 1

17.3.5.2 Plot 2

17.3.5.2.1 Geophysical Survey 23R0523 (November 2023 – February 2024)

The geophysical survey undertaken between November 2023 and February 2024 also included the area contained within Plot 2 (Licence 23R0523; Young & Bird 2024; Figure 17.14). A single broad linear positive magnetic anomaly was identified in this area. It was oriented north-south and was consistent with a field boundary depicted on historic OS mapping. A spread of ferrous material was identified in the southmost football pitch. This feature coincides with a square field present on early OS maps originally associated with Porterstown village, and later with Porterstown House.

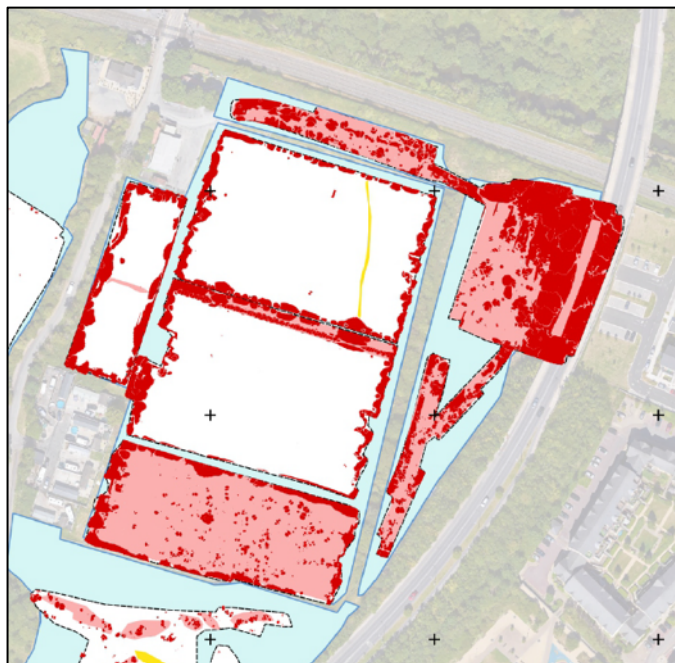


Figure 17.14 Interpretation drawing of geophysical survey of the football pitch (23R0534; Young & Bird 2024)

17.3.5.2.2 Archaeological Testing 24E0430 (April 2024)

Archaeological testing was undertaken in April 2024 in order to assess the archaeological potential for two blocks within the Kellystown / Porterstown lands (Licence 24E0430; Coen 2024b; Figure 17.15). The first block in Kellystown includes Sites 2 and 3 from the geophysical survey and is outside of the application areas under discussion in this report.

The second block incorporated Plot 2. Testing (T07, T08, as shown in Figure 17.15) revealed that the grounds surrounding the playing pitches in the north-eastern plot had been previously disturbed, principally in the form of construction compounds related to surrounding developments.

Trench 7 was located in an area that was formerly a construction site compound to the east of playing pitches for the sports club (Figure 17.16). Some light vegetation had become established over the former crushed stone surface. A shallow compressed brownish grey clay layer underlay the crushed stone layer before clear subsoil was exposed between 0.35-0.5m below the current ground level. A deeper point at the southern end of the trench was not fully excavated beyond a depth 0.75m as it appeared that the ground had been previously disturbed with deep deposits of crushed stone introduced to level the ground. No features, finds or deposits of archaeological significance were identified in the trench.

Trench 8 was located to the south of Trench 7 in the former compound area. It had a similar stratigraphy as the trench to the north and did not contain any archaeology.

The investigation found that large parts of the land block surrounding the football pitches have been disturbed by its former use as a construction site compound and other construction works. As such, these previously disturbed areas contained a negligible potential for the survival of archaeological

remains. However, given the large dimension of the playing pitches and the lack of certainty regarding how extensive the previous disturbances have been, it was recommended in the testing report that the pitches should be further assessed prior to development in the form of licensed test excavations.



Figure 17.15 Test trench layout 24E0430



Figure 17.16 Trench 7, facing north (Coen 2024b)

17.3.6 Archaeological Investigations in the Vicinity of the Proposed Development

17.3.6.1 Test Excavation 24E0430 in the Kellystown / Porterstown Development

Investigations have also taken place across Kellystown and Porterstown outside of the application sites related to ongoing and future development. In addition to the lands around the football pitches (see Section 17.21), testing in April 2024 was also undertaken in a second block in the Kellystown / Porterstown lands (Licence 24E0430; Coen 2024b). The block included Sites 2 and 3 from the geophysical survey. Testing revealed no evidence for one of the geophysical sites of archaeological interest (Site 3) and that the features of the other site of archaeological interest (Site 2) was largely of modern origin.

17.3.6.2 Previous Archaeological Investigations in the Wider Area

Several previous archaeological investigations have taken place in the vicinity of the subject site. The excavation of a ringfort (RMP DU017-005; Cotter 1990) and ring barrows (RMP DU013-018; Lynch 2006; Licence 06E0348) are discussed further in Section 17.3.1. Nothing of archaeological significance was found in the other nearby investigations. Summaries are provided in Table 17.2 below.

Table 17.2 Previous archaeological investigations in the vicinity of the proposed development

Location	Licence No. / Bulletin Ref.	Summary
Porterstown	N/A / 1990:039	Test excavation, led to discovery of RMP site DU017-005 Ringfort
Kellystown	06E0348 / 2006:583	Test excavation to further investigate RMP site DU013-018 Ring-barrow. 3 trenches were dug and it was confirmed that the features revealed represented the remains of a ring-barrow.
Porterstown	09E0537 / 2009:579	Excavation of trial pits and boreholes for a Metro project were archaeologically monitored. No features, deposits or material of archaeological significance were identified during the monitoring of the works in Porterstown
Porterstown	09E0096/2009:299	A small link road in the Porterstown link scheme, measuring 420m in length, was tested. No archaeological remains were found.
Porterstown	21E0320/2021:202	Test excavations took place in June 2021. Seven trenches 340 linear metres in total, were excavated. Topsoil was 0.43-0.56m in depth. Below that lay a light brown/yellow ploughzone or transitional horizon 0.1-0.2m in depth overlying the subsoil. Subsoil comprised a brown and grey silty-clay with occasional limestone. No archaeological remains were found.

17.3.7 Townlands and Placename Evidence

Townland names are a rich source of information, not only on the topography, land ownership and land use within the landscape, but also on its history, archaeological monuments and folklore. Where a monument has been forgotten or destroyed, a place name may still refer to it and may indicate the possibility that the remains of certain sites survive below the ground surface. The OS surveyors wrote down townland names in the 1830s and 1840s, when the entire country was mapped for the first time.

The mapmakers, soldiers and antiquarians who collected the placenames and local history varied in their interests and abilities. While most placenames were anglicised or translated relatively accurately, some were corrupted virtually beyond recognition. Nonetheless, a variety of placenames – whether of Irish, Viking, Anglo-Norman, English, or, in very rare cases, Anglo-Saxon origin – appears

throughout Ireland, and the appearance of the different languages is often a good indicator of the cultural heritage, and therefore the archaeological record of the area.

Kellystown and Porterstown derive from family names, preserving the connection to the landowners. English names of varying antiquity are prevalent in the surrounding townlands, which testifies to the settlement of this area from the Anglo-Norman period onwards (e.g. Diswellstown and Carpenterstown – see Table 17.3). Those placenames that are Irish in origin in the landscape around the proposed development typically refer to the topography of the area.

Table 17.3 Placenames within 1km of proposed development

Townland	Parish	Barony	Origin	Irish name and origin / meaning
Annfield	Castleknoch	Castleknoch	English	<i>Gort Anna</i>
Astagob	Clonsilla	Castleknoch	Irish	<i>Steach Gob</i> , “seat/house of the breaks/points”
Carpenterstown	Castleknoch	Castleknoch	English	<i>Baile an Chairpintéaraigh</i>
Clonsilla	Clonsilla	Castleknoch	Irish	<i>Cluain Saileach</i> , “pasture of (the) willow(s)”
Coolmine	Clonsilla	Castleknoch	Irish	<i>Cúil Mhín</i> , “smooth corner/nook”
Diswellstown	Castleknoch	Castleknoch	English	<i>Baile an Diosualaigh</i>
Kellystown	Clonsilla	Castleknoch	English	<i>Baile Uí Cheallaigh</i>
Porterstown	Castleknoch	Castleknoch	English	<i>Baile an Phóirtéaraigh</i>
Sheepmoor	Clonsilla	Castleknoch	Irish	<i>Móintean na gCaorach</i> , “bogland of the sheep”
Woodlands	Clonsilla	Castleknoch	English	<i>Fearann na Coille</i>

17.3.8 Folklore

The Schools Collection was initiated by the Irish Folklore Commission and collected folklore and local tradition from over 5,000 schools all over the country between 1937 and 1938 (www.duchas.ie). The collection does not include any entries related to Kellystown townland, however it does include four entries related to Porterstown.

Kathleen Burke⁶ records that Porterstown derives its name from a Lord Porter who formerly own much of the land in the area. He is said to have left for America and never returned.

Ita Mooney⁷ records a story about the foundation of the Clonsilla School (RPS 700; NIAH 11361001). Lord Annally of Luttrellstown was asked to provide land for a Catholic school to be built, but he refused. Instead, Mr Kennedy, a local wine merchant, purchased land and “*built a big high school, the present ‘Clonsilla school’, so as Lord Annally would be able to see the Catholic school from his window every morning*”. Shortly after Lord Annally is said to have died. The story provides some insight into relationships between members of the Protestant Ascendancy and the local Catholic population in the 19th century.

Mooney also records a description of St Mochta’s church⁸ and an old bishop’s palace⁹, said to be owned by Bishop Troy who is buried in Clonsilla graveyard.

⁶<https://www.duchas.ie/en/cbes/4498682/4385605/4509858?HighlightText=Porterstown&Route=stories&SearchLanguage=ga>

⁷<https://www.duchas.ie/en/cbes/4498593/4385194/4509674?HighlightText=Porterstown&Route=stories&SearchLanguage=ga>

⁸<https://www.duchas.ie/en/cbes/4498593/4385183/4498599?HighlightText=Porterstown&Route=stories&SearchLanguage=ga>

⁹<https://www.duchas.ie/en/cbes/4498593/4385205/4509675?HighlightText=Porterstown&Route=stories&SearchLanguage=ga>

17.3.9 Designated Sites

17.3.9.1 Archaeological Heritage

17.3.9.1.1 National Monuments

There are no national monuments in State care or guardianship within the proposed development or within a 1km study area.

17.3.9.1.2 Recorded Monuments

There are no recorded monuments within the proposed development or within a 500m radius.

There are six recorded monuments within 1km of the proposed development (Table 17.4; Figure 17.17). The closest of these is the unclassified ringfort (RMP DU017-005) located in Porterstown, c. 545m south of Plot 2. First identified as a cropmark on aerial photography, the monument was partially excavated in 1990 (Cotter 1990). The archaeological remains indicated that the site is a levelled ringfort. A gully and some post-holes which produced a sherd of Bronze Age pottery indicate that there was earlier activity at the site.

Table 17.4 Recorded monuments within 1km of proposed development

RMP / SMR No.	Townland	Type	ITM E	ITM N	Plot 1	Plot 2
DU013-017001	Clonsilla	Church	704899	738286	1km NW	1.2km NW
DU013-017002	Clonsilla	Graveyard	704888	738262	982m NW	1.2km NW
DU013-017003	Clonsilla	Graveslab	704898	738281	982m NW	1.2km NW
DU013-018	Kelystown	Barrow - ring-barrow	705030	738047	781m NW	1km NW
DU017-005	Porterstown	Ringfort – unclassified	706160	736873	734m SE	545m S
DU017-074	Astagob	Burial ground	706271	736521	1km SW	900m S

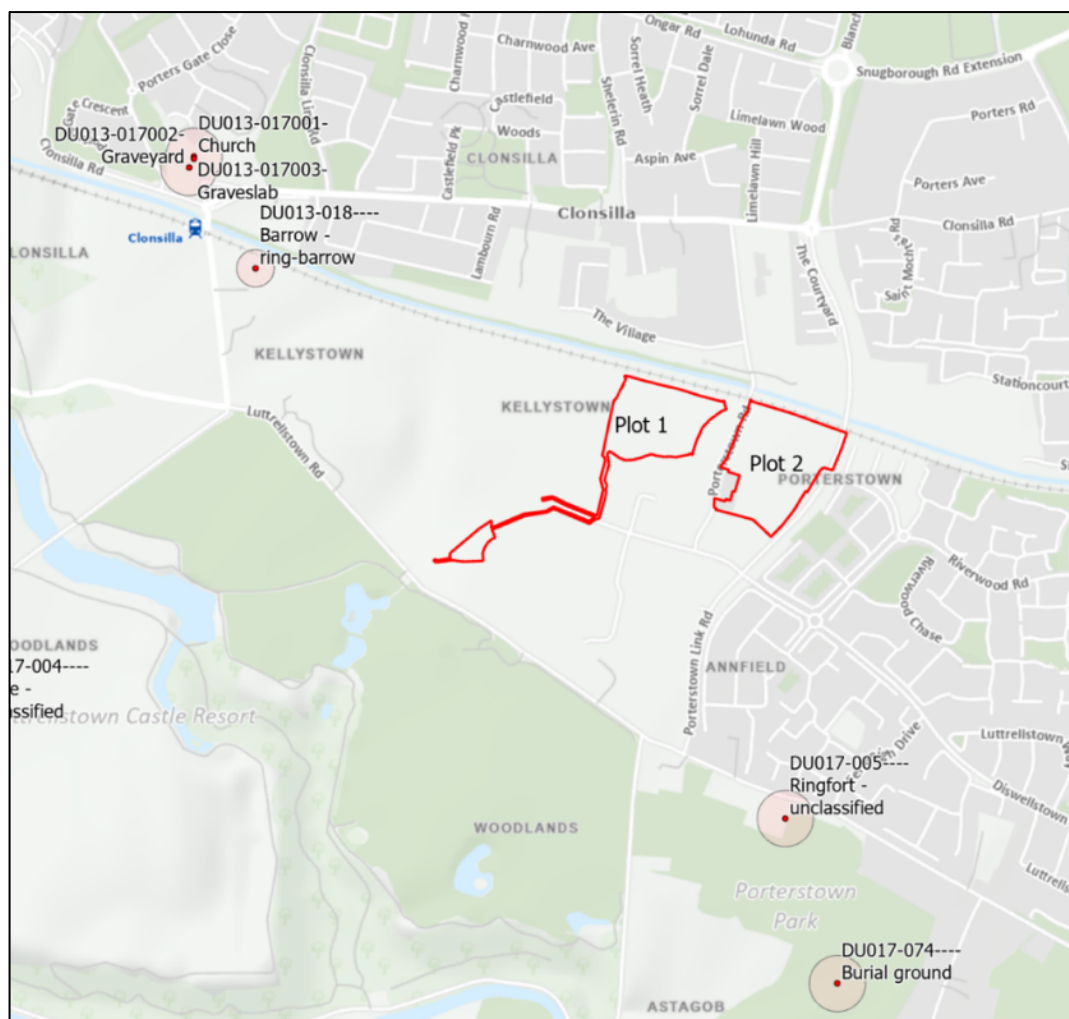


Figure 17.17 RMP / SMR sites within 1km of proposed development

17.3.9.2 Architectural Heritage

17.3.9.2.1 Architectural Conservation Areas

There are no architectural conservation areas (ACAs) within the proposed development or immediately adjacent to it.

There is one ACA within 500m (Figure 17.18), the Luttrellstown Castle ACA. This ACA encompasses the former extent of the Luttrellstown/Woodville Demesne and the existing Luttrellstown Castle Resort and Golf and Country Club.

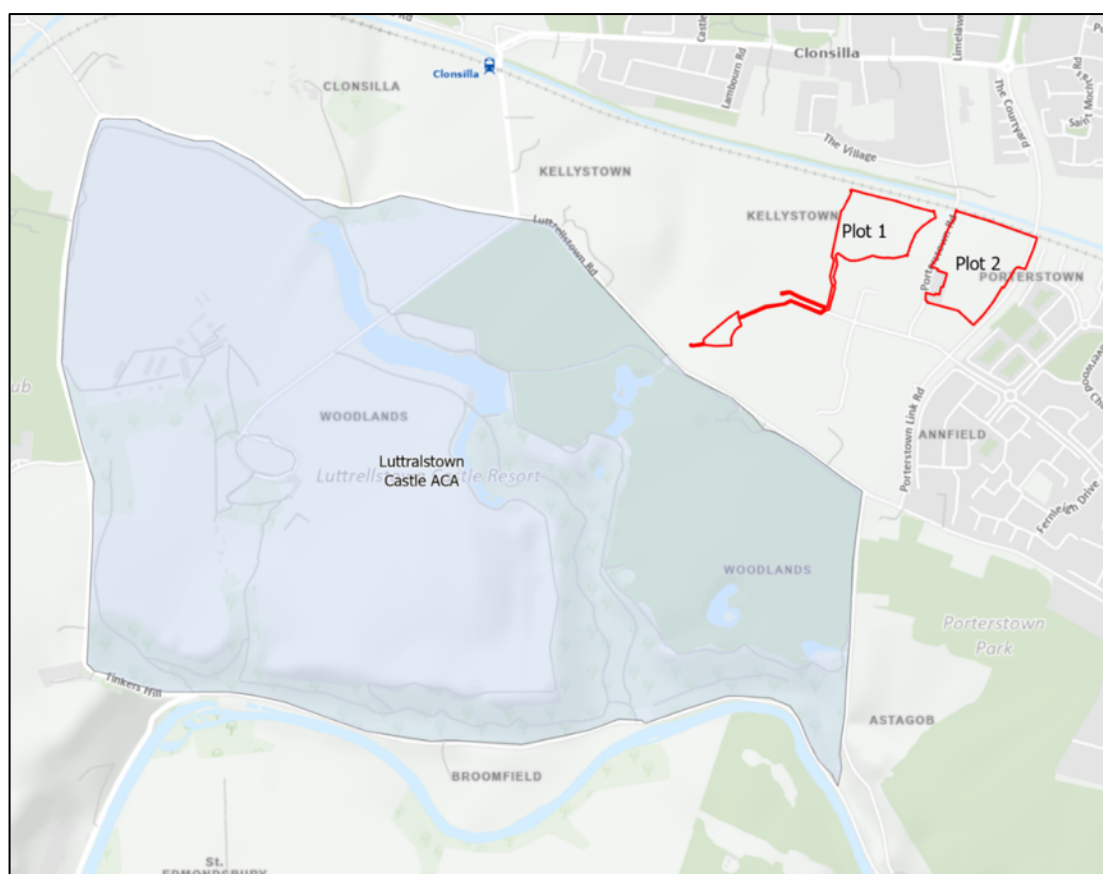


Figure 17.18 Luttraltown ACA

17.3.9.2.2 Protected Structures

There are no protected structures within the proposed development.

There are six protected structures within 500m of the proposed development (Table 17.5; Figure 17.19). These include structures associated with the Royal Canal and the Midland Great Western Railway, as well as a number of former estates. The closest protected structure is a Keeper's Cottage (RPS 699; NIAH 11361005), located c. 15m west of Plot 2. It comprises a now derelict detached three-bay single-storey level crossing guard's house, built c.1850, and formerly associated with the Midland Great Western Railway. Given its former association with industry and continued link with the canal, and the context of the surrounding area (i.e. large areas of commercial, industrial and residential development), it is considered that the proposed development would not negatively affect its setting.

Table 17.5 Protected structures within 500m of proposed development

RPS No.	NIAH Reg.	NIAH Rating	Name	ITM E	ITM N	Description	Plot 1	Plot 2
698	11361004	Regional	Kennan Bridge	706080	737797	Single-arch limestone bridge over canal, c.1800	56m NE	35m N
699	11361005	Regional	Keeper's Cottage	706065	737761	Detached three-bay single-storey level crossing guard's house, c.1850	41m E	15m W
700	11361001	Regional	Former Clonsilla School	705986	737847	Detached single-bay (three-bay deep) two-storey over raised basement national	75m N	124m NW

						school, built 1853; opened 1854		
727	11361008	Regional	Home Villa	705938	737153	Detached four-bay two-storey school house, c.1830	500m S	383m S
728	11361009	Regional	Annfield	706028	737056	Detached five-bay two-storey over basement house, c.1740	595m SE	427m S
945	11361007	Regional	The Gables	705743	737208	Detached three-bay single-storey house, c.1880	433m S	425m SW

There are a further four protected structures within 1km of the proposed development (see Table 17.6; Figure 17.20). These mainly include features associated with the canal and the railway.

Table 17.6 Protected structures within 1km of proposed development

RPS No.	NIAH Reg.	NIAH Rating	Name	ITM E	ITM N	Plot 1	Plot 2
697	11361032	Regional	Kirkpatrick Bridge	706978	737598	957m E	687m E
698	11361004	Regional	Kennan Bridge	706080	737797	56m NE	35m N
699	11361005	Regional	Keeper's Cottage	706065	737761	41m E	15m w
700	11361001	Regional	Former Clonsilla School	705986	737847	75m N	124m NW
706	11353003	Regional	Callaghan Bridge	704926	738147	929m NW	1.2km NW
707	11353004	Regional	Clonsilla Signal Box & Overbridge	704934	738125	935m NW	1.2km NW
727	11361008	Regional	Home Villa	705938	737153	500m S	383m S
728	11361009	Regional	Annfield	706028	737056	595m SE	427m S
729	11361011	Regional	St. Mochta's Church (RC)	706094	736909	747m SE	570m S
945	11361007	Regional	The Gables	705743	737208	433m S	425m SW



Figure 17.19 Protected structures within 500m of proposed development



Figure 17.20 Protected structures within 1km of proposed development

17.3.9.2.3 National Inventory of Architectural Heritage

In addition to those structures recorded by the National Inventory of Architectural Heritage (NIAH) that are also protected structures, the NIAH records a further seven structures of architectural heritage interest within 1km of the proposed development (Table 17.7; Figure 17.21). These are predominantly residential structures, often associated with small former estates.

Table 17.7 Additional NIAH sites within 1km of proposed development

NIAH Reg.	NIAH Rating	Name	ITM E	ITM N	Plot 1	Plot 2
11353006	Regional	Clonsilla Road	704942	738211	950m NW	1.2km NW
11361002	Regional	Water pump	706080	737886	130m NE	120m NW
11361010	Regional	Astagob House	705887	736989	650m S	540m SE
11361012	Regional	Saint Mochta's Catholic Church presbytery	706126	736906	760m SE	560m S
11361014	Regional	Mountainview Cottages	706558	736735	1.1km SE	840m N
11361022	Regional	Astagob House farmyard	705868	736994	640m S	560m S
11361023	Regional	Luttrellstown Castle gate lodge	705847	737046	590m S	510m SE

The NIAH Garden Survey also records the former extent of a total of four demesnes / estates within 1km of the proposed development (Table 17.8; Figure 17.21). These include smaller estates such as the Kellystown (NIAH Garden Survey ID 2234) estate and much larger estates such as Luttrellstown (Woodlands; NIAH Garden Survey ID 2225).

Table 17.8 NIAH Garden Survey sites within 1km of proposed development

NIAH Garden Survey ID	Name
2225	Woodlands (Luttrellstown)
2226	Beech Park House
2234	Kellystown
2242	Annfield



Figure 17.21 NIAH and NIAH Garden Survey sites within 1km of proposed development

17.3.9.3 Industrial Heritage

No sites or features associated with industrial archaeology or heritage are located within the development site. The nearest are the Royal Canal and Midland Great Western Railway line which run parallel with the northern boundaries of both Plots 1 and 2. Neither extends into the sites and their industrial nature and the context of the surrounding area (i.e. large areas of commercial, industrial and residential development) indicates that the proposed development would not negatively affect their setting.

17.4 Characteristics of the Proposed Development

17.4.1 Plot 1

Castlethorn Developments Lu2rellstown Limited intends to apply for Permission for a development at a site (c. 3.72ha) at lands in the Townland of Kellystown.

The proposed development comprises 99no. residential units in a mix of houses and duplex units consisting of 71no. 2 storey houses (66no. 3-bedroom and 5no. 4-bedroom), 16no. 3 storey houses (16no. 4-bedroom), 8no. 1-bedroom duplex units and 4no. 2-bedroom duplex units and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including public open space; public lighting; surface car parking spaces; bicycle parking spaces/stores for mid-terrace units; bin stores. The proposed development includes a minor amendment to development permitted under **Reg. Ref. ABP-312318-21**, as amended by **Reg. Ref. LRD0034-S3**, with minor adjustment proposed to the permitted surface water attenuation pond. Vehicular access to the proposed development is provided by the road network permitted under **Reg. Ref. ABP-312318-21**, as amended by **Reg. Ref. LRD0034-S3**.

17.4.2 Plot 2

Castlethorn Developments Luttrellstown Limited intends to apply for Permission for a development at a site (c. 4.38ha) at lands in the Townland of Porterstown.

The proposed development comprises 302no. residential units in a mix of houses, duplex and apartment units consisting of 62no. 2 storey, 3-bedroom houses and 35no. 3 storey, 40-bedroom houses; 205no. Duplex / Apartment Units (98no. 1-bed, 88no. 2-bed and 19no. 3-bed) across 4no. blocks comprising: Block D ranging in height from 5-7 storeys accommodating 57no. apartment units; Block E ranging in height from 5-7 storeys accommodating 77no. apartment units; Block F ranging in height from 4-5 storeys accommodating 39no. apartment and duplex units; Duplex Blocks G1, G2, G3 & G4 3 storeys in height accommodating 32no. apartment units; and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including public open space; public lighting; surface car parking spaces; bicycle parking spaces/stores for mid-terrace units; bin stores. Vehicular access to the proposed development is provided by the road network permitted under **Reg. Ref. ABP-312318-21**, as amended by **Reg. Ref. LRD0034-S3**.

17.4.3 Cumulative

The application sites for Luttrellstown Gate Phase 2 (Plot 1) and St Mochta's LRD (Large Scale Residential Development) (Plot 2) form part of a larger landholding in the townlands of Kellystown, Porterstown and Diswellstown, Clonsilla, Dublin 15, which has been subject to a number of recent planning permissions, summarised below.

The consented Kellystown SHD scheme **ABP-312318-21** was granted (with 27no. conditions) on 2 March 2023, under section 9(4) of the Planning and Development (Housing) and Residential Tenancies Act 2016 for a Strategic Housing Development. The consented scheme includes 346no. dwellings (123no. houses and 3no. apartment buildings accommodating 223no. apartment units)¹⁰, 1no. childcare facility (c. 528 sq m) and 1no. retail unit (c. 236 sq m), in buildings ranging from 2 to 8-storeys, and associated site works and 2.1ha public park amenity. The overall gross site area of the entire consented scheme amounts to c. 9.73 ha, at land zoned 'RS' residential, in Eastern Development Area 1 and land zoned 'OS' open space to the south of permitted Kellystown Link Road. The site is otherwise generally bounded by the existing Kellystown Link Road and schools to the south; the Old Porterstown Road and existing St Mochta's FC grounds to the east; Dr Troy Bridge/L3036 Porterstown Link Road also to the east; the Dublin Maynooth rail line and Grand Canal to the north and undeveloped (Luttrellstown Gate) lands to the west.

Amendments to the consented SHD scheme **ABP-312318-21** was granted on 21 August 2024 under **Reg. Ref. LRD0034-S3** for development comprising of the reconfiguration of Block A, located in the eastern corner of the site, to accommodate 193no. dwellings in total (an increase of 28no. dwellings) in buildings ranging between 2 and 8 storeys in height, with the following residential unit mix: 82no. 1-bed apartment units, 108no. 2-bed apartment units, and 3no. 2-bed duplex units. Associated reconfiguration of internal floor plans to accommodate an increase from 31no. to 34no. apartment units per floor. Reduced floor area of the internal residential amenity area (from c.405.7 sq m to c.120.9 sq m). Reduced floor area of the retail unit (from c.236 sq m to c.200.6 sq m). And all associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works.

A live planning application, currently at Further Information Stage under **FW25A/0033E** seeks the relocation of St. Mochta's Football Club grounds, to 'OS' zoned lands to the south of Kellystown Link Road and north of the Cemetery lands and Luttrellstown Road, within the new emergent residential neighbourhood of Kellystown, Dublin 15. This is in accordance with Key Objective DA 1.1 for the Eastern Development Area of the Kellystown Local Area Plan.

In November 2020, Fingal County Council published proposals for the development of a link road through the Kellystown lands for public consultation, under the **Part 8 development process**. Note that the consented Kellystown SHD scheme **ABP-312318-21** includes the extension of the 'Kellystown Link Road' west from its existing section serving the school campus and cemetery lands. A single new vehicular access point to residential development in the Kellystown Eastern Development Area

¹⁰ Note that this takes account of **Condition 2(a) of ABP-312318-21** requiring omission of 3no. 1-bed units and the absorption of their floor area into the adjoining 2-bed units in Block A.

extends north from the 'Kellystown Link Road', under SHD ABP-312318-21. Upgrade works to the existing segment of the 'Kellystown Link Road' and its junctions with Porterstown Road and Diswellstown Road/Overbridge are also included in the Kellystown SHD permission.

In the wider surrounding area, the following developments are subject of live planning permissions:

- **ABP Reg. Ref. 320886-24 (FCC Reg. Ref. LRD0021/S3E)** (north of the Dublin-Maynooth Railway Line) issued with a Grant of Permission on 21 January 2025 for the construction of 170 residential units, a café, and a childcare facility, and all associated development works including the demolition of structures, site clearance, and ground levelling.
- **ABP Reg. Ref. 315707-23 (FCC Reg. Ref. FW22A/0152)** (north of the Dublin-Maynooth Railway Line) issued with a Grant of Permission on 19 December 2023 comprises the construction of a mixed use retail and residential development comprising 1no. food store (2,500 sq m GFA), 3 no. retail units (611.8sqm GFA) and 67 no. residential units.¹¹

17.5 Potential Impact of the Proposed Development

17.5.1 Proposed Development - Plot 1 (Luttrellstown Gate Phase 2)

17.5.1.1 Construction Stage

Geophysical survey (Licence 23R0523) followed by targeted archaeological testing (Licence 25E0117) identified two Archaeological Areas (AAs) within Plot 1. AA1 and AA2 comprise relatively shallow deposits of stoney, charcoal stained soil indicating the presence of burnt mounds or *fulachtaí fia*. Both are located in areas designated for proposed residential development (see Figure 17.22). The sites have a medium sensitivity rating and the magnitude of impact would be very high, resulting in a significant, negative, permanent potential impact on the archaeological features.

Geophysical survey (Licence 23R0523), testing (Licence 24E0045), and full excavation (Licence 24E0565) have fully resolved the medieval settlement located in the south-western portion of Plot 1 and no further potential impacts were identified in this area.

¹¹ Note that this takes account of **Condition 2(a) of ABP-315707-23** requiring omission of apartment block and three adjoining house type units at the south-east corner of the site.

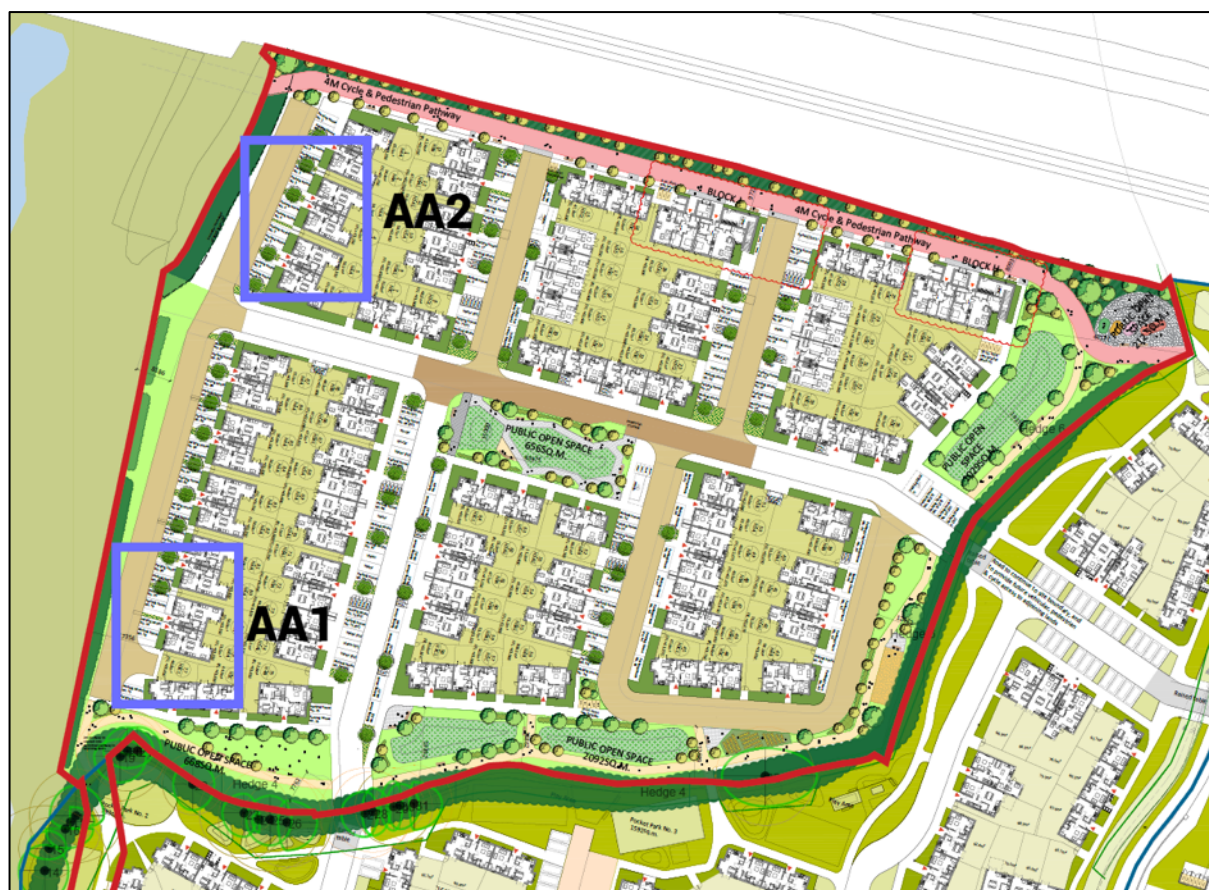


Figure 17.22 Proposed layout of Plot 1, showing approximate locations of AA1 and AA2

17.5.1.2 Operational Stage

No operational phase impacts were identified for the proposed development. All cultural heritage issues identified will occur during the pre-construction phase or construction phase of the proposed development.

17.5.1.3 Do-Nothing Impact

In the 'do-nothing' scenario the proposed site would not be redeveloped and therefore there would be no adverse impacts to features of architectural heritage, cultural heritage, or historic interest.

17.5.2 Proposed Development- Plot 2 (St. Mochta's LRD).

17.5.2.1 Construction Stage

While Plot 2 has been the subject of geophysical survey (Licence 23R0523) and archaeological testing (Licence 24E0430), the presence of the existing playing pitches precluded a full assessment of the archaeological potential of these lands. Testing identified that at least parts of this area have been used as a construction site compound and for other construction works, causing considerable disturbance. The development of the playing pitches would also have required a degree of ground disturbance. While the previous disturbances will have reduced the potential for the survival of below-ground archaeological remains, the extent of the disturbance remains uncertain. Given the large dimensions of the playing pitches, where archaeological testing could not be carried out to confirm the extent of the previous disturbance, there remains a potential that below-ground archaeological remains could be present. Groundworks associated with the proposed residential development in this area would result in a direct impact of any such remains.

17.5.2.2 Operational Stage

No operational phase impacts were identified for the proposed development. All cultural heritage issues identified will occur during the pre-construction phase or construction phase, in advance of the operational phase of the proposed development.

With regard to the protected structure located c. 15m west of Plot 2, a Keeper's Cottage (RPS 699; NIAH 11361005). Given its former association with industry and continued link with the canal, and the context of the surrounding area (i.e. large areas of commercial, industrial and residential development), there will be no impact on the setting of the protected structure as a result of the proposed development.

17.5.2.3 Do-Nothing Impact

In the 'do-nothing' scenario the proposed site would not be redeveloped and therefore there would be no adverse impacts to features of architectural heritage, cultural heritage, or historic interest.

17.5.3 Cumulative Impact – Plots 1 and 2

17.5.3.1 Construction Stage

All permitted and proposed developments within the study area have been assessed in conjunction with the proposed development. As it is proposed to preserve all archaeological remains by record, no cumulative impacts have been identified upon the archaeological resource. No cumulative impacts have been identified in relation to the cultural heritage resource.

17.5.3.2 Operational Stage

Not applicable.

17.6 Mitigation Measures (Ameliorative, Remedial or Reductive Measures)

17.6.1 Proposed Development - Plot 1 (Luttrellstown Gate Phase 2))

17.6.1.1 Construction Stage

Given the fragile nature of the surviving archaeological deposits, anticipated changes to the water table from construction and its potential negative impact on the remaining archaeological deposits, the two areas of archaeological interest, AA1 and AA2, will be preserved by record, i.e. subject to full archaeological excavation. Figure 17.23 shows the proposed excavation cuttings (hatched in purple) to resolve the areas of archaeological interest, including a 5m exclusion zone from the edge of the identified archaeology.

The full archaeological excavation will be carried out in advance of construction, under licence to the National Monuments Service (NMS) (Department of Housing, Local Government and Heritage (DHLGH)), subject to their approval of a licence application and method statement. Licences can take up to 4 weeks to procure.

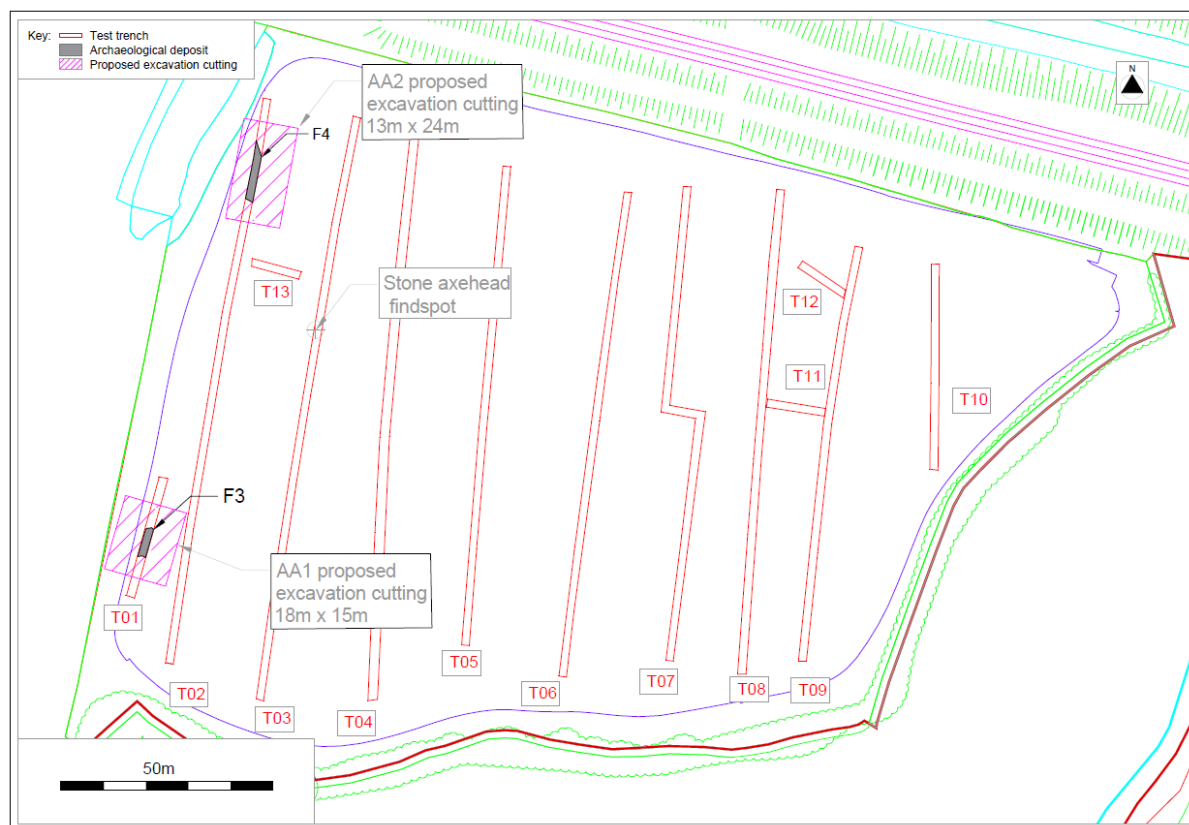


Figure 17.23 Archaeological Areas (AAs) 1 and 2 that will be fully excavated

17.6.1.2 Operational Stage

All cultural heritage issues will be resolved by mitigation during the pre-construction phase or construction phase, in advance of the operational phase. No operational phase impacts were identified for the proposed development.

17.6.2 Proposed Development- Plot 2 (LRD Scheme)

17.6.2.1 Construction Stage

Given the size of the existing playing pitches and the negligible to low potential for the survival of below-ground archaeological remains, Plot 2 will be further assessed prior to construction in form of additional test excavation. This will be carried out under licence to the National Monuments Service (NMS) (Department of Housing, Local Government and Heritage (DHLGH)), subject to their approval of a licence application and method statement. Licences can take up to 4 weeks to procure.

17.6.2.2 Operational Stage

All archaeological issues will be resolved by mitigation during the pre-construction phase or construction phase, in advance of the operational phase.

17.7 Residual Impact of the Proposed Development

17.7.1 Construction Stage – Plots 1 and 2

No significant residual impacts were identified for either Plot 1 or Plot 2.

Any archaeological features present that require excavation will thus be permanently removed, in whole or in part from the landscape. However, the archaeological excavation of the sites or parts thereof that lie within the proposed development, will involve full recording of all archaeological

features, finds and deposits. The results of the excavations will add to the body of knowledge, resulting in a slight positive residual impact.

17.7.2 Operational Stage – Plots 1 and 2

No residual impacts were identified for operational phase for Plot 1 or Plot 2.

17.8 Monitoring

17.8.1 Construction Stage – Plots 1 and 2

Archaeological issues will be resolved at the pre-construction and construction stages of the development. This will include any necessary archaeological monitoring and inspection work required.

17.8.2 Operational Stage – Plots 1 and 2

No monitoring measures required during operational phase.

17.9 Reinstatement

17.9.1 Construction Stage – Plots 1 and 2

No reinstatement required during construction phase.

17.9.2 Operational Stage

No reinstatement required during operational phase.