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Archaeological Impact Assessment

At Forbes Lane, Dublin 8

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Executive Summary

This assessment was conducted at a site in Forbes Lane, Dublin 8, as part of a pre-planning report. The report details a review of the historical and archaeological evidence for the area. The review indicates that the site does not contain any archaeological remains, nor are there any protected structures in the immediate vicinity.

Historically, the site was occupied by structures visible in the Rocque Map, the first edition OS map, and the 25" map. However, it has since been cleared, and a concrete slab now covers the area. The only remaining feature from the 19th-century industrial use of the site is the northern. This includes an entrance which will be retained as part of the development.

Despite the clearance, the potential for sub-surface archaeological remains is high. Therefore, it is recommended that archaeological testing be conducted in consultation with the Dublin City Archaeologist's Office.

1 Introduction

A pre-planning archaeological impact assessment was conducted by John Purcell Archaeological Consultancy to evaluate the cultural heritage implications of a proposed development at Forbes Lane, Dublin 8. This report aims to assess the site's impact on the archaeological and historical landscape.

The assessment is based on documentary and cartographic research from a wide range of sources, including the Record of Monuments and Places, the Sites and Monuments Records, the topographical files of the National Museum, development plans, local archives, and other literary and documentary references. Additionally, previous excavations in the immediate vicinity were reviewed to provide a comprehensive analysis.

The report was compiled by John Purcell Archaeological Consultancy.

Figure 1: Location of development



2 Receiving Environment

The study area is located in the Liberties to the immediate south of the first City Basin and less than 100m from what was once Grand Canal Harbour (to the north-west at Grand Canal Place). The site was occupied with structures from the 18th century. The site contained houses and mill buildings in the early 20th century (25 inch Ordnance Survey Sheets 1907- 1911) but has since been cleared and levelled with poured concrete slab for development as a Dublin Corporation works depot. The

site is bounded by Forbes Lane to the north, Marrowbone Lane to the east, and shares boundaries with apartment blocks to the south and a disused building to the west. None of the plots original structures remain, though the boundary wall fronting onto Forbes Lane is original.

3 Methodology

This report has been prepared having regard to the following guidelines;

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning & Local Government, 2018)
- Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report (European Commission, 2017)
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports – Draft (EPA, 2017)
- National Monuments Acts, 1930-2014
- Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023
- The Planning and Development (Strategic Infrastructure) Bill, 2006
- Heritage Act 1995
- Frameworks and Principles for the protection of Archaeological Heritage 1999
- Architectural Heritage (National Inventory) and Historic Monuments and the Local Government (Planning and Development) Act 2000

3.1 Study Methodology

This assessment consists of a paper survey identifying all recorded sites within the vicinity of the proposed development, a site inspection and the results of archaeological test trenching.

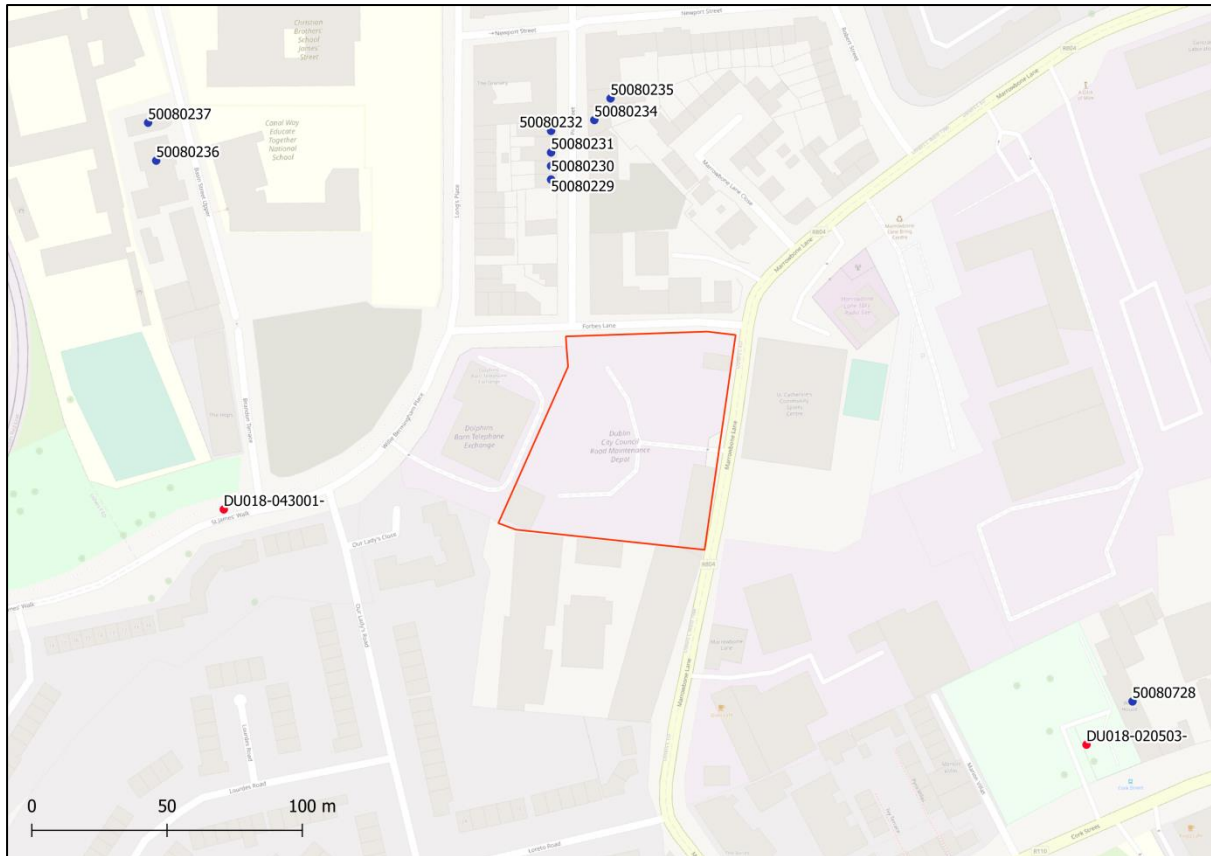
The desktop survey undertaken consisted of a document and cartographic search utilising a number of sources including the following:

- Record of Monuments and Places (RMP); The RMP records known upstanding archaeological monuments, the original location of destroyed

monuments and the location of possible sites identified through, documentary, cartographic, photographic research and field inspections.

- The RMP consists of a list, organised by county and subdivided by 6" map sheets showing the location of each site. The RMP data is compiled from the files of the Archaeological Survey.
- National Inventory of Architectural Heritage; The inventory of architectural heritage lists all post 1700 structures and buildings in the country. This includes structures of architectural, historical, archaeological, artistic, cultural, social, scientific or technical importance.
- County Development Plans; The county development P
- plans were consulted to ascertain if any structures listed in the Record of Protected Structures (RPS) and/or any Architectural Conservation Areas (ACAs) were to be impact by the proposed development.
- Cartographic Sources; the following maps were examined: Down Survey (1656-1658), 1st edition Ordnance Survey Maps (1836-1846) and 2nd edition Ordnance Survey Maps (1908).
- Literary Sources; various published sources, including local and national journals, were consulted to establish a historical background for the proposed development site. Literary sources are a valuable means of completing the written record of an area and gaining insight into the history of the environs of the proposed development. Principal archaeological sources include: Local Journals; Published archaeological and architectural inventories; Peter Harbison's Guide to the National Monuments of Ireland; and O'Donovan's Ordnance Survey Letters.
- Previous archaeological assessments and excavations for the area were also reviewed.
- Topographical files are located at the National Museum of Ireland and detail stray finds across the country.

Figure 2: Site boundary with archaeological monuments marked



4 Archaeological and Historical Summary

4.1 Brief Archaeological Background Dublin

Dublin was founded by the Vikings on the south bank of the Liffey in 841. It was called Dubh Linn, which means black pool. The town was fortified with a ditch and an earth rampart with a wooden palisade on top. In the late 11th stone walls were built around Dublin. The first Bishop of Dublin was appointed in 1028 and the construction of Christchurch Cathedral commenced. It may have had a population of 4,000 in the 11th century. By the late 11th century there was a suburb of Dublin north of the Liffey centred around Smithfield and Stonybatter.

In 1169, MacMurrough enlisted the help of a Norman, Strongbow, to help him control Ireland. In 1171 Mac Murrough died and Strongbow declared himself King of Leinster. In 1152 the Bishop of Dublin was made an Archbishop. Between 1172 and 1191 the Cathedral of Christchurch was rebuilt. In 1213 the parish Church of St Patrick was also made a cathedral. In the early 13th century, the stone walled town was constructed. In 1229 Dublin gained its first mayor. Dublin grew rapidly and may have had a population of 8,000 by the 13th century.

In the 16th century, Dublin prospered and expanded outside the walled town. In 1591 Queen Elizabeth granted a charter for a new university, Trinity College. The first students were admitted in 1594. Dublin continued to grow and may have had a population of around 20,000 by 1640. In 1621 a Custom House was built. Following the English civil war of 1642-1646 Catholics were expelled from Dublin in large numbers since their loyalty was suspect. In 1662 Phoenix Park was laid out as a deer park. In the mid-18th century, it became a popular place for walking. A second bridge crossing the River Liffey was built in 1670. The 17th century also saw an influx of Hugonot settlers expelled from Catholic France. Many of these settled in the Newmarket Area of the city. By 1700 Dublin had about 60,000 inhabitants and it continued to grow rapidly. Marsh's library was built in 1701 and in 1703 the Irish Parliament passed an act for building a workhouse where the destitute (of whom there were many) could be housed and fed. A number of hospitals were founded in the early 18th century. In 1729 a foundling hospital for unwanted children was opened in James Street.

4.2 Brief Archaeological Background Forbes Lane

The proposed development is located on Forbes Lane to the west of Marrowborrow Lane. The lane leads from Marrowbane lane and runs to the west. Marrowborrow Lane was in existence by the early 1700s but it may have medieval origins.

Forbes Lane is not marked on the Rocque Map from 1757 but is marked on the first edition OS map for Dublin surveyed in 1837.

The site lies to the west of the medieval city of Dublin and within the medieval ecclesiastical liberty of Thomas Court. This was administered until the 16th century by St. Thomas Church to the north. The abbey consisted of a number of structures reminiscent of a small town. Washams gate to the east of the site may have been part of the Thomas Court. The area was in the Brabizon Family by the late 17th century. The first edition OS map shows Forbes Lane. The map shows the liberty basin to the north of the site. The site contained a number of structures including houses and mill buildings. This included the 18th century Jameson Marrowborrow Lane Distillery, this was later replaced by the Portland Grain Depot and Delphinium Pottery. A boundary wall at the north of the site are the only remains of these structures visible at the site.

4.3 Archaeological Monuments

A number of archaeological monuments are located in the environs of the proposed development. The details of these sites have been taken from archaeology.ie and are outlined below.

DU018-043001-

Class: Watercourse

Townland: Dublin South City

Scheduled for inclusion in the next revision of the RMP: Yes

Description: Described as 'the Water that Supplieth Dublin' on the Down Survey (1655-6) parish maps. Shown on the 1837 OS 6-inch map, as 'Millrace' and 'Watercourse'. This is part of the eastern branch of the medieval Dublin watercourse that supplied Deane Street (Joyce 1912, 452-3).

DU018-020503-

Class: Graveyard

Townland: Dublin South City

Scheduled for inclusion in the next revision of the RMP: No

Description: A walled burial ground, square in plan and accessible centrally from Cork Street is situated on the N side of the street. The E portion of the graveyard is utilised as a car-park for the adjacent property, formerly known as the James Weir Home for Nurses. Within the burial ground are small clusters of recumbent memorials, mainly mid-19th century in date, set in a lawn. A single upright grave marker survives close to the vehicular entrance to the site. Mature trees bound the parking area at the E and there are others along the wall at W. In 1901 a plan was drawn in advance of the construction of the Home for Nurses (see attached) referring to the Burial Ground of the Religious Society of Friends, indicating the then location of 18 gravestones and whom they memorialise. According to published sources (Butler, 2004) the graveyard was in existence in the 1690's.

The James Weir Home for Nurses- Reg. No. 50080728

Date: 1900- 1905

Original Use: Nurses Home

In Use as: Hospital/ Infirmary

Rating: Regional

Description: Attached seven-bay three-storey former nurses' home, dated 1903, having dormer attic and adjoining lower single-bay three-storey with half-dormer attic gable-fronted block to north elevation. Pitched slate roofs with terracotta ridge tiles, red brick chimneystacks, gabled dormer windows to front (west) elevation, with timber bargeboards and paired square-headed window openings having one-over-one pane timber sash windows to front (west) elevation. Square-headed dormer windows to rear elevation. Cast-iron rainwater goods and timber bargeboards. Cut sandstone cornice with brick dentils to front elevation, forming continuous sill course to dormer windows and to windows to south elevation. Stepped parapet over centre bay, flanked by octagonal-profile brick piers, terracotta capping. Carved Portland stone panel to apex of south elevation with date of construction and cross motif. Red brick laid in Flemish bond to walls, having moulded brick cornice over banded brickwork to ground floor and render plinth course. Central full-height round-headed window opening to front having moulded brick and sandstone Gibbsian surround to arch ring. Incorporating oriel window with bowed sashes to first and second floors. Timber framed windows, with timber aprons, square-headed door opening to ground floor having replacement glazed uPVC doors and sidelights. Paired square-headed window openings to front elevation, having shared granite sills, moulded brick cornices over voussoirs, mixed one-over-one pane timber sash windows and replacement uPVC windows. Segmental-headed window openings to ground floor, with granite sills and timber casement windows and replacement uPVC windows. Paired square-headed window openings to second floor and attic floor to south elevation, having shared granite sill to second floor windows, carved sandstone lintels to attic floor windows, and one-over-one pane timber sash windows. Segmental-headed window openings to ground floor to front, and north elevation of block to north, with one-over-one pane timber sash windows, granite sills and moulded brick string course forming cornice over openings. Square-headed window openings to north elevation, with granite sills and one-over-one pane timber sash windows. Single and bipartite square-headed window openings to rear, having granite sills and one-over-one pane timber sash windows. Square-headed window openings to ground floor of south elevation, with granite sills, stepped reveals and one-over-one pane timber sash windows. Balcony to first floor to south elevation, with carved timber columns and balustrade, sprocketed roof, timber framed windows to centre, and apron inscribed 'THE JAMES WEIR/ HOME FOR NURSES'. Round-

headed door opening to south elevation, with moulded brick and carved sandstone Gibbsian surround, double-leaf timber panelled door, tripartite overlight, and granite steps. Cast- and wrought-iron external staircase to north end. Quaker burial ground to east of site, some inscribed headstones remaining.

The Old Convent Apartments - Reg. No. 50080236

Date: 1900 - 1905

Original Use: convent/nunnery

In Use as: apartment/flat (converted)

Rating: Regional

Description: Attached seven-bay two-storey former convent, built 1904, having advanced gabled central entrance bay, and two-bay advanced gabled breakfront to south of front (east) elevation, chapel attached to north. Now in use as apartments. Pitched artificial slate roofs, hipped to rear, recent rooflights. Rendered chimneystacks. Carved granite kneeler and verge stones to gables. Carved granite cross finial to south gable, metal cross finial to entrance gable. Moulded red brick eaves courses. Red brick walls laid in Flemish bond. Statue on bracketed carved granite plinth with carved granite hood above to south gable. Carved stone quatrefoil panel to entrance gable. Segmental-arched window openings having granite sills, continuous sill course to first floor. Replacement uPVC windows. Segmental-arched door opening having carved granite surround with hood moulding, flanked by polished granite colonnettes with carved sandstone capitals and bases. Timber panelled door with plain overlight approached by granite steps. Set back from street with front enclosed by wrought-iron railings on granite plinths with matching wrought-iron pedestrian entrance gate.

The Basin Centre - Reg. No. 50080237

Date: 1900 - 1905

Original Use: church/chapel

In Use as: community centre

Rating: Regional

Description: Attached five-bay double-height former chapel, built 1904, having apse to east (street) elevation, and gabled single-storey porch to east end of south elevation. Now in use as community centre. Attached to south to former convent now in use as apartments. Pitched slate roof having kneeler gables with cut granite verge

and carved cross finial. Carved granite verge and metal crucifix to entrance gable. Half conical slate roof to apse, red brick eaves course. Red brick walls laid in Flemish bond having cut granite quoins and circular panel to entrance gable. Round-headed window openings having chamfered granite block-and-start surrounds and sills, carved granite continuous sill course and hood mouldings to leaded stained glass apse windows. Plain glass elsewhere. Round-headed door opening having chamfered granite block-and-start surround and carved granite hood moulding. Recent concrete ramp to entrance. Set back from street having front enclosed by wrought-iron railings on granite plinths. Wrought-iron pedestrian entrance gate. Interior having exposed timber roof structure supported by masonry brackets. Timber battened soffits, carved timber cornice, decorative plasterwork with carved corbels to soffit of apse. Timber gallery to west end. Plastered walls, with dado rail, moulded plaster hood moulding to apsidal arch, timber wainscoting to apse. Bull-nosed reveals to windows, sloped sills. Recent kitchen beneath gallery. Recent timber floor.

Reg. No. 50080229

Date: 1810 - 1830

Original Use: house

In Use as: house

Rating: Regional

Description: End-of-terrace single-bay three-storey house, built c.1820. Pitched slate roof having parapet to front (east) with granite capping. Shared rendered chimneystacks having clay chimneypots. Lined-and-ruled render to front elevation, rendered wall to south gable. Square-headed window openings having painted granite sills. Six-over-six timber sash windows to ground and first floors, three-over-three sash window to second floor. Round-headed door opening having timber panelled door, spoked fanlight above.

Reg. No. 50080230

Date: 1810 - 1830

Original Use: house

In Use as: house

Rating: Regional

Description: Terraced single-bay three-storey house, built c.1820. Pitched roof hidden behind parapet to front (east) with granite capping. Shared rendered

chimneystacks having clay chimneypots. Brown brick walls laid in Flemish bond to front. Square-headed window openings having painted granite sills and one-over-one timber sash windows. Round-headed door opening having timber panelled door, plain fanlight above.

Reg. No. 50080231

Date: 1810 - 1830

Original Use: house

In Use as: house

Rating: Regional

Description: Terraced two-bay three-storey house, built c.1820, having integral carriage arch to front (east) elevation. Pitched roof hidden behind parapet to front (east) with granite capping. Shared rendered chimneystacks having clay chimneypots. Brown brick walls laid in Flemish bond. Square-headed window openings having patent reveals and painted granite sills. Replacement timber sash windows. Round-headed door opening having timber panelled door, plain fanlight above. Elliptical relieving arch to ground floor north bay having square-headed opening with double leaf timber battened doors.

Reg. No. 50080232

Date: 1810 - 1830

Original Use: house

In Use as: house

Rating: Regional

Description: Terraced single-bay three-storey house, built c.1820. Pitched roof hidden behind parapet to front (east) with granite capping. Shared rendered chimneystack. Brown brick laid in Flemish bond to front elevation. Square-headed window openings having painted granite sills. Replacement timber sash windows. Round-headed door opening having recent timber panelled door, plain fanlight above.

Reg. No. 50080234

Date: 1810 - 1830

Original Use: house

In Use as: house

Rating: Regional

Description: Terraced four-bay three-storey house, built c.1820, having integral carriage-arch to front (west) elevation. Hipped roof hidden behind parapet with granite capping. Brown brick laid in Flemish bond to front elevation. Square-headed window openings having painted granite sills. Replacement timber windows. Blind window to second floor south bay. Round-headed door opening having recent glazed timber door with spoked fanlight above. Elliptical relieving arch to ground floor south bay having square-headed opening with double leaf metal doors.

Reg. No. 50080235

Date: 1810 - 1830

Original Use: house

In Use as: apartment/flat (converted)

Rating: Regional

Description: Terraced two-bay three-storey house, built c.1820, having three-storey extension to rear. Now in use as apartments. Hipped roof hidden behind parapet to front (west) with granite capping. Brown brick laid in Flemish bond to front elevation. Rubble limestone walls to north elevation. Square-headed window openings having painted granite sills and replacement one-over-one timber sash windows. Round-headed door opening having timber panelled door and recent spoked fanlight.

4.4 Previous Archaeological Works

The archaeological excavation database (excavations.ie) was searched for archaeological excavations and reports in the environs of the proposed development. The database shows 18 entries for excavations previously undertaken in the area, distributed between Forbes Lane, Pim Street, Longs Place and Marrowbone Lane. The entries adjacent to the development and bounding it to the east and south found no archaeological remains, though an excavation to its immediate north at 7 Pim Street (which also fronts onto Forbes Lane) identified the Liberty Basin (Dublins water supply prior to the development of the City Basin at James Gate). A further 2 sites were identified on Pim Street, which identified the

remains of 19th C buildings, and a site on Marrowbone lane (roughly 100m to the south) identified 19th C walls and floor surfaces.

4.5 Cartographic Evidence

The John Rocque Map of 1757 depicts the site to the west of Marrowborrow Lane, with several structures located to the east, fronting onto Marrowborrow Lane, and additional structures visible to the north (Figure 3). The City Basin is situated to the west. The first edition OS map and the 25" map show that the site once contained houses and mill buildings (Figures 4-5), including the Jameson Marrowborrow Lane Distillery, established in the 18th century. This distillery was later replaced by the Portland Grain Depot and Delphinium Pottery. The site has since been cleared and leveled, with a poured concrete slab now covering it for its development as a Dublin Corporation works depot (Figure 5). Currently, only one wall from the Portland Grain Works remains at the northern part of the site.

The Liberty Basin was constructed on the north side of Forbes Lane c. 1820-21 to provide a water supply for the Liberties area. Following its decommissioning a stone warehouse was built over the basin and used for the storage of spent grain for the neighbouring distillery. These remains do not extend into the study area.

Figure 3: Rocque Map of Dublin



Figure 4: First edition OS map for the site

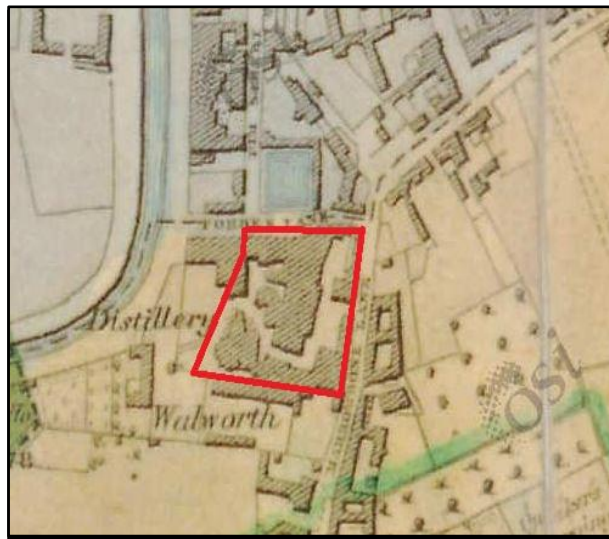


Figure 5: 25" map for the site

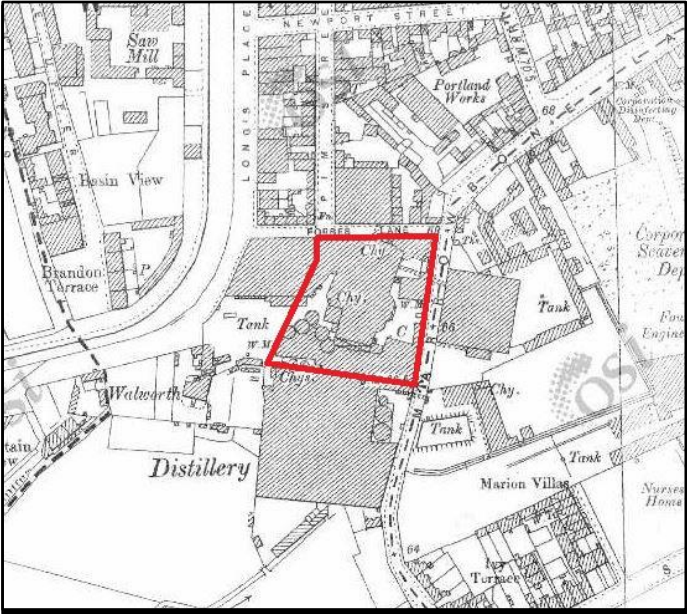
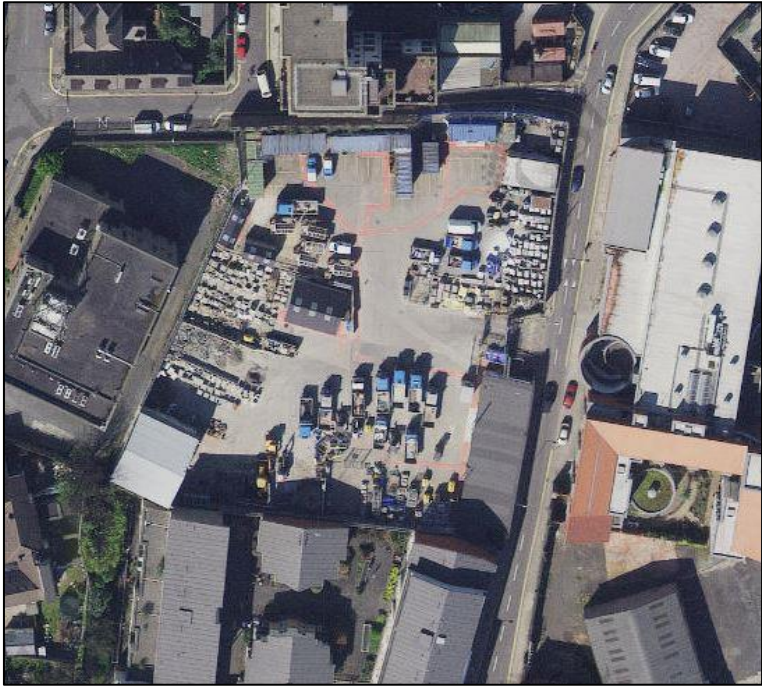


Figure 6: Aerial Photograph for the site (taken from geohive.ie)



4.6 Topographical Files

The topographical files are a record of stray finds and artefacts reported to the National Museum of Ireland. A database is available for research and the artefacts are listed by townland. An examination of the topographical files revealed no stray artefacts for Dublin City South.

5 Cultural Heritage Assessment

The proposed development site has been thoroughly assessed for archaeological and historical significance. There are no recorded archaeological monuments within the immediate area of the site. The closest recorded monument is an artificial watercourse located to the southeast (DU018-043001). Additionally, the site and its immediate surroundings do not contain any protected structures. The site is located within a zone of archaeological potential.

Historically, the site has undergone significant disturbance. It originally housed an 18th-century distillery, which was later replaced by a grain store and pottery works (DCIHR 18 10 074). Currently, the only remaining structure from these historic uses is a 19th-century northern boundary wall, which will be partially retained as part of the proposed works. The rest of the historic structures have been demolished, and the site is now occupied by a DCC roads maintenance depot.

Despite the surface-level disturbances and demolitions, there is a high potential for related structures to remain preserved at sub-surface levels beneath the existing concrete slab covering the site. This indicates that any development should consider the possibility of sub-surface archaeological remnants.

6 Mitigation And Conclusion

The site includes a boundary wall, which is the sole remaining element of its industrial heritage. The proposed development plans involve the retention and modification of the existing rubble stone wall fronting Forbes Lane and former Gate House structure's east elevation along Marrowbone Lane. Despite the site being covered with a concrete slab, there is potential for earlier associated remains to be preserved beneath this layer.

According to the Dublin City Development Plan 2022-28, specifically policy BHA26.4, Section 11.5.5, sites over 0.5 hectares must be archaeologically assessed in

consultation with the City Archaeologist. In light of these considerations, archaeological testing of the site is recommended. Additionally, it is advised that any demolition works should be archaeologically monitored.

These works should be taken in consultation with the office of the Dublin City Archaeologist.

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