

**ARCHAEOLOGICAL ASSESSMENT
INDEPENDENT HOUSE,
MIDDLE ABBEY STREET,
DUBLIN 1**

**ON BEHALF OF:
SUMMIX IHD DEVELOPMENTS LIMITED**

ITM: 715746, 734560

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ABSTRACT

This assessment has been prepared on behalf of Summix IHD Developments Limited, to study the impact, if any, on the archaeological and historical resource of potential future development at Nos. 87-93 Middle Abbey Street (known collectively as 'Independent House'), Dublin 1 (ITM 715746, 734560). It was carried out by Faith Bailey of IAC Archaeology.

Built heritage is assessed in a separate architectural heritage impact assessment report produced by Molloy Associates.

An Industrial Heritage impact assessment has been prepared by Fred Hamond. Both the built heritage and industrial heritage reports have been cross referenced where appropriate.

The proposed development is located within the Zone of Archaeological Potential (DU018-020) for the historic core of Dublin City as designated within the Record of Monuments and Places and Dublin City Development Plan. There are a seven further recorded archaeological sites within 200m of the development area, the closest of which is the William Smith O'Brien Monument (DU018-424), which lies c. 100m to the east-southeast on O'Connell Street. This monument is also a National Monument, as is the O'Connell statue further to the south (DU018-423). Approximately 185m to the north is a further National Monuments, which comprises Nos 14-17 Moore Street (DU018-390).

The assessment has shown that the proposed development area was situated in undeveloped estuarine land to the north of the River Liffey until reclamation works were carried out in the 17th/18th centuries. The site contained seven terraced houses from the 18th century onwards, likely to represent residences, with associated gardens and outbuildings. The historic OS maps show that all but one of these buildings possessed a basement level. Following extensive destruction to the O'Connell Street area during the 1916 Rising, reconstruction took place, including the redevelopment of the development area. Emerald Chambers and the rear warehouse at Nos. 91-93 Middle Abbey Street were constructed in 1922 and Independent House and the rear machine room and offices at Nos. 87-90 Middle Abbey Street, in 1924. These sites were amalgamated between 1936 to 1939 with redevelopment at the rear of the site to expand the operations of Independent Newspapers.

Independent House is recorded on the Dublin City Industrial Heritage Record, due to its association with the historic newsprint industry of the city.

The assessment has also revealed that an existing basement level exists across the entire development footprint. It is possible that walls associated with the earlier Georgian basements survive within portions of the southern part of the development area, although the limited nature of access (due to Health and Safety considerations) meant that a detailed inspection of same could not be carried out.

The presence of this basement also indicates that extensive ground disturbance has occurred throughout the proposed development area, although it remains possible that archaeological deposits survive beneath the existing basement floor, as shown during archaeological investigations to the west of the site.

The proposed development will include the reconfiguration of the existing basement level. Works associated with redevelopment within the basement have the potential to directly impact any sections of 18th century basement walls, which may survive within the basement. In addition, any ground works to be carried out have the potential to directly impact any archaeological remains that may survive beneath the existing basement floor.

Prior to the commencement of construction and following the removal of any hazardous material to enable safe access, it is recommended that a detailed archaeological inspection of the southern basement area be carried out and a record made of any sections of walling that may be associated with the original 18th century cellars. This will include stripping of render of any historic basement walls, the methodology for which will be agreed in advance with the Dublin City Archaeologist. Subject to the results of this assessment, further mitigation may be required, including a full measured and photography record of the basement walls to be impacted by the proposed development and archaeological monitoring.

Due to the derelict nature of the existing building and the presence of asbestos throughout the basement level, it was not possible to carry out archaeological testing through the existing concrete basement floor. It is recommended that as part of a predevelopment enabling works contract, that archaeological testing be carried out, which is subject to the relevant health and safety procedures and regulations. This should be carried out under licence, as issued by the National Monuments Service of the DoHLGH and in consultation with the Dublin City Archaeologist. Dependent on the results of the assessment further mitigation may be required such as preservation by record, or in-situ and/or archaeological monitoring.

No indirect (visual) impacts are predicted on either the O'Brien statue (DU018-424) or the O'Connell statue (DU018-423), which are National Monuments and located to the east and southeast of the development area (100m and 133m). The streetscape surrounding these statues will remain unchanged.

14-17 Moore Street are located c. 185m to the north of the proposed development area. The development will not result in any indirect (visual) impacts of these buildings as it will not be visible behind the five-storey structure that is located at the southern end of Moore Street.

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1 INTRODUCTION

1.1 GENERAL

The following report details an archaeological assessment undertaken in advance of a proposed development at Nos. 87-93 Middle Abbey Street (known collectively as 'Independent House'), Dublin 1 (ITM 715746, 734560). This assessment has been carried out to ascertain the potential impact of any development on the archaeological and historical resource that may exist within the area. It was undertaken by Faith Bailey of IAC Archaeology (IAC), on behalf of Summix IHD Developments Limited.

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

Built heritage is assessed in a separate architectural heritage impact assessment report produced by Molloy Associates.

An Industrial Heritage impact assessment has been prepared by Fred Hamond. Both the built heritage and industrial heritage reports have been cross referenced where appropriate.

1.2 THE DEVELOPMENT

Summix IHD Developments Limited intend to apply to Dublin City Council for a permission for a large-scale residential development principally comprising student accommodation at a c. 0.3 Ha site at Nos. 87-93 Middle Abbey Street, Dublin 1, D01 NH70 (known collectively as 'Independent House'). The site is generally bound by Prince's Street North to the north, William's Lane and Nos. 94-96 Middle Abbey Street to the west, Middle Abbey Street to the south, and Nos. 35-39 O'Connell Street Lower (known as 'Penneys') to the east. The site comprises 6 No. interconnecting, long-standing vacant structures as follows: (a) a principally part 5 No. to part 6 No. storey above basement level building fronting Middle Abbey Street, known as Independent House, with a single storey workshop building to the rear; (b) a 5 No. storey (above basement level) building at the corner of Middle Abbey Street and William's Lane, known as Emerald Chambers; (c) a triple height (at basement level) structure towards the centre of the site, known as the 'Printing Hall'; (d) a 2 No. storey (above basement level) warehouse and office fronting William's Lane; (e) a part 3 No. to part 4 No. storey (above basement level) loading bay and office fronting Prince's Street North; and (f) a 3 No. storey (above basement level) office in the eastern portion of the site, bounded by Penneys. The site includes 2 No. Protected Structures (RPS Ref. Nos. 18 & 8797).

The development's surface water and foul water drainage network shall discharge from the site into the existing combined sewer located along Prince's Street North to the north-west of the site. A new pedestrian crossing and upgrade works to the footpath and kerb along Prince's Street North are proposed. Public realm improvements are also proposed to William's Lane. The development site area, drainage works, road works and public realm improvements will provide a total application site area of c. 0.33 Ha.

The development will principally consist of: the retention and refurbishment of part of the building façade along Prince's Street North; the demolition of the 3 No. former warehouses and offices (c. 5,270 sq m) and the lowering of part of the basement level thereat; the demolition of part of the adjoining wall to the north-east of the site, bounding the Penneys loading bay; the partial demolition of the Printing Hall (c. 457 sq m) and the rear of Emerald Chambers (c. 150 sq m) and Independent House (c. 100 sq m); the removal of the existing concrete roof slab at Emerald Chambers to facilitate an increase in floor-to-ceiling height at fourth floor level; the lowering of part of the ground floor level in Independent House and Emerald Chambers for universal access; refurbishment works to the Protected Structures including general internal and external works for conservation repairs, maintenance, change of use and upgrading of the buildings; and the construction of a part 1 No. to part 9 No. storey over basement building connecting into the retained structures and principally comprising 316 No. Student Accommodation bedspaces (267 No. standard rooms, 5 No. accessible rooms, 2 No. twin studios (4 No. bedspaces), 10 No. accessible studios and 30 No. single studios) with associated facilities, which will be utilised for short-term let during student holiday periods. The 272 No. standard and accessible rooms are provided in 42 No. clusters ranging in size from 5 No. bedspaces to 8 No. bedspaces, and all clusters are served by a communal living/kitchen/dining room.

The development also provides: ancillary internal and external communal student amenity spaces and support facilities; cultural and community floor space (c. 644 sq m); 3 No. retail units (c. 216 sq m); a café/restaurant (c. 254 sq m); bicycle stores at basement and ground floor levels; visitor cycle parking spaces; bin stores; ESB substation; hard and soft landscaping; green/blue roofs; new telecommunications infrastructure at roof level, together with all associated equipment; boundary treatments; PV panels; plant; lift overruns; and all associated works above and below ground.

The gross floor area of the development is c. 15,413 sq m comprising c. 12,751 sq m above basement level.

The existing basement level within the development area is shown in Figure 2a. The proposed new basement level is shown in Figure 2b.

2 METHODOLOGY

A study area, defined as 200m from the boundary of the proposed development area, was assessed to inform this report. Analysis of this study area enables a clear determination of the archaeological context of the proposed development area. Research was undertaken in two phases. The first phase comprised a paper survey of all available archaeological, historical and cartographic sources. The second phase involved a field inspection of the site.

2.1 PAPER SURVEY

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- National Monuments in State Care Database;
- Preservation Orders List;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- Dublin City Development Plan (2022–2028);
- Aerial photographs;
- Excavations Bulletin (1970–2025); and
- Dublin City Industrial Heritage Record;

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

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

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

The Minister for the DoHLGH may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments (other than dwellings) may also appoint the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or

guardianship of the state, it may not be interfered with without the written consent of the Minister.

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

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

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

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

Development Plans contain a catalogue of all the Protected Structures and archaeological sites within the county. The Dublin City Development Plan (2022–2028) was consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development area.

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

Excavations Bulletin is a summary publication that has been produced every year since 1970. This summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the SMR and RMP files. This information is also available online (www.excavations.ie) from 1970–2025.

The Dublin City Industrial Heritage Record (DCIHR) makes recommendations for sites to be added to the Record of Protected Structures (RPS) in the City Development Plan and is maintained by DCC.

2.2 FIELD INSPECTION

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

The archaeological field inspection entailed -

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

3 RESULTS OF ARCHAEOLOGICAL ASSESSMENT

3.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The proposed development area is located at Independent House (Nos. 87-93) Middle Abbey Street, Dublin 1. The surrounding landscape is characterised by an urban setting surrounded by commercial and residential structures. The proposed development is within the Zone of Archaeological Potential (DU018-020) for the historic core of Dublin City as designated within the Record of Monuments and Places and Dublin City Development Plan.

There are seven individual recorded archaeological sites within the 200m study area, none of which are located within the proposed development area. The nearest recorded monument comprises a monumental structure, the William Smith O'Brien Monument (DU018-424), which lies c. 100m to the east-southeast on O'Connell Street (Figure 1).

The proposed development site is situated within the former Liberty of the medieval abbey of St. Mary; the most important pre-Norman ecclesiastical establishment north of the River Liffey. At this time the proposed development area was located outside of the larger Abbey Precinct, the eastern edge of which was located c. 150m to the west. The lands were subject to reclamation during the late 17th and early 18th centuries, which also narrowed the River Liffey.

Archaeological excavations in the immediate vicinity have revealed the potential for the survival of archaeological remains beneath existing basement levels, which may not have disturbed underlying pre-reclamation layers. Testing at the site of a proposed hotel at Arnotts, to the west of the proposed development area revealed a cobbled surface beneath the basement slab (Bennett 2018:168, Licence Ref.: 18E0020). Later archaeological monitoring within this area, under the same licence, identified some mixed debris of 18th-19th century date impressed into the underlying natural gravels with water-rolled cobbles. This material corresponds to the possible cobbled layer identified during testing (Ni Cheallachain and Duffy, 2021).

3.1.1 Prehistoric Period

This period includes the Mesolithic (c. 8000-4000BC), Neolithic (4000–2500 BC), Bronze Age (2500–800 BC) and Iron Age (800 BC–AD 500). Scattered evidence of activity dating to these periods has been recorded within Dublin City as a whole, but no prehistoric sites have been recorded within the immediate landscape surrounding the proposed development area. Two flint flakes were recovered during archaeological monitoring of works on O'Connell Street, c. 135m southeast of the proposed development area in 2009 (Bennett 2009:319, Licence Ref.: C314; E3964).

3.1.2 Early Medieval Period (AD 500–1100)

The area now known as "County Dublin" straddled the ancient Kingdoms of Brega (north of the River Tolka) and *Laigin* (south of the Tolka). The name Dublin (*Duiblinn*) – meaning black pool – is generally taken to refer to the tidal pool that was located at

the confluence of the Poddle and Liffey directly southeast of the site of the present Dublin Castle, c. 700m southwest of the proposed development area. This pool gave its name to an early ecclesiastical foundation the first secure reference to which dates to AD 790 when the Annals of Ulster state that ‘Siadal, abbot of the church of Duiblinn died,’ (Duffy 2014). The proposed development area is located outside of early medieval settlement associated with Dublin and is likely to have occupied estuarine/intertidal land, later reclaimed during the post-medieval period.

3.1.3 Medieval Period (AD 1100–1600)

Following the Anglo-Norman invasion of Ireland in 1169, the medieval town of Dublin enjoyed a period of renewed prosperity and development, which continued until the beginning of the 14th century. The Anglo-Norman administration was responsible for reinforcing the town walls with defensive towers. Further improvements to the defences involved erecting a number of gates on the built-up streets outside the walls and supplementing the defensive gates already in place along the town wall itself (Halpin 2000, 34). Most of the extramural expansion of Hiberno-Norse Dublin had taken place in the area between the Poddle and the Steine Rivers; however, the Anglo-Normans established ‘Liberties’ or areas of private jurisdiction, outside the city walls which promoted the growth of suburbs. Housing extended along the main routes out of Dublin to the north, south and west. The ‘Liberties’ refers to pre-reformation law that stated these areas were administered by the abbeys and monasteries instead of civil law.

The largest medieval complex on the northern side of the River Liffey was St Mary’s Abbey (DU018-020048), which was founded in 1139 by Benedictine Monks belonging to the Congregation of Savigny and later joined the Cistercian order. The abbey was variously associated with sister monasteries in Cheshire and Shropshire; and it was well-established by the time of the arrival of the Anglo-Normans in Dublin. At its largest extent, St Mary’s was the richest monastery in Ireland with a holding of 30,000 acres, 17,000 of which were in County Dublin (Ó Conbhuidhe 1962, 21-29). The associated demesne lands stretched from the banks of the Liffey to those of the Tolka, and from Oxmantown Green to the coast.

Whilst Speed’s map of 1610 shows the possible limit of the lands associated with the abbey, it is difficult to accurately determine the exact location and extent of the original abbey buildings. The precinct was shown as an irregular shaped area that today is bounded by Parnell Street, Little Britain Street, Little Green Street, Arran Street East, Mary’s Abbey, Abbey Street and O’Connell Street. The only definitive surviving remains of the Abbey are the chapter house and adjoining passage in Meetinghouse Lane (DU018-0020048), c. 509m west of the proposed development area; with the church itself postulated to have been located c. 100m further to the east (SMR file). More recent excavations have resulted in the identification of the remains of the northern gate house, c. 550m west of the proposed development area (Duffy, 2022) and the remains of burials associated with the Abbey have recently been excavated within the main precinct (Licence No. 19E0064, O’Donovan).

The topographical files held by the National Museum of Ireland record the identification of two masonry walls in 1972 on the western side of Liffey Street, which have been interpreted as potentially representing the part of the outer abbey precinct boundary. This interpretation is supported by the historic mapping and means the precinct would have been located c. 150m west of the proposed development area.

3.1.4 Post-Medieval Period (AD 1600–1800)

Industrial development flourished within the city during the post-medieval period, with brewing, distilling, milling, tanning, iron works, dye-houses and a range of other businesses being established within the landscape surrounding the proposed development area. Historical sources indicate that the area north of the Liffey remained undeveloped until the 17th century, largely due to the marshy, intertidal nature of terrain. Cartographic sources show that land reclamation in the post-medieval period was followed by a rapid development of the area and previous archaeological investigations in the vicinity of the proposed development have mainly produced evidence of reclamation measures and 18th century house foundations.

The area of proposed development appears to have been located in undeveloped lands in the early 17th century, east of the 'Abby Parkes', as shown on De Gomme's map of 1673 (Figure 3). These lands were intensively developed during the post medieval period. Lennon (2008, 2), records that the religious estate of St. Mary's Abbey was largely consumed by urban sprawl, surviving only as a small number of monastic buildings and a toponym. Little is known about the early development on the lands formerly belonging to the abbey, which were granted to the Moore family, later the Earls of Drogheda, in 1619. The land was sold on in 1729 and again in 1730 to be in the possession of Luke Gardiner (Pearson 2000, 363). The first leases for houses to be built on Abbey Street date from the 1720s and Rocque (Figure 3) shows Abbey Street Middle as 'Great Abby Street' in the mid-18th century (ibid.) Abbey Street attracted commercial activity in the form of paper manufacturers, book sellers, printers, stationers, haberdashers, coopers, apothecaries, brush-makers, gun-makers, cabinet-makers and upholsterers to name a few (ibid.) Middle Abbey Street was the more prestigious section of the routeway and many Georgian houses survive along the southern aspect of this street, within the vicinity of the proposed development. Development of Sackville Street by the Wide Street Commission led to the demolition of several houses to the east of the proposed development area.

The lands to the west of the proposed development, which originally formed much of the larger abbey precinct, were bought by Sir Humphrey Jervis in 1676 and subject to reclamation. He laid out a grid pattern on his estate, including Jervis Street, Capel Street, Mary Street and Ormond Quay by 1685 (ibid., 4). Stone from the St. Mary's abbot's lodgings was used in the construction of a wall along the strand (ibid., 2). A church was rebuilt by 1704 (DU018-020322), c. 320m west of the proposed development area, which was named after the former St. Mary's Abbey, reputedly one of the earliest galleried churches in Ireland (ibid., 4).

In more recent years, fighting during the Easter Rising of 1916 caused widespread destruction in the landscape surrounding the proposed development area, including O'Connell Street located c. 70m to the east and the General Post Office (GPO) to the immediate northeast. Subsequent reconstruction of the O'Connell Street area included the construction of Independent House itself. The extravagant neoclassical building was built in 1924 by Donnelly, Moore, Keefe & Robinson Architects and illustrated the importance of the printing press in the founding of the new state.

Emerald Chambers and the rear warehouse at Nos. 91-93 Middle Abbey Street were constructed in 1922. Between 1936 to 1939 the entire site was amalgamated with redevelopment at the rear of the site to expand the operations of Independent Newspapers.

Printing ceased at Independent House in 2000, but prior to this three of Ireland's major newspapers were printed and distributed from here (www.buildingsofireland.ie). In 2004 the offices at Independent House were closed. The building forms a landmark on Middle Abbey Street (its clock in particular), which itself has long been associated with newspaper publishing, Independent House is built on the site of the earlier 'Nation' newspaper, which had been instrumental in the struggle for independence. A plaque on the wall indicates where the offices stood (www.archiseek.com).

The 1893 Goad Fire Insurance Plan shows the proposed development area prior to redevelopment in 1922 and 1924 (Figure 6). This shows a detailed plan of the site, which contained 87-93 Abbey Street Middle and 9-12, 594/596 Princes Street. The majority of the building relate to the 'Nation' newspaper with buildings fronting onto Abbey Street Middle are 3-4 storeys and possessing basement levels. At this time, the structures fronting onto Princes Street did not possess a basement level.

3.2 SUMMARY OF PREVIOUS ARCHAEOLOGICAL FIELDWORK

A review of the Excavations Bulletin (1970–2025) has revealed that whilst no previous archaeological investigations have been carried out within the proposed development area, the wider area has been subject to extensive archaeological investigations, particularly as part of development-led projects in recent years. Key archaeological investigations are summarised below.

Ten test-pits were opened across portions of the footprint of Arnotts in 1996, c. 60m west of the proposed development area but no archaeological soils or features were revealed. Backfilled post-medieval basements were present across a portion of the site and these were found to be cut into the natural subsoils (Bennett 1995:076, 1996:100, Licence Ref.: 95E0225).

Testing was undertaken at Nos 1-6 Liffey Street Upper, Nos 111-114 Middle Abbey Street, structures to the rear of Nos 108-109 Middle Abbey Street, and Hotel Yard in 2017, c. 95m west of the proposed development area. Testing revealed that the more intact stratigraphy comprised c. 3-3.5m of 18th-19th century reclamation/demolition deposits. While these deposits had the potential to contain post-medieval walls,

cellars and surfaces, none were encountered in the trenches opened at the current ground level. These reclamation deposits overlay riverine deposits of coarse sand and rounded stones. Testing also indicated that construction of the basements to a depth of 1.43m O.D. may not have disturbed the underlying, pre-reclamation layers. The survival of a potential post medieval cobbled surface beneath the basement slab indicated evidence for an earlier phase of post-medieval activity at the edge of the Liffey estuary. Limited hand testing of the underlying riverine deposits to a depth of 1.3m below the basement slab did not uncover any archaeology (Bennett 2018:168, Licence Ref.: 18E0020).

Subsequent monitoring from 2019-2020 (under the same licence) revealed mixed debris of 18th-19th century date, impressed into the underlying natural gravels and water-rolled cobbles. Beneath what was formerly a Hotel Yard, 19th and 20th century demolition and levelling layers were recorded, along with an imported clay of probably 18th century date, a calp wall of 18th-19th century date and a possible original clay layer that was devoid of artefacts. Excavation at the northwest corner of the site exposed a stone wall extending beyond the old building line. A portion of wall at the Abbey Street boundary has what appeared to be a remnant of a tram rail line on top. No further features, deposits or structures of archaeological significance were identified.

Two test-trenches were excavated at an existing basement level in 1999, c. 2.2m below present street level, at 43-45 Abbey Street, c. 100m southwest of the proposed development area. There was an overall uniformity of stratigraphy throughout the site, consisting of a rubble infill layer that overlay the 18th century black, organic refuse material. This deposit was revealed mainly in the western side of the site for a depth of c. 0.4m and included 18th century ceramics, clay pipe stems and shell. A small, cellar-like feature adjacent to the western boundary wall of the site appeared to form part of an original 18th century basement (Bennett 1999:178, Licence Ref.: 99E0177).

Test excavations was carried out at 44-47 North Lotts and 57 Middle Abbey Street in 1996, c. 50m to the southwest of the development area. No medieval or post-medieval archaeological deposits were encountered. A flagstone floor was revealed overlaying a deposit of clay, containing sherds of 18th/19th century pottery and red brick. No further features, deposits or structures of archaeological significance were identified (Bennett 1997:147, Licence Ref.: 96E0344).

An assessment located behind Bachelors Walk at 37 North Lotts Lane was undertaken in 2004, c. 40m south of the proposed development area. A single test-trench revealed the survival of reclamation deposits, almost 3m deep and dated to the late 17th or 18th centuries. The larger part of the site was taken up with two vaulted brick cellars. The construction of the cellars comprised three main walls supporting two vaulted chambers. The cellars were cut into the reclamation deposits and probably date to the late 18th or early 19th centuries. It is likely these cellars were used by one of the many wine vaults or ale stores located on this street in the 1850s (Bennett 2005:459, Licence Ref.: 04E1711).

Testing was undertaken at Nos 60–62 North Lotts in 2003, c. 125m south-southwest of the proposed development area. Two test-trenches were inserted subsequent to the demolition of the houses. Rubble and remains of basements associated with the demolished buildings dated to the 18th to 19th century and reached a depth of c. 2.3m. Below this was revealed to be riverine deposits. The finds retrieved from the dump layers used for landfill consisted mainly of pottery, forming an interesting assemblage of post-medieval and early modern ceramics. Some of the glass bottles found were likely to be associated with the wine stores and glass manufacturers for which North Lotts were known, from the turn of the 19th century. In the 1850s there were at least eight wine vaults and stores in North Lotts, mostly serving businesses on Abbey Street. Several of the glass bottles were bell-shaped and of early 18th century date (Bennett 2003:545, Licence Ref.: 03E0035).

Excavation at the General Post Office on O'Connell Street Lower was undertaken in 2014, c. 40m to the northeast of the development area. Upon removal of modern concrete slabs and floor levels various layers of hardcore and other levelling compounds were found throughout the site. Below this was a natural riverine sediment of gravels and rolled cobbles. Several post-medieval drainage features such as a water management tank, a brick-built drain and a soakage pit were discovered. In the centre of the courtyard a rectilinear brick structure of indeterminate function came to light. No finds or features of medieval or earlier date were discovered (Bennett 2014:063, Licence Ref.: 14E0115).

Monitoring of trenches excavated within the central reserve of O'Connell Street was undertaken c. 90m to the east of the proposed development, under Ministerial Consent C135. Post-medieval deposits, a culvert and possible cobble surfaces were encountered in one of the trenches (Bennett 2009:320, Licence Ref.: C315; E3965).

Monitoring of groundworks at Nos. 13-15 Liffey Street Upper, c. 75m north of the proposed development did not reveal anything of archaeological significance, although the nature of the groundworks did not require deep excavation beyond a disturbed rubble layer (Bennett 1998:174, Licence Ref.: 98E0064).

3.3 CARTOGRAPHIC ANALYSIS

John Speed's Map of Dublin, 1610

The area of proposed development is located within the estuarine mud flats at this time, along the northern bank of the River Liffey, outside and to the east of the walled outer precinct of St Mary's Abbey. There are several large inlets and watercourses flowing into the Liffey to the west, south of the abbey itself.

Bernard de Gomme, The City and Suburbs of Dublin, 1673 (Figure 3)

The area of proposed development remains undeveloped at the time of this map. 'Abby Parkes', which represents the remains of the large outer abbey precinct of St Mary's is shown to the west of the proposed development area and an early road that may denote the path of the current Liffey Street Upper and Lower is marked. This

road meets a street further to the north (possibly following the line of current day Parnell Street). A structure is marked to the southwest of the proposed development area fronting onto what may currently be Abbey Street, and this is recorded in the SMR as the site of a 16th/17th century house (DU018-020497). It is unclear, however, given the inaccurate nature of earlier cartographic methods, where the exact footprint of this building may lie.

Charles Brooking's Map of Dublin, 1728

This map illustrates a relatively accurate plan of the city. The northern city limits have extended and are significantly developed since the earlier mapping. The proposed development area is shown as built up, on 'Abby Street' with 'Liffe Street' marked to the west and 'Drogheda Street' to the east. The proposed development is occupied by the western half of a rectangular structure enclosing a central yard area. Two unnamed lanes are shown running north from 'Abby Street' and west from 'Drogheda Street', bordering the proposed development to the west and north and apparently corresponding to the present-day William Lane and Princes Street North respectively.

John Rocque's Map of the City and County of Dublin, 1756, (Figure 3)

This is the first detailed historic mapping to cover the proposed development area. The site is considerably developed with seven terraced houses fronting onto 'Great Abbey Street'. The houses have large north-south running walled garden plots to the rear including outbuildings along the lane to the north now marked 'Princes Street'. Similar terraced buildings and lots lie along 'Great Abby Street' to the east and 'Williams Lane' is now also marked to the immediate west of the proposed development area.

First Edition Ordnance Survey Map, 1844, scale 1:10,560 (Figure 4)

This is the first accurate historic mapping coverage of the area containing the proposed development. Since the time of Rocque's map the outbuildings depicted in the plots to the rear of the buildings along what is now marked 'Abby Street' have significantly expanded although some open yard areas remain depicted. The divisions between plots are less clearly depicted although still discernible in places. A parish boundary is depicted along Williams Lane, between St Mary's to the west and St Thomas' to the east. 'Sackville St Lower' is depicted to the east, now corresponding closely to O'Connell Street and the GPO is now shown to the northeast of the proposed development, marked 'Post Office'.

Ordnance Survey Map, 1847, scale 1:1,056 (Figure 4)

This map depicts the proposed development and its surroundings in sharper detail than the first edition OS map. The proposed development area is shown broadly as previously, occupied by seven terraced properties fronting onto 'Abbey Street' structures also fronting onto 'Princes Street'. Some small yard areas are marked and cellars are indicated in association with five of the structures fronting onto Abbey Street.

Ordnance Survey Map, 1864, scale 1:1,056 (Figure 5)

Further expansion of buildings has occurred with western, central and eastern properties along 'Abbey Street Middle' and 'Princes Street' are now linked by long buildings running between the two roads. Two larger yard areas remain in the central portion of the proposed development area, the eastern of which contains a large ancillary building.

Ordnance Survey Map, 1892, scale 1:1,056 (Figure 5)

The proposed development area falls at the edge of this map and the northernmost end is not covered. Buildings within a portion of the proposed development are marked as merged, with an ancillary building in the eastern yard now joined with buildings to the south and the western yard area now fully built up. An external staircase is depicted at the northern end of the remaining yard. A brass foundry recorded on the DCIHR to the west of the proposed development is now marked and the tramway along 'Sackville Street Lower' (also on the DCIHR) is now depicted. Gray's Statue and the O'Connell Monument (DU018-423) are both also depicted and marked on this road. Basements continue to be shown in association with the majority of structures fronting onto Middle Abbey Street.

Goads Fire Insurance Plan, 1893 (Figure 6)

This mapping depicts the layout and use of the buildings within the proposed development area. The plan of the structures follows what is marked on the 1892 OS map, and seven terraced structures are marked fronting onto Abbey Street to the south (87-93 Abbey Street Middle). It is likely that the structures fronting onto the street are the same Georgian buildings shown on Rocque's map. All but one of these buildings possesses a cellar and they range in height from three to four storeys. All of the buildings are associated with printing and the 'Nation' newspaper. The one exception is a building in the northwest corner, marked as 'Pneumatic Tyre Company'. The buildings fronting onto Princes Street are numbered 9-12 and 594/596.

Ordnance Survey Map, 1911, scale 1:2,500 (Figure 7)

There has been another slight expansion of buildings into the yard area but aside from this the proposed development area is unchanged.

Ordnance Survey Map, 1953, scale 1: 10,560 (Figure 7)

This map is less detailed than previously, depicting a single large structure occupying the proposed development area. This structure is not labelled but represents the existing Independent House, constructed in 1924, along with Emerald Chambers, former offices, warehouse and Printing Hall.

3.4 CITY DEVELOPMENT PLAN

The Dublin City Development Plan 2022-2028 recognises the statutory protection afforded to all Record of Monuments and Places (RMP) sites under the National Monuments Legislation (1930–2014). The plan lists a number of aims and objectives in relation to archaeological heritage (Appendix 2). With regards to proposed development area, it is located within the RMP site for the historic core of Dublin

(RMP DU018-020) the following policies, as laid out in Chapter 11 of the plan, are applicable (Ref.: BHA26):

- To protect and preserve Monuments and Places listed on the statutory Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994 which have been identified in the Record of Monuments and Places.
- To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of re-use of standing buildings, the construction of light buildings, low impact foundation design, or the omission of basements (except in exceptional circumstances) in the Monuments and Places listed on the statutory Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994.
- To seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places.
- Development proposals within the Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994, notification of sites over 0.5 hectares size with potential underwater impacts and of sites listed in the Dublin City Industrial Heritage Record, will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged.

Further requirements are also included in Section 15.15, pg 629, Chapter 15 (Development Standards). These include the following:

- All applications for proposed new developments at sites marked as Sites and/or Zones of Archaeological Interest identified on the development plan zoning maps shall be subject to pre application discussion/consultation with the Archaeology Office.
- Where a site is located within a Zone of Archaeological Interest, an Archaeological Assessment as defined in National policy and guidelines shall be prepared in consultation with the City Archaeologist and provided as part of the planning application. The assessment will evaluate the archaeological potential of the site for and the impact of the proposed development on them.
- New basement development in the medieval core and known medieval sites shall be avoided. Approved basements may be rescinded where undue damage to in situ archaeological deposits will occur as a result.
- The impact and merits/demerits of foundation type and soil hydrology shall be archaeologically assessed to determine appropriate mitigation (including avoidance, redesign, etc.).
- Buildings on the first edition OS that are not protected structures shall be recorded as part of the archaeological assessment that accompanies the planning application. Appropriate specifications for the recording of historic buildings will be determined in consultation with the City Archaeologist.

Records of historic buildings will inform decisions relating to the approval or implementation of a scheme of development as part of the planning process or to document buildings, or parts of buildings, which will be lost as a result of demolition or alteration.

There are seven individual archaeological sites recorded within 200m of the proposed development, the closest of which is a monumental structure, the William Smith O'Brien Monument (DU018-424) which lies c. 100m to the east-southeast on O'Connell Street (Table 1; Figure 1; Appendix 1). This structure, along with O'Connell Monument (RMP DU018-423) are listed as National Monuments. A further site, comprising 14-17 Moore Street (DU018-390), c. 185m to the north is also listed as a National Monument.

TABLE 1: Recorded archaeological sites in proximity to the study area

RMP NO.	LOCATION	CLASSIFICATION	DISTANCE
DU018-020	Various	Historic town	0m
DU018-424 National Monument	O'Connell Street	Monumental structure (William Smith O'Brien)	c. 100m east
DU018-020497	Liffey Street Upper	House - 16th/17th century (location unclear)	c. 128m west
DU018-423 National Monument	O'Connell Street	Monumental structure (Daniel O'Connell)	c. 133m southeast
DU018-020428	Bachelors Walk	Quay	c. 134m south
DU018-020154	O'Connell Street/Harbour Court	Glasshouse	c. 144m southeast
DU018-129	Eden Quay	Burial	c. 181m southeast
DU018-390 National Monument	Moore Street	House - 18th/19th century (Group of four)	c. 185m north

3.5 TOPOGRAPHICAL FILES OF THE NATIONAL MUSEUM OF IRELAND

Information on artefact finds from the study area in Dublin City has been recorded by the National Museum of Ireland since the late 18th century. Location information relating to these finds is important in establishing prehistoric and historic activity in the study area. File IA/113/74 records the discovery of masonry walls during construction excavation at Liffey Street Upper. Some glass bottles and pottery were noted adjacent to the wall. A bronze ring is recorded from the area of what is now the Jervis Shopping Centre, west of the proposed development area (NMI Ref.: 1971:1063).

3.6 DUBLIN CITY INDUSTRIAL HERITAGE RECORD

A review of the Dublin City Industrial Heritage Record (DCIHR) has shown that Independent House itself is listed. A further seven sites are listed within 200m of the proposed development area (Figure 1; Table 2).

TABLE 2: DCIHR sites within 200m of the proposed development

CLASSIFICATION	LOCATION	UPSTANDING REMAINS	DISTANCE
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Independent House (Printing Works)	Middle Abbey Street	Yes	0m
Brass Works	Middle Abbey Street	No	c. 23m west
Tramway	O'Connell Street	Unknown	c. 91m east
O'Connell Bridge {Carlisle Bridge}	O'Connell Street	Yes	c. 158m southeast
Tramway	O'Connell Street	Unknown	c. 157m northeast
Glasshouse Factory	Harbour Court	No	c. 164m east-southeast
Tramway	Aston Quay	Unknown	c. 191m south
Abbey Clothing Factory	Middle Abbey Street	No	c. 193m west

The industrial heritage of the proposed development area is addressed in a separate report by Fred Hamond.

3.7 AERIAL PHOTOGRAPHIC ANALYSIS

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995–2013), Google Earth (2008–2023) and Bing Maps, revealed that the proposed development area and its immediate surroundings have remained essentially unchanged since at least the mid-1990s. No previously unrecorded sites of archaeological potential were noted within the coverage due to the urban nature of the landscape.

3.8 FIELD INSPECTION

The field inspection sought to assess the site, its previous and current land use, the topography and any additional information relevant to the report. During the course of the field investigation the proposed development site and its surrounding environs were inspected (Figure 1).

The proposed development area is fully developed with the main Independent House façade facing onto Middle Abbey Street to the south. The remainder of the site is occupied by a variety of 20th century buildings associated with the former function of the site as a printing facility. Plate 1 shows an aerial view of the development area.

There is a full basement extending beneath the proposed development area as shown in Figure 2a. Access during the inspection was extremely limited due to the presence of exposed asbestos throughout the basement area. The main basement at the centre of the site was accessible (Plates 2-4) but the smaller rooms surrounding the main basement were very restricted.

The concrete ground floor level has been removed across much of central part of the site with the basement floors formed by concrete. A section of calp masonry wall was noted in the southwest section of the development area, which is likely to relate to basements originally established within the southern portion of the site during the 18th century. These were associated with the seven terraced houses that occupied the site prior to its redevelopment in the 1920s. It is probable that further walls relating to the earlier basement levels are present within the southern section of the

existing basement but due to the limited access, a detailed inspection of same could not be carried out.

4 CONCLUSIONS

This archaeological assessment was commissioned by Summix IHD Developments Limited to assess the potential for the survival of archaeological features in advance of a Large-Scale Residential Development at Nos. 87-93 Middle Abbey Street (known collectively as 'Independent House'), Dublin 1. The proposed development is located within the Zone of Archaeological Potential (DU018-020) for the historic core of Dublin City as designated within the Record of Monuments and Places and Dublin City Development Plan.

Built Heritage is addressed in a separate architectural heritage impact assessment, produced by Molloy and Associates.

Industrial Heritage is addressed in a separate report by Fred Hamond.

There are seven recorded archaeological sites within 200m of the development area, the closest of which is the William Smith O'Brien Monument (DU018-424), which lies c. 100m to the east-southeast on O'Connell Street. This monument is also a National Monument, as is the O'Connell statue further to the south (DU018-423). Approximately 185m to the north is a further National Monuments, which comprises Nos 14-17 Moore Street (DU018-390).

A review of the Excavations Bulletin (1970–2025) has revealed that whilst no previous archaeological investigations have been carried out within the proposed development area, the wider area has been subject to extensive archaeological investigations. These have revealed reclamation deposits extending up to c. 3m in depth, wooden structures associated with the reclamation works and early 18th and 19th century foundations.

The development area is located c. 150m east of the important medieval monastic precinct associated with St Marys Abbey, founded in the 12th century. The topographical files held by the National Museum of Ireland record the identification of two masonry walls in 1972 on the western side of Liffey Street, which have been interpreted as potentially representing the outer precinct boundary, c. 150m to the west of the proposed development area.

Cartographic analysis has shown that the proposed development area was situated in undeveloped estuarine land to the north of the River Liffey until reclamation works were carried out in the 17th/18th centuries. The site contained seven terraced houses from the 18th century onwards, likely to represent residences, with associated gardens and outbuildings. The historic OS maps show that all but one of these buildings possessed a basement level. Following extensive destruction to the O'Connell Street area during the 1916 Rising, reconstruction took place, including the redevelopment of the development area. Emerald Chambers and the rear warehouse were constructed at Nos. 91-93 Middle Abbey Street in 1922, and Independent House in 1924. Between 1936 and 1939 the sites were amalgamated in order to expand the

operations of Independent Newspapers. Independent House is recorded on the Dublin City Industrial Heritage Record, due to its association with the historic newsprint industry of the city.

A field inspection has been carried out as part of the assessment and this revealed that an existing basement level exists across the entire development footprint. It is possible that walls associated with the earlier Georgian basements survive within portions of the southern part of the development area, although the limited nature of access (due to Health and Safety considerations) meant that a detailed inspection of same could not be carried out.

The presence of an existing basement also indicates that extensive ground disturbance has occurred throughout the proposed development area, although it remains possible that archaeological deposits survive beneath the existing basement floor, as shown during archaeological investigations to the west of the site.

5 IMPACT ASSESSMENT AND MITIGATION STRATEGY

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

5.1 IMPACT ASSESSMENT

- The proposed development will comprise the redevelopment of Independent House, which will include the reconfiguration of the existing basement level. Works associated with redevelopment within the basement have the potential to directly impact any sections of 18th century basement walls, which may survive within the basement. In addition, any ground works to be carried out have the potential to directly impact any archaeological remains that may survive beneath the existing basement floor.
- No indirect (visual) impacts are predicted on either the O'Brien statue (DU018-424) or the O'Connell statue (DU018-423), which are National Monuments and located to the east and southeast of the development area (100m and 133m). The streetscape surrounding these statues will remain unchanged.
- 14-17 Moore Street are located c. 185m to the north of the proposed development area. The development will not result in any indirect (visual) impacts of these buildings as it will not be visible behind the five-storey structure that is located at the southern end of Moore Street (Plate 5).

5.2 MITIGATION

- Prior to the commencement of construction and following the removal of any hazardous material to enable safe access, it is recommended that a detailed archaeological inspection of the southern basement area be carried out and a record made of any sections of walling that may be associated with the original 18th century cellars. This will include stripping of render of any historic basement walls, the methodology for which will be agreed in advance with the Dublin City Archaeologist. Subject to the results of this assessment, further mitigation may be required, including a full measured and photography record of the basement walls to be impacted by the proposed development and archaeological monitoring.
- Due to the derelict nature of the existing building and the presence of asbestos throughout the basement level, it was not possible to carry out

archaeological testing through the existing concrete basement floor. It is recommended that as part of a predevelopment enabling works contract, that archaeological testing be carried out, which is subject to the relevant health and safety procedures and regulations. This should be carried out under licence, as issued by the National Monuments Service of the DoHLGH and in consultation with the Dublin City Archaeologist. Dependent on the results of the assessment further mitigation may be required such as preservation by record, or in-situ and/or archaeological monitoring.

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

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

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CARTOGRAPHIC SOURCES

- John Speed, *Dubline*, 1610
- Bernard de Gomme, *The City and Suburbs of Dublin*, 1673
- Charles Brooking, *A Map of the City and Suburbs of Dublin*, 1728
- John Rocque's *Exact survey of the city and suburbs of Dublin*, 1756
- Ordnance Survey 6-inch, 25inch, 5ft maps of County Dublin (1844–1953)

ELECTRONIC SOURCES

- www.excavations.ie – Summary of archaeological excavation from 1970–2024.
- www.archaeology.ie – DoHLGH website listing all SMR/RMP sites.

www.heritagemaps.ie – The Heritage Council web-based spatial data viewer which focuses on the built, cultural and natural heritage.

www.geohive.ie– Ordnance Survey Ireland National Townland and Historical Map Viewer (including Aerial imagery 1995, 2000, 2005 and 2013)

www.googleearth.com – Satellite imagery (2005–2022).

APPENDICES

APPENDIX 1 SMR/RMP SITES WITHIN THE STUDY AREA

SMR NO.	DU018-020
RMP STATUS	Yes
STREET	Various
PARISH	Various
BARONY	Municipal Borough of Dublin
I.T.M.	715073 733894
CLASSIFICATION	Historic town
DIST. FROM DEVELOPMENT	0m
DESCRIPTION	This RMP covers the medieval and majority of the post-medieval areas of the city of Dublin
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-424 (National Monument)
RMP STATUS	Yes
STREET	O'Connell Street
PARISH	St. Thomas
BARONY	Municipal Borough of Dublin
I.T.M.	715879, 734527
CLASSIFICATION	Monumental structure (William Smith O'Brien)
DIST. FROM DEVELOPMENT	c. 100m east
DESCRIPTION	The following account of this monument is derived from the report on the 'History of monuments. O'Connell Street area' commissioned by Dublin City Council in 2003 (SMR file): 'While the foundation stone for the O'Connell monument [DU018-423----] was laid in 1864 and not completed until 1882, the intervening period saw a number of other luminaries commemorated in prominent locations. The statues to Oliver Goldsmith in 1864 and Edmund Burke in 1868, both placed on the front lawn of Trinity College, were politically neutral and unanimously praised as great works of art by John Henry Foley. However, the statue dedicated to William Smith O'Brien (1803-1864) a leader of the doomed rebellion of 1848, was the first monument erected in Dublin to commemorate an individual who had stood for armed resistance to British rule. O'Brien was also a descendant of the Protestant nobility who traced his lineage back to Brian Boru. The date chosen for the unveiling of his monument was 26 December 1870. As he had been a revolutionary nationalist, the statue of Smith O'Brien broke the sculptural mould in the capital. The occasion was a significant one for it marked: 'the first time for 70 years that a monument had been erected in a public place in Dublin to honour an Irishman whose title to that honour was that he devoted his life to the Irish national cause (cheers). In other countries it is such men only that received the honour of a public

	monument, but in this city there were statues to the men who had served and loved England, and did not care for Ireland. As to this country, it had been held that it was treason to love her, and death to defend her. The monuments which had been erected till now have been rather monuments of this haughty mastery of the English people and our servility and helplessness. A favourable change took place recently. Ireland had ventured to erect statues to Moore, Goldsmith and Burke, whose genius was Irish and whose sympathies also were mainly Irish. Though these men loved Ireland, and their memories were thus commemorated, none of them ever exposed themselves to the danger of imprisonment or transportation for life for Ireland. There stood the statue of a man who 22 years ago, was sentenced to be hanged, drawn, and quartered for his love of Ireland. (Cheers).' [Irish Times 27 Dec. 1870] O'Brien had been sentenced to death for high treason resulting from his part in the insurrection of 1848. After his death in 1868 a committee was formed to gather subscriptions and organise the erection of a monument in his honour and 'To this undertaking men widely differing in their political and religious sentiments have subscribed, desiring to testify their respect for the noble and honourable character of our distinguished country man, whose unselfish devotion to, and sacrifices for, Ireland had never been questioned even by the sternest critics or severest censors.' [Irish Builder 15 Oct. 1867, 276] The committee was led by John Martin and John Blake Dillon, both of whom had been caught up in the radical politics of the mid-nineteenth century and shared O'Brien's belief in physical force. Dublin Corporation granted permission for the site at the junction of Sackville Street and D'Olier Street in 1867. The committee commissioned one of the most prominent sculptors of the day, Thomas Farrell RHA of Lower Gloucester Street, to sculpt the figure of O'Brien. He sculpted the figure in marble in an 'ordinary frock coat, high buttoned waistcoat and pantaloons, all of which are treated with the most commendable taste and skill. There is not the slightest approach to stiffness in the pose which is most easy and natural.' [Irish Builder, 1 Oct. 1867, 262] O'Brien is depicted in a resolute stance, arms folded, weight borne on one leg in a manner of a man at ease with his leadership. The statue was unveiled on 27 December 1870 with this inscription: William Smith O'Brien / born 17th October 1803, / sentenced to death for high treason / on the 9th October 1848. / Died 16th June 1864. Processions were prohibited by the authorities, because of O'Brien's politics. It did not deter the masses from assembling and from bands taking up their positions and playing through the proceedings. These displays of nationalism signalled a change in the sculptural composition of the city which would be further reinforced with the monument to Henry Grattan at College Green in 1876. By 1929 traffic congestion on O'Connell Bridge was such that it was recommended by the Streets Section of Dublin Corporation that the O'Brien statue be removed from its location to a site near the centre of O'Connell Street approximately twenty feet south of the junction with Lower Abbey Street.' [Report No. 107, Streets Section, Dublin Corporation, 1929]
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-020497
RMP STATUS	Yes
STREET	Liffey Street Upper
PARISH	St. Mary's
BARONY	Municipal Borough of Dublin
I.T.M.	715604, 734496
CLASSIFICATION	House - 16th/17th century (location unclear)
DIST. FROM DEVELOPMENT	c. 128m west
DESCRIPTION	De Gommès map of 1673 shows a building on the site. No visible trace.
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-423 (National Monument)
RMP STATUS	Yes
STREET	O'Connell Street
PARISH	St. Thomas
BARONY	Municipal Borough of Dublin
I.T.M.	715895, 734468
CLASSIFICATION	Monumental structure (Daniel O'Connell)
DIST. FROM DEVELOPMENT	c. 133m southeast
DESCRIPTION	The following account of this monument is derived from the report on the 'History of monuments. O'Connell Street area' commissioned by Dublin City Council in 2003 (SMR file): 'The decision to commemorate Daniel O'Connell (1775-1847) with a monument in Sackville Street was an important move away from commemorating only members of the Castle administration or the British royal family. Although, at around the same time a monument to Prince Albert was also planned and the Dublin City committee, chaired by the lord mayor, had been recognised by Queen Victoria as the official committee. By April 1862, five months before John Gray inaugurated the appeal for subscriptions of the O'Connell monument, over £2,000 had been collected for the Albert monument in Dublin alone. The origins of the O'Connell monument project date back to 1847 when, after his funeral, a fund was promoted by several newspapers and the Hierarchy authorised church door collections. The O'Connell Monument Committee was established following a public meeting in the Prince of Wales Hotel on Sackville Street⁴. The committee adopted the resolution that, 'the monument would be to O'Connell in his whole character and career, from the cradle to the grave so as to embrace the whole nation.' With £8,362 already banked, the two-ton Dalkey granite foundation stone was laid on 8 August 1864 by Lord Mayor Peter Paul McSwiney. The ceremony to lay the foundation stone marked the first stage in what was to become a dominant landmark and an overt political statement, the occasion brought thousands on to the streets of the capital. The procession moved through the streets from Merrion Square to Sackville Street, led by the committee member, Sir John Gray, and were addressed by the Lord Mayor, Peter Paul MacSwiney, who observed that: "The

	people of Ireland meet today to honour the man whose matchless genius won Emancipation, and whose fearless hand struck off the fetters whereby six millions of his country men were held in bondage in their own land.... Casting off the hopelessness of despair, the Irish people today rise above their afflictions, and by their chosen representatives their delegated deputies, and their myriad hosts, assemble in this metropolis and signalise their return to the active duties of national existence, by rendering homage to the dead and by pledging themselves to the principles of him who still lives and reigns in the hearts of the emancipated people.” [Freeman’s Journal, 9 Aug., 1864] With the foundation stone in place, a competition for the design of the sculpture was initiated by Dublin Corporation, who had now taken over responsibility for the monument. However, Sir John Gray was also requested to consult the sculptor John Henry Foley whose Irish-born but non-resident status stirred up many debates led by the Irish builder, ‘we most emphatically protest against sending £10,000 out of the country for the execution of an undertaking which, above all others, should be thoroughly national, and as the monument originated from Irish hearts, so it should be sculptured by none other than Irish hands.’ [Irish Builder, 1 July, 1864, 125] The competition went ahead along with the negotiations with Foley and the closing date was set for 1 January 1865, by which time sixty designs were received and were described in the Irish Builder and exhibited in the City Hall. All were rejected by the committee and after a further competition they were still unable to recommend any design for adoption. Foley was again consulted and a concession was made to popular opinion by requesting that a resident Irish sculptor would assist him in designing subsidiary figures, a request to which he did not agree but conceded in having an Irish architect submit designs which he may incorporate into his project. None of the three submitted were considered suitable and Foley went ahead on his own protracted project. In August 1871 Foley presented a progress report to the Corporation and explained that owing to illness and pressure of work, the progress of the monument had been delayed and he envisaged completion by the centenary in 1875. Foley died in 1874 so the monument was not ready in time. His assistant, Thomas Brock, was formally commissioned in June 1878 to complete the monument. The sculptural composition formed three sections, a statue of O’Connell at the top, a frieze in the middle – at the centre of which was represented the ‘Maid of Erin’, her right hand raised pointing to O’Connell, her liberator, and in her left hand the 1829 Act of Catholic Emancipation. Nearly thirty more figures symbolise the Church, the professions, the arts, the trades and the peasantry. At the base are four winged victories, each of which represented the virtues attributed to O’Connell – patriotism, courage, eloquence and fidelity. There is evidence of bullet holes in two of the victories, a legacy of 1916-1922. The overall height of the monument is 40 feet, the bronze statue of O’Connell wrapped in his cloak is 12 feet high. The figure of O’Connell was ready for unveiling at the head of Sackville Street on 15 August 1882, which was also the centenary of the Volunteer Movement and the occasion of the industrial and Agricultural Exhibition in the Rotunda Gardens, bringing thousands from the provinces. The monument was unveiled at one o’clock to a “mighty roar.....from ten thousand throats when the veil fell at the Lord Mayor’s signal’. The
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	committee delivered the statue over to the care of the corporation which the Lord Mayor accepted with a few brief remarks, and 'with a quick touch withdrew the covering from the Herculean figure of O'Connell. At that instant the sun suddenly opened its beams through the drenching rain and gloriously lighted up the Monument and the crowded platform.'" [Freeman's Journal 16 August, 1882]
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-020428
RMP STATUS	Yes
STREET	Bachelors Walk
PARISH	St. Thomas
BARONY	Municipal Borough of Dublin
I.T.M.	715790, 734398
CLASSIFICATION	Quay
DIST. FROM DEVELOPMENT	c. 134m south
DESCRIPTION	De Courcy (1996, 15-17) mentions that there was a quay in existence at Bachelor's Walk in 1685.
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-020154
RMP STATUS	Yes
STREET	O'Connell Street/Harbour Court
PARISH	St Thomas
BARONY	Municipal Borough of Dublin
I.T.M.	715922, 734510
CLASSIFICATION	Glasshouse
DIST. FROM DEVELOPMENT	c. 144m southeast
DESCRIPTION	There is a glasshouse marked here on Rocque's map 1756.
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-129
RMP STATUS	Yes
STREET	Eden Quay
PARISH	St Thomas
BARONY	Municipal Borough of Dublin
I.T.M.	715956, 734496
CLASSIFICATION	Burial
DIST. FROM DEVELOPMENT	c. 181m southeast
DESCRIPTION	File unavailable.
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-390 (National Monument)
RMP STATUS	Yes
STREET	Moore Street
PARISH	St Marys
BARONY	Municipal Borough of Dublin
I.T.M.	715680, 734770
CLASSIFICATION	House - 18th/19th century
DIST. FROM DEVELOPMENT	c. 185m north
DESCRIPTION	The buildings at nos. 14 -17 Moore Street date from the mid-eighteenth century. The facades of all four buildings were rebuilt in the 19th century and they survive as a distinct and recognisable group in the streetscape. No. 16 Moore Street is accepted as the final headquarters of the 1916 leaders and is the location where the decision to surrender was taken. The buildings are a national monument in State care.
REFERENCE	www.archaeology.ie/ SMR file

APPENDIX 2 LEGISLATION PROTECTING THE ARCHAEOLOGICAL RESOURCE

PROTECTION OF CULTURAL HERITAGE

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

THE ARCHAEOLOGICAL RESOURCE

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

OWNERSHIP AND GUARDIANSHIP OF NATIONAL MONUMENTS

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

REGISTER OF HISTORIC MONUMENTS

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

PRESERVATION ORDERS AND TEMPORARY PRESERVATION ORDERS

Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site illegal. Temporary Preservation Orders can be attached under the 1954 Act. These perform the same function as a Preservation Order but have a time limit of six

months, after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.

RECORD OF MONUMENTS AND PLACES

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

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

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

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

THE PLANNING AND DEVELOPMENT ACT 2000

Under planning legislation, each local authority is obliged to draw up a Development Plan setting out their aims and policies with regard to the growth of the area over a five-year period. They cover a range of issues including archaeology and built heritage, setting out their policies and objectives with regard to the protection and enhancement of both. These policies can vary from county to county. The Planning and Development Act 2000 recognises that proper planning and sustainable development includes the protection of the archaeological heritage. Conditions relating to archaeology may be attached to individual planning permissions.

Dublin City Development Plan (2022–2028)

Policy BHA26- Archaeological Heritage

1. To protect and preserve Monuments and Places listed on the statutory Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994 which have been identified in the Record of Monuments and Places and the Historic Environment Viewer (www.archaeology.ie) and all wrecks over 100 years old including those in the Shipwreck Inventory of Ireland.
2. To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of re-use of standing buildings, the construction of light buildings, low impact foundation design, or the omission of basements (except in exceptional circumstances) in the Monuments and Places listed on the statutory Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994.
3. To seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places; all wrecks and associated objects over 100 years old and of previously unknown sites, features and objects of archaeological interest that become revealed through development activity. In respect of decision making on development proposals affecting sites listed in the Record of Monuments and Places, the council will have regard to the advice and/or recommendations of the Department of Housing, Heritage and Local Government.
4. Development proposals within the Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994, notification of sites over 0.5 hectares size with potential underwater impacts and of sites listed in the Dublin City Industrial Heritage Record, will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged.
5. To preserve known burial grounds and disused historic graveyards. Where disturbance of ancient or historic human remains is unavoidable, they will be excavated according to best archaeological practice and reburied or permanently curated.
6. Preserve the character, setting, and amenity of upstanding and below ground town wall defences.
7. Development proposals in marine, lacustrine and riverine environments and areas of reclaimed land, shall have regard to the Shipwreck Inventory maintained by the Department of Housing, Local Government and Heritage and be subject to an appropriate level of archaeological assessment.
8. To have regard to national policy documents and guidelines relating to archaeology and to best practice guidance published by the Heritage Council, the Institute of Archaeologists of Ireland and Transport Infrastructure Ireland.

APPENDIX 3 IMPACT ASSESSMENT AND THE CULTURAL HERITAGE RESOURCE

POTENTIAL IMPACTS ON ARCHAEOLOGICAL AND HISTORICAL REMAINS

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

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

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

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

PREDICTED IMPACTS

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

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

APPENDIX 4 MITIGATION MEASURES AND THE CULTURAL HERITAGE RESOURCE

POTENTIAL MITIGATION STRATEGIES FOR CULTURAL HERITAGE REMAINS

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

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

DEFINITION OF MITIGATION STRATEGIES

ARCHAEOLOGICAL RESOURCE

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

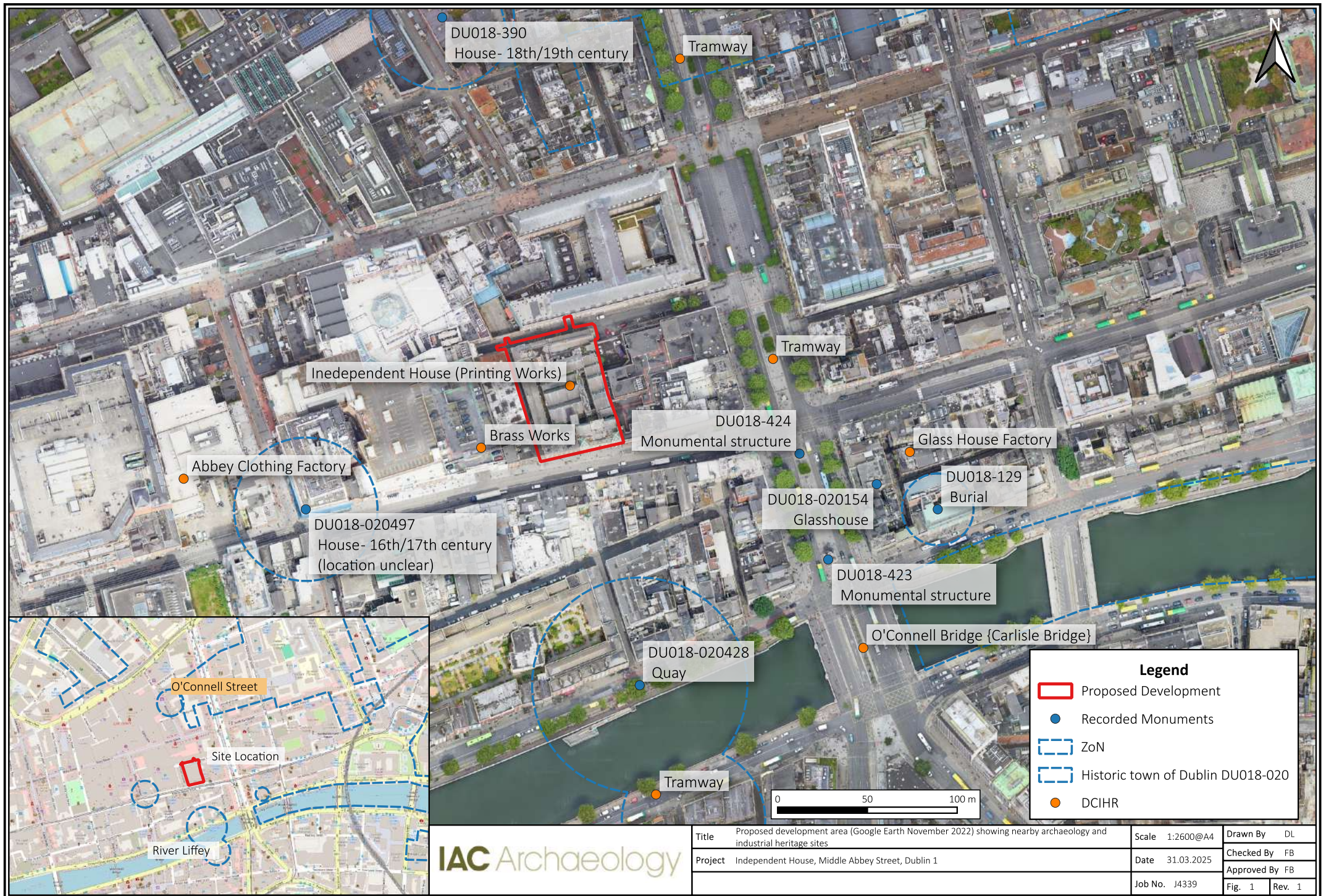
Archaeological Test Trenching can be defined as ‘a limited programme of intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological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

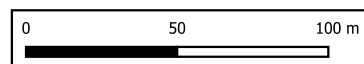
Full Archaeological Excavation can be defined as ‘a programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified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

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

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

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





Title	Existing baseline layout	Scale	As shown	Drawn By	ED
Project	Independent House, Middle Abbey Street, Dublin 1	Date	01.11.2024	Checked By	MB
		Job No.	J4339	Approved By	FB/MT
				Fig. 2a	Rev. -



PROPOSED BASEMENT LAYOUT

General Notes:

All drawings are to be read in conjunction with the accompanying text. The drawings are not to be used for any other purpose without the written consent of the author. The drawings are not to be used for any other purpose without the written consent of the author.

- SITE BOUNDARY
- EXISTING WALL
- PROPOSED WALL TO EXISTING BUILDING
- PROPOSED WALL TO NEW BUILDING
- EXISTING WALL TO BE REMOVED IN NEW BUILDING

- DOOR
- EXISTING DOOR
- PROPOSED NEW DOOR IN EXISTING BUILDING
- PROPOSED NEW DOOR IN NEW BUILDING

- WINDOW
- EXISTING WINDOW
- PROPOSED NEW WINDOW IN EXISTING BUILDING
- PROPOSED NEW WINDOW IN NEW BUILDING

- ROOM LAYOUT
- STAIR
- 4 WALL CLUSTERS
- 4 WALL CLUSTERS

LIST OF WORKS TO BE COMPLETED

1. Remove and replace original ground floor.
2. Original ground floor to be replaced with new ground floor and new walls to be replaced with new walls.
3. New walls to be replaced with new walls.
4. Original ground floor to be replaced with new ground floor.
5. Original ground floor to be replaced with new ground floor.
6. New walls to be replaced with new walls.
7. New walls to be replaced with new walls.
8. New walls to be replaced with new walls.
9. New walls to be replaced with new walls.
10. New walls to be replaced with new walls.
11. New walls to be replaced with new walls.
12. New walls to be replaced with new walls.
13. New walls to be replaced with new walls.
14. New walls to be replaced with new walls.
15. New walls to be replaced with new walls.
16. New walls to be replaced with new walls.
17. New walls to be replaced with new walls.
18. New walls to be replaced with new walls.
19. New walls to be replaced with new walls.
20. New walls to be replaced with new walls.
21. New walls to be replaced with new walls.

NO.	DESCRIPTION	DATE
1	1. Remove and replace original ground floor.	13.03.2025
2	2. Original ground floor to be replaced with new ground floor and new walls to be replaced with new walls.	13.03.2025
3	3. New walls to be replaced with new walls.	13.03.2025
4	4. Original ground floor to be replaced with new ground floor.	13.03.2025
5	5. Original ground floor to be replaced with new ground floor.	13.03.2025
6	6. New walls to be replaced with new walls.	13.03.2025
7	7. New walls to be replaced with new walls.	13.03.2025
8	8. New walls to be replaced with new walls.	13.03.2025
9	9. New walls to be replaced with new walls.	13.03.2025
10	10. New walls to be replaced with new walls.	13.03.2025
11	11. New walls to be replaced with new walls.	13.03.2025
12	12. New walls to be replaced with new walls.	13.03.2025
13	13. New walls to be replaced with new walls.	13.03.2025
14	14. New walls to be replaced with new walls.	13.03.2025
15	15. New walls to be replaced with new walls.	13.03.2025
16	16. New walls to be replaced with new walls.	13.03.2025
17	17. New walls to be replaced with new walls.	13.03.2025
18	18. New walls to be replaced with new walls.	13.03.2025
19	19. New walls to be replaced with new walls.	13.03.2025
20	20. New walls to be replaced with new walls.	13.03.2025
21	21. New walls to be replaced with new walls.	13.03.2025

REVISIONS FOR LATEST SUBMISSION

NO.	DESCRIPTION	DATE
1	1. Remove and replace original ground floor.	13.03.2025
2	2. Original ground floor to be replaced with new ground floor and new walls to be replaced with new walls.	13.03.2025
3	3. New walls to be replaced with new walls.	13.03.2025
4	4. Original ground floor to be replaced with new ground floor.	13.03.2025
5	5. Original ground floor to be replaced with new ground floor.	13.03.2025
6	6. New walls to be replaced with new walls.	13.03.2025
7	7. New walls to be replaced with new walls.	13.03.2025
8	8. New walls to be replaced with new walls.	13.03.2025
9	9. New walls to be replaced with new walls.	13.03.2025
10	10. New walls to be replaced with new walls.	13.03.2025
11	11. New walls to be replaced with new walls.	13.03.2025
12	12. New walls to be replaced with new walls.	13.03.2025
13	13. New walls to be replaced with new walls.	13.03.2025
14	14. New walls to be replaced with new walls.	13.03.2025
15	15. New walls to be replaced with new walls.	13.03.2025
16	16. New walls to be replaced with new walls.	13.03.2025
17	17. New walls to be replaced with new walls.	13.03.2025
18	18. New walls to be replaced with new walls.	13.03.2025
19	19. New walls to be replaced with new walls.	13.03.2025
20	20. New walls to be replaced with new walls.	13.03.2025
21	21. New walls to be replaced with new walls.	13.03.2025

Henry J Lyons

13.03.2025

13.03.2025

13.03.2025

13.03.2025

13.03.2025

13.03.2025

13.03.2025

13.03.2025

13.03.2025



B01 - BASEMENT PROPOSED PLAN
 1:100

Title	Proposed basement layout	Scale	NTS	Drawn By	DL
Project	Independent House, Middle Abbey Street, Dublin 1	Date	13.03.2025	Checked By	MB
		Job No.	J4339	Approved By	FB/MT
				Fig.	2b
				Rev.	2

De Gomme's Map of The City and Suburbs of Dublin, 1673

The map shows the River Liffey flowing through the center. To the north of the river are 'Abby Green' and 'Abby Parkes'. To the south are 'Dublin', 'St. James', 'St. Andrew's Church', and 'Trinity College'. A red circle highlights a large, open area in the upper right quadrant, labeled 'High road to Kesh'. A north arrow is located in the top right corner.



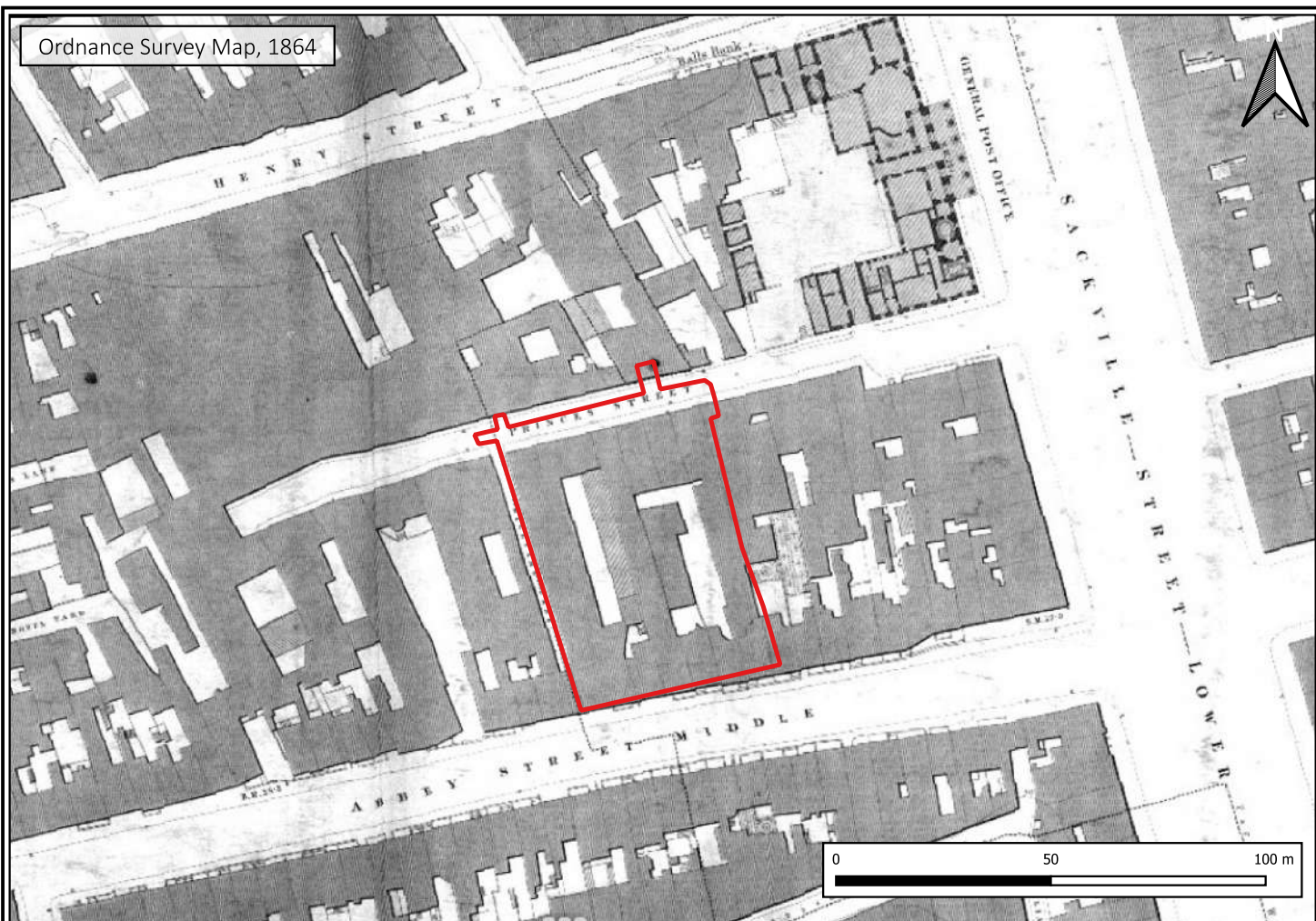
Rocque's Map of the City and County of Dublin, 1756





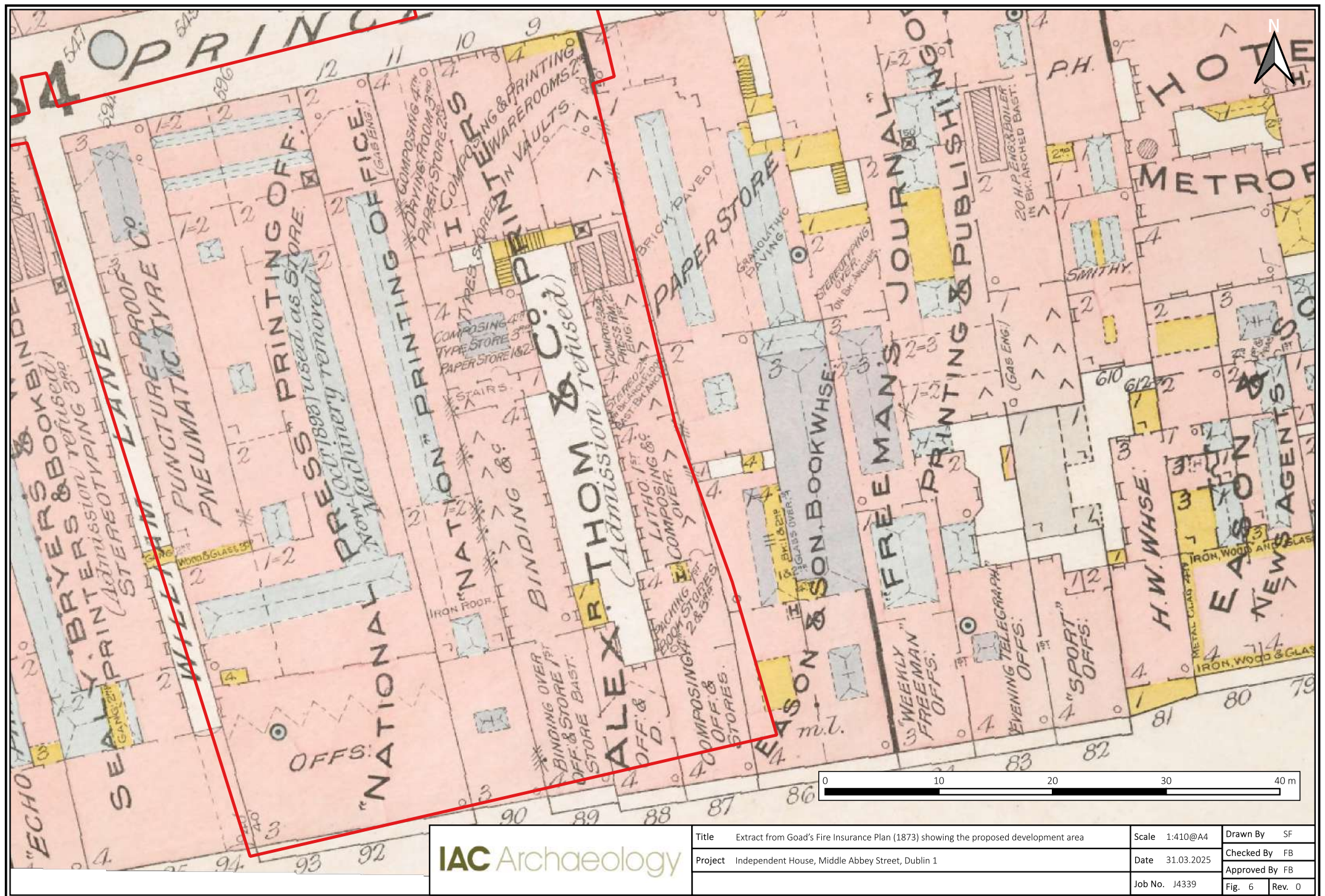
IAC Archaeology	Title	Extracts from Ordnance Survey maps (1844 and 1847) showing proposed development area	Scale	As shown	Drawn By	SF
	Project	Independent House, Middle Abbey Street, Dublin 1	Date	31.03.2025	Checked By	FB
			Job No.	J4339	Approved By	FB
					Fig. 4	Rev. 0

Ordnance Survey Map, 1864

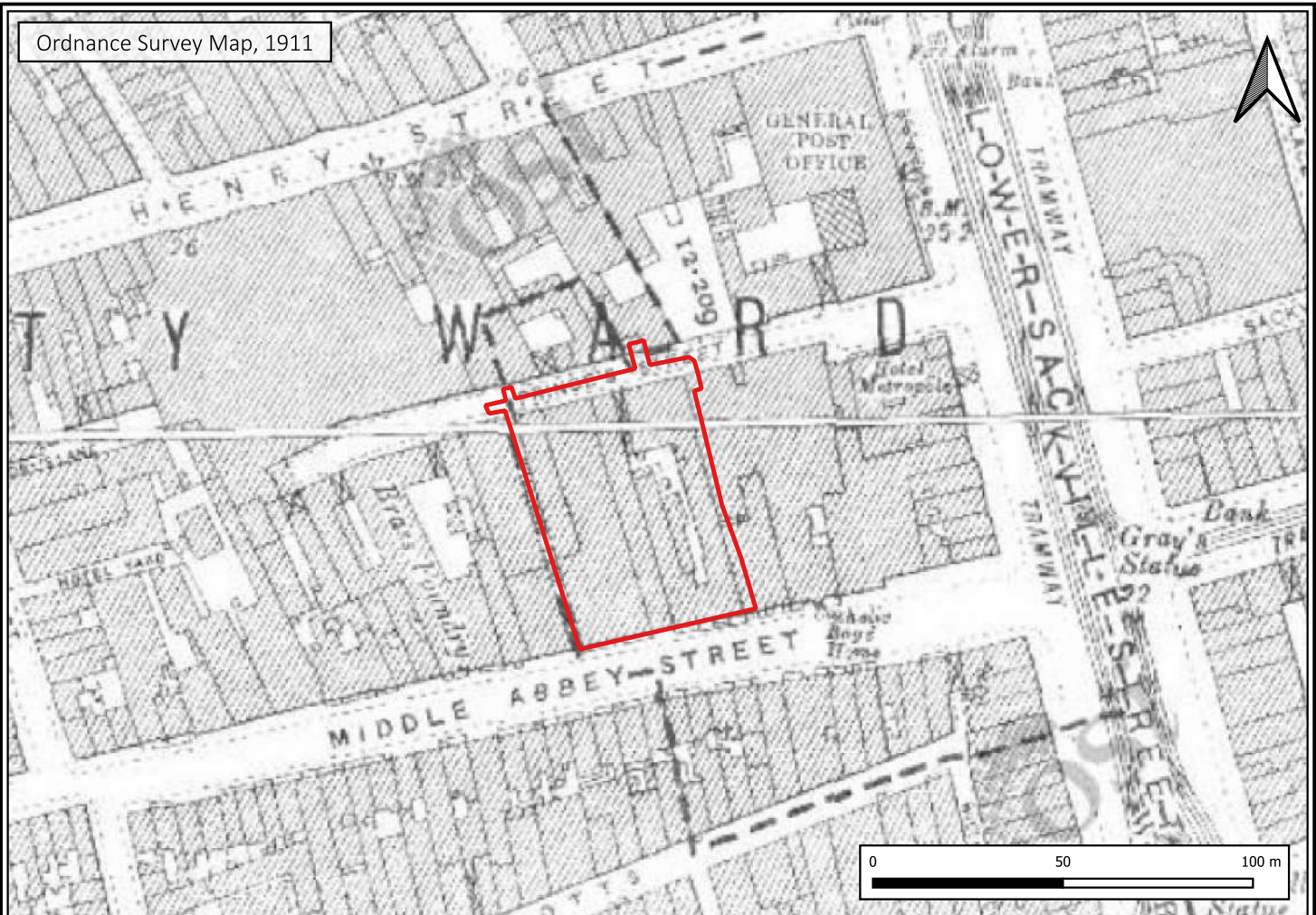


Ordnance Survey Map, 1892





Title	Extract from Goad's Fire Insurance Plan (1873) showing the proposed development area	Scale	1:410@A4	Drawn By	SF
Project	Independent House, Middle Abbey Street, Dublin 1	Date	31.03.2025	Checked By	FB
		Job No.	J4339	Approved By	FB
				Fig. 6	Rev. 0



IAC Archaeology	Title	Extracts from Ordnance Survey maps (1911 and 1953) showing proposed development area	Scale	As shown	Drawn By	SF
	Project	Independent House, Middle Abbey Street, Dublin 1	Date	31.03.2025	Checked By	FB
			Job No.	J4339	Approved By	FB
					Fig.	7
					Rev.	0



Plate 1: Southwest aerial view of the proposed development area

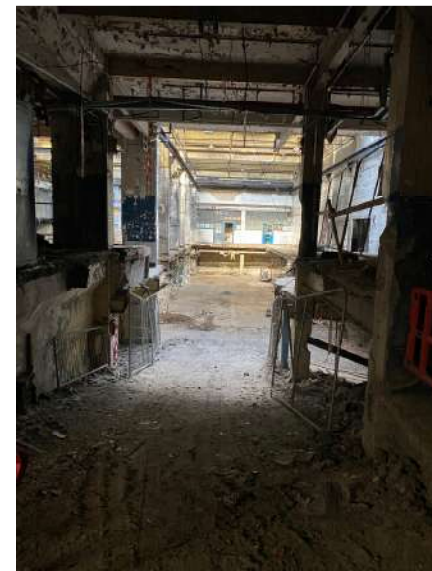


Plate 2: Basement access from Prince's Street, facing south



Plate 3: Western section of main basement, facing southwest



Plate 4: Eastern section of the basement, facing south



Plate 5: Verified view south from 14-17 Moore Street (3D Design Bureau), showing the outline of the proposed development