



Archaeological Impact Assessment Report

Matt's of Cabra, Faussagh Avenue, Cabra, Dublin 7

Adam Collins
July 2025

Report Status: Final

ACSU Ref.: 2544



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PROJECT DETAILS

Project Matt's of Cabra, Faussagh Avenue, Cabra, Dublin 7

Report Type Archaeological Impact Assessment

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RMP/SMR No. N/A

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NON-TECHNICAL SUMMARY

This report presents the findings of an archaeological impact assessment prepared in relation to the site located at Cabra East (ITM 713827, 736478). It is near the boundary between Cabra East and Cabra West, in the Barony of Coolock and the Civil Parish of Grangegorman, in Dublin 7. The site is c. 1.21 acres in size, bounded on the west by an existing and in use railway line, while the east side abuts the rear gardens of residential units on St Attracta Road and the southern border faces Faussagh Avenue. This assessment was carried out at the request of the client at the pre-planning stage for the redevelopment (into purpose-built student accommodation) of the former Matt's of Cabra public house and associated lands. The proposal includes demolition of the public house and associated structures and the construction of two four- to six-storey blocks comprised of 249 bedspaces with associated amenities. The report is based on the findings of a study of available archaeological, historical, cartographic and photographic sources as well as a site visit. It aims to identify and describe the known and potential archaeological and cultural heritage constraints within the site and its wider environs and, where present, offer recommendations for mitigation measures.

The site contains no monuments listed in the *Record of Monuments and Places* (RMP) or the *Sites and Monuments Record* (SMR). The nearest such site is a 16th/17th-century house (DU018-064----) c. 800 metres to the west. The site does not contain any Protected Structures, as listed in the *Dublin City Development Plan 2022–2028*, nor any structures listed in the *National Inventory of Architectural Heritage* (NIAH). The site (2A Faussagh Avenue) was subject to an archaeological investigation (monitoring, 05E0565) in 2005, ahead of a previously planned redevelopment of the site.

Cartographic and aerial imagery were examined, and a site visit was carried out. No features of archaeological interest are visible on examined cartographical and aerial imagery within the site boundaries. The John Roque map of 1760 depicts the intersection of Quarry Lane (Quarry Road) and Forsagh Lane (Faussagh Road) at an Old Quarry, with a number of small buildings depicted in the vicinity of the proposed development site. The OS 6-inch map from 1844 (surveyed 1836) depicts a small farmhouse with outbuildings, c. 150 metres southeast of the site, this is labelled as Beggs Boro' on the OS 25-inch map from 1910 (surveyed 1907).

The site visit was carried out in June 2025 by Billy Sines of Archaeological Consultancy Services Unit Ltd (ACSU). The whole site was accessible, despite being overgrown, and is currently fenced off as the shell of the former public house is in very poor condition, showing signs of fire, vandalism, neglect and weathering.

An examination of the site in a historical context shows that the area of Grangegorman remained rural throughout much of the past until the 19th century, when several agricultural farms are noted in the vicinity

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of the site, including the one labelled as Beggs Boro in 1844. The nearby area known as Sallcock's Wood is noted in records throughout the medieval period, and for having been the site of a battle in 1386 between the citizens of Dublin and the O'Toole clan. During the Industrial Revolution, the area of Grangegorman underwent an intense period of construction, with the Royal Canal built c. 300 metres north of the site in 1790, and the Amiens Street & North Wall Branch of the Great Southern & Western Railway built along its western edge in 1891. The housing estates surrounding the proposed development site were constructed during the 1930s as part of a large-scale public housing scheme developed by Dublin Corporation in three phases within a planned programme of working-class suburbanization, with layouts influenced by the early British town-planning movement.

While it is acknowledged that archaeological monitoring has previously taken place within the site, the extent and depth of that investigation cannot be fully known without access to the associated report, which is currently unavailable. There are no RMP, SMR or Protected Structures listed on the proposed development site, but the site is located within an area of intense human activity that dates as far back as the Late Neolithic period up to the 18th–20th centuries. Hence, the site has the potential to contain previously unknown subsurface archaeological remains. If not appropriately mitigated, any groundwork associated with the proposed development therefore has the potential to impact on archaeological remains (if present).

In line with national policy, there should always be a presumption in favour of avoiding developmental impacts on the archaeological heritage; however, appropriate measures to allow for preservation *in situ* of archaeological features/materials cannot be established without an adequate definition of the location and extent of any potential subsurface remains, hence further archaeological assessment is required.

It is therefore recommended that a programme of archaeological monitoring should be carried out alongside any development works within the site. This must be undertaken by a suitably qualified archaeologist working under licence from the Department of Housing, Local Government and Heritage. Archaeological material identified may necessitate further mitigation, including preservation *in situ*/or preservation by record (excavation) following consultation with the National Monuments Service.

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1. INTRODUCTION

This report presents the findings of an archaeological impact assessment prepared in relation to a site located in Cabra East (ITM 713827, 736478; Figures 1–2). It is near the boundary between Cabra East and Cabra West, in the Barony of Coolock and in the Civil Parish of Grangegorman, in Dublin 7. The site is c. 1.21 acres in size and is bounded on the west by an existing/in use railway line, while the east side abuts the rear gardens of residential units on St Attracta Road and the southern border faces Faussagh Avenue. A retail unit belonging to Lanagan Funeral Directors is located next to the southeast corner of the site.

The site contains no monuments listed in the *Record of Monuments and Places* (RMP) or the *Sites and Monuments Record* (SMR). The nearest such site is a 16th/17th-century house (DU018-064----) c. 800 metres to the west. The site also does not contain any Protected Structures, as listed in the *Dublin City Development Plan 2022–2028*, nor any structures listed in the *National Inventory of Architectural Heritage* (NIAH).

This assessment was carried out to accompany the planning application for a proposed large-scale residential development. This impact assessment is based on the findings of a study of available archaeological, historical, cartographic, and photographic sources. It aims to identify and describe the known and potential archaeological and cultural heritage constraints within the site and its wider environs and, where present, offer recommendations for mitigating any potential impacts.

2. THE DEVELOPMENT

2.1 Proposal

It is proposed to redevelop the site of the former Matt's of Cabra public house into purpose-built student accommodation (Figures 8–9). The proposed development provides for a Large-Scale Residential Development which, in summary, shall consist of:

- a) Demolition of the former 'Matts of Cabra' public house and associated structures (approx. 376.55 sqm).
- b) Construction of a purpose-built student accommodation scheme consisting of 249 no. student bedspaces arranged in 32 no. clusters of 4, 7, 8, 9 and 10-bedroom units (including 13 no. accessible units and 10 no. studio units) each with associated shared kitchen/living/dining areas in 2 no. blocks ranging in height from 4–6 storeys.

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- c) Internal amenity spaces (approx. 347.1 sqm) including a student lounge area, laundry room, postal room and a reception / office / kitchen / tearoom across the ground floor and first floor levels.
- d) External amenity areas (approx. 2,971.4 sqm) including 1 no. outdoor terrace at fourth floor level of Block A (193.1 sqm).
- e) Approx. 405.5 sqm of public open space in the form of a public plaza fronting Fassaugh Avenue.
- f) Switch room, ESB substation, sprinkler room and bin storage all in a single-storey services building along the eastern site boundary.
- g) A total of 308 no. bicycle parking spaces at surface level (258 no. long term, covered bicycle parking spaces including 12 no. cargo bicycle parking spaces and 50 no. visitor bicycle parking spaces).
- h) Vehicular access to be provided from Fassaugh Avenue.
- i) 1 no. accessible car parking space proposed within the site.
- j) It is proposed that the development will be used for short-term tourist or visitor accommodation outside of academic term times, in accordance with the definition of student accommodation.

The development will also provide for all associated service connections, public lighting, cold water storage and thermal store room, hard and soft landscaping, planting, formal activity equipment, removable bollards, tactile paving, boundary treatments, nature-based SuDS features, green and blue roofs, and all associated site clearance, excavation and development works above and below ground.

This report was prepared at the request of the client to highlight areas of archaeological interest near the proposed works and assess the potential impact of these works on any such archaeological and cultural heritage assets.

3. METHODOLOGY

This assessment comprises a literature review and consultation of various written, cartographic and photographic sources. This included the *Record of Monuments and Places* (RMP) and *Sites and Monuments Record* (SMR), compiled and updated by the National Monuments Service and the National Historic Properties Service. The RMP is comprised of manuals that list all known archaeological sites and monuments in a county with accompanying maps (based on Ordnance Survey (OS) six-inch maps) locating these sites. All sites included

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in the RMP are protected under the National Monuments Acts (1930–2004). The SMR consists of all records stored in the Archaeological Survey of Ireland national database and is presented in the Historic Environment Viewer, which also includes sites listed in the *National Inventory of Architectural Heritage* (see below). The last published RMP for County Dublin is dated 1998, and as such, many of the sites listed in the SMR are scheduled for inclusion in the next revision of the RMP.

The Topographical Files of the National Museum of Ireland were also consulted to assess the area's archaeological potential. These files list on a townland basis all archaeological artefacts in the care of or known to the museum. Such a record can provide evidence for human settlement or activity in the absence of physical remains or documentary references. The results of previous and ongoing archaeological investigations were also considered in order to evaluate the level of archaeological remains coming to light in the area. This was primarily achieved by searching the *Database of Irish Excavation Reports* (www.excavations.ie), which contains summaries of all investigations carried out under licence from 1970 to the present. Unpublished reports were also accessed through the National Monuments Service's Virtual Reading Room.

Historical maps, including Griffith's Valuation, those held by the Map Library of Trinity College Dublin and Tailte Éireann (previously Ordnance Survey Ireland) were also consulted, as well as aerial and orthophotography imagery from Tailte Éireann and Google Earth. These sources can indicate areas of archaeological potential through features like curving field boundaries, crop marks and soil marks, and can provide information regarding the nature and extent of recorded archaeological sites that have become denuded since the early 19th century. Historical maps are also useful in identifying other features of cultural heritage significance. Griffith's Valuation, for example, is a property tax survey with accompanying mapping that includes lists and details of every taxable piece of agricultural land or built property in Ireland (published county by county between 1847 and 1864).

The *Dublin City Development Plan 2022–2028* was also consulted as this contains, among other things, a Record of Protected Structures. A Protected Structure is a structure that a planning authority thinks is of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, or technical point of view. The structure is recognised as important and is protected from harm under legislation. Every local authority in Ireland must keep an RPS in their development plans. Further buildings and features of architectural interest in the area that are not included on the Record of Protected Structures are detailed in the *National Inventory of Architectural Heritage* (NIAH). The NIAH was developed by the Department of Housing, Local Government and Heritage and identifies, records, and evaluates the post-1700 architectural heritage of Ireland in order to protect and conserve our built heritage. It is under the administration of the

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Department of Housing, Local Government and Heritage. It also forms the basis of a list for structures that should be included in the Record of Protected Structures (RPS) compiled by local authorities.

As part of the assessment a site visit was also carried out. The aim of which was to assess whether or not the site contained any visible evidence of any previously unrecorded areas or features of historical or archaeological significance.

4. ARCHAEOLOGICAL ASSESSMENT

4.1 Archaeological & Historical Background

The site is located in Cabra East, in the townland of Grangegorman Middle (<https://www.logainm.ie/57152.aspx>). The area of Grangegorman is recorded as early as AD 1186 as *Cill Dúiligh* (Church of St. Doolagh's), while after the Middle Ages (15th century) the area becomes known as *Gráinseach Ghormáin* (Grange of Gorman). The proposed development site lay in Grangegorman at this early period, with the townland of Cabra (*the thicket*) located further to the west, approximately where Broombridge Road is located today.

Prehistoric period

Over 1,450 megalithic tombs have been recorded in Ireland, and they are classified into four main types: portal tombs, court cairns, passage tombs and wedge tombs. In the absence of scientific excavation, however, around two hundred of this number cannot be classified due to concealment and destruction (de Valera and Ó Nualláin 1961, xii; Shee Twohig 1990, 8–9). Most of these monuments date to the Neolithic, to the fourth millennium BC, while wedge tombs date to the Chalcolithic period, the transition between the Neolithic and the Bronze Age (c. 2450–2050 BC). The word ‘megalith’ comes from the Ancient Greek μέγας or *megas* (meaning great), and λίθος or *lithos* (meaning stone), and describes structures made of large stones in an interlocking system without the use of mortar or concrete. Building megalithic tombs was part of a practice that was widespread across Western Europe, with monuments of broadly similar types occurring in many regions from southern Spain to Scandinavia (Shee Twohig 1990, 7). In addition to these commonly known megalithic structures there are also Linkardstown tombs, where the emphasis was on particular individuals, usually adult males, who were placed either as articulated or disarticulated remains into a central stone-lined cist under a stone cairn covered by a mound, and often accompanied by decorated, round-bottomed pots and the bones of a child/children (Cooney 2023, 128–9). These tombs were in use from before 3600 BC until about 3300 BC.

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In an area known as Knockmary (or Knockmaree), near Chapelizod, c. 3.7 kilometres southwest of the proposed development site, one such Linkardstown tomb (DU018-007011-) was recorded, reportedly next to another smaller tomb and a cist grave which were previously removed (Borlase 1897, 379). A 'tumulus' measuring c. 4.5 metres high with a diameter of c. 37 meters reportedly covered this 'dolmen' until 1852 (ibid.). The site was investigated in 1838, exposing a central cist built on the ground surface and containing two crouched skeletons and a small quantity of bone from a third individual, accompanied by a shell necklace, flint knife and bone toggle. Four small cists were also discovered, containing cremated bones and Early Bronze Age food vessels, two of which were bowls (Waddell 1990, 81). These cists were likely secondary insertions into the Neolithic mound, albeit the details have been lost to time. All that survives of this cemetery mound today is the central megalithic cist comprising a flat slab lying on two boulders set into concrete. Brindley and Lanting (1989/90) radiocarbon dated one the inhumation burials, which confirmed this monument as a Neolithic Linkardstown-type burial.

In addition, a small dolmen (DU018-007009-), found not far from the area of the Knockmary tomb, was removed and re-erected in the Zoological Gardens of the Pheonix Park (Borlase 1897, 381). An inhumation was reportedly found within this tomb, but little else is known of it, and it remains an unclassified megalithic structure.

A ditch-barrow (DU018-459----) was also identified in the Pheonix Park, c. 2.5 kilometres southwest of the proposed site, with a possible ring-barrow (DU017-025----) located c. 5 kilometres southwest of the site in Palmerstown Lower. A ring-ditch (DU014-103----) is also recorded in the landscape, c. 2.5 kilometres northeast of the site in Whitehall. These may also represent the remains of prehistoric funerary and ceremonial monuments. Barrow monuments are generally circular or oval enclosures, constructed from earth or earth and stone, typically less than 30 metres in diameter and sometimes with an entrance or causeway. A ditch-barrow has a slightly raised (<1 metre) central area defined by a ditch and is generally less than 20 metres in diameter; they are often found in clusters. A ring-barrow exhibits three characteristic surface features, namely a central area (1 metre or level with ground), an enclosing ditch, and an outer bank. Ditch-barrows often date to the Bronze Age but some examples are known from the Neolithic period, while ring-barrows often date to the Iron Age (O'Sullivan & Downey 2012). A number of ring ditches are late prehistoric in date and, whether they once had low external banks or not, they are evidently a related phenomenon (Waddell 1998, 368).

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Early Medieval period

A ringfort (DU014-029----) with two nearby enclosures (DU014-122001- & DU014-127----) are recorded in Cappoge, c. 4 kilometres north-northwest of the proposed development site. A further two ringforts (DU013-015---- & DU013-016----) are recorded in Corduff, c. 7 kilometres northwest of the site, with another two ringforts (DU017-005---- & DU017-007----) recorded in Astagob, c. 7.6 kilometres west of the site. Ringforts, as the name suggests, were generally circular enclosures with a minimum of one ditch, with accompanying banks sometimes also surviving. They vary in size, ranging between 15.5m and 75m in diameter internally, but largely falling between 28 and 35 metres (Stout 1997, 15; O'Sullivan et al. 2013, 50). Early Irish laws stated that circularity was a feature of the model ringfort (Stout 1997, 15, 112–4). With an increase in development-led excavations, however, more non-circular enclosures have also come to light, and these are generally between 50 and 70 metres in diameter. For this discussion, therefore, all ringforts and enclosures will be discussed under the category 'ditched enclosures'.

The majority of early medieval ditched enclosures date to the sixth to ninth centuries AD, and we see a significant decline in their use in the tenth century (O'Sullivan & Nicholl 2010, 65). Though a site in Laytown, Co. Meath could have a fourth century date (McConway 2002), other sites such as Ballynacarriga, Co. Cork (Noonan et al. 2004) and Raystown, Co. Meath (Seaver 2005; 2016), were probably occupied from the fifth century well into the eleventh century. As mentioned above, most ditched enclosures were univallate, with one bank and one fosse or ditch. In many cases, the banks do not survive. There are also bivallate enclosures, however, for example, Cloonaboy, Co. Mayo (Gillespie 2010), and multivallate enclosures, such as Garranes, Co. Cork (Ó Ríordáin 1942). Ditched enclosures tend to be situated on sloping or well-drained hilly ground with good views (Stout 1997) and they are usually found in clusters within a townland (Edwards 1990). Evidence from excavations shows that enclosing ditches were, in some cases, allowed to naturally silt up over time, while others were filled with dumped refuse (Monk 1995). Layers of metallurgical waste (iron slag) for example, were dumped into the ditch at Lisleagh, Co. Cork (ibid.).

Ditched enclosures are generally regarded as enclosed farmsteads, and at some sites at least the defences are thought to have been built to protect against cattle raids (Stout 1997, 32–4). Some sites have provided little evidence for internal structures, suggesting the enclosure was used for storing cattle, known as a '*bodun*', though the majority provide evidence to suggest they were inhabited settlements, with houses, farmyards, outbuildings and animals (O'Sullivan & Nicholl 2010, 65). Excavated items retrieved from ringforts are largely of a domestic, craft or agricultural nature. Some larger sites, such as Raystown, Co. Meath, fulfilled many

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functions, such as providing evidence for animal husbandry, cereal and grain processing, milling, burial and metal-working (Seaver 2016).

Settlement enclosures usually have a southeast-facing entrance or causeway, to avoid the prevailing cold westerly and northerly winds that the enclosure would be exposed to (Stout 1997, 18–19). Sometimes the entranceways were also further elaborated with stone or wattle walls or banks. The entrance widths vary from site to site, with that at Rath II at Ballypalady, Co. Antrim, ranging from 0.76m at the outer end to 1.5m at the inner end, suggesting it was not intended for keeping large livestock (O'Sullivan & Nicholl 2010, 68). Many sites, like at Lissachiggel, Co. Louth, also had either cobbles or paving stones, providing a dry passage into the enclosure (ibid.). These entrances were known in early Irish literature and legal sources as the '*airdrochat*' and were to be kept clean and dry, with often observed ditches and gullies aiding such drainage (ibid., 70). It was also not unusual to see pathways within the interior of an enclosure, to steer movement in a particular direction and 'upon entering the site, a person was often persuaded by laid pathways to move directly and immediately to the house doorway' (ibid., 69–70).

Early medieval houses within ditched enclosures tended to be circular or round, and these would have been constructed of stone, sods or post-and-wattle walls. The roofs were likely thatched with reeds, turf or straw. According to the eighth-century law text *Críth Gablach*, a typical farmer's house was 6–8 metres in diameter. Archaeological evidence shows that the majority were 4–5 metres in diameter, and some were significantly larger at 6–10 metres (O'Sullivan & Nicholl 2010, 72). As pointed out by McCormick et al. (2011), because of the basket-like construction, any recuts or changes to these early medieval houses are rarely seen in the archaeological record. It was likely that the lifespan of a medieval house would have lasted for just a short period (20 to 30 years), however, with good maintenance a house could have stood for 50 to 60 years (O'Sullivan & Nicholl 2010, 73).

Also associated with enclosures, and often found in their environs, are other features such as fire pits, storage pits, refuse pits, cooking pits and drying kilns for cereal grains and legumes. O'Sullivan and Nicholls (2010, 85) wrote of pits that they are 'one of the more enigmatic elements to be found within the enclosure and their function can, at times, be difficult to discern. They would have been used for a variety of purposes; probably reused and cleaned-out many times and countless, no doubt, had multiple functions over their lifetime'. According to McCormick et al. (2011), drying kilns are generally not associated with ditched enclosures as they are a fire hazard, but they are often found in close proximity, just outside the enclosure, as at Johnstown, Co. Meath, and Camlin, Co. Tipperary, or sometimes within their own small enclosure, as at Baronstown, Co. Meath (O'Sullivan et al. 2013, 203).

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The early medieval period was also the time when Christianity was introduced to Ireland and the remains of many related sites have been identified throughout the island. One such site type is holy wells. Indeed, wells have been held in veneration in Ireland since before the introduction of Christianity, when they were worshipped and adorned with pagan idols (Daly 1961). This affection for wells was not only retained after the introduction of Christianity, but it intensified as early preachers would settle near water sources to aid in their rituals (ibid.). Invariably, a church was built nearby and the well was given the name of the saint the church was dedicated to, although in some cases local wells retained their pre-Christian names, or were named after the curative powers thought to be bestowed on the well (ibid.). Two such wells, Dane's Well (DU018-010----) and St Catherine's Well (DU018-011----) are located in Glasnevin, c. 1.5 km and 2 km northeast of the proposed development site, respectively. Two more wells are located within the grounds of the Pheonix Park, Fionn Uisce (DU018-007008-) and St Fintan's Well (DU018-007018-), both popular for their curative powers until at least the 18th century (ibid.).

A group of eight to ten burials (DU018-005006-) were also uncovered in 1914 c. 1.5 kilometres northeast of the proposed development site, on the site where the Meteorological Office now stands. The graves were lined with slabs of stone and are thought to be Early Medieval in date. Another unmarked gravesite, containing the burial of an adult and two juveniles, was uncovered c. 2 kilometres northwest of the site in 2003, during archaeological monitoring works (Frazer 2005, 6). The radiocarbon dates from the graves places the adult grave at 1489 ± 29 BP (2 sigma; 530–650 cal. AD; UB-6226) and the first juvenile grave at 1455 ± 30 BP (2 sigma; 540–660 cal. AD; UB-6227), with the second juvenile dating to 1343 ± 32 BP (2 sigma; 640–730 cal. AD; UB-6228), confirming burial at this site during the sixth to seventh/eighth centuries AD (ibid.).

Late Medieval period

In an effort to save his immortal soul, the Viking King of Dublin, Sitric, donated large tracts of land in Dublin to Bishop Donnatus in 1040, to build the church of the Holy Trinity at Christ Church (D'Alton 1838, 320). The endowment was upheld by Richard de Clare (Strongbow) in 1170 after the Anglo-Normans began to assert their control over the conquered lands of Leinster (ibid.). King John recognised the granting of the lands by Sitric Silkbeard, son of Absolea, in frankalmoign, to the Augustinian Order of the Holy Trinity in a decree on 6 March 1202. The areas known as Kildulig (Grangegorman), Rocheir (Baldoyle) and Portrahcham (Portraine) were all part of the grant (RSAI AlenRegister, 'Calendar of Archbishop Alen's Register'). The grant was added to by Hugh Hussey, Lord of Galtrim, in 1185 (Ball 1920, 148). The land was separated from the priory house next to Christ Church Cathedral by the Liffey, but were held onto by the church until the 16th century. The lands were constituted a manor and provided with a manorial residence, which was maintained separately to

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the priory; the staff recorded in the 14th century included ten servants, a cellarer and an overseer, while the farm had its own staff of a bailiff, two foremen to carters and six ploughmen (ibid.). In the 14th century, the road leading from Christ Church to the manor at Grangegorman was known as Manor Street (R805). At the northern end of the street, 16 cottages were located whose inhabitants included a plough-driver, two carters, a lime-burner and a thrasher (ibid.).

The vast manor included an area known as Sallcock's Wood (see Figure 5) and in 1386 it was the scene of a battle between the forces of Sir John Ruadh O'Toole and the people of Dublin. The O'Tooles of Imaal were a powerful Gaelic Clan whose influence stretched from Wicklow to Kildare and parts of Carlow. They were a constant thorn in the side of the English crown in the 14th–16th centuries. When the town of Finglas received a subsidy to aid in their defence against the O'Tooles, they attacked and looted the town (<https://www.dib.ie/biography/otoole-o-tuathail-aodh>). As the O'Toole forces returned south, they fought an engagement with the citizens of Dublin at Sallcock's Wood (Ball 1920, 149).

The manor was kept as a self-contained unit, keeping its own records, most of which were lost over time. The few records that do survive are from the Christ Church archive, which indicate the manor consisted of c. 800 acres by the 17th century, but less than half of this amount was under cultivation during the 14th century, with the remainder kept under pasture or woodland (Gillespie 2022).

Post-medieval period

Records indicate that Sallcock's Wood was used as a feeding-ground for swine in the 15th century, while in the mid-16th century the priory was covenanted to give one of its tenants eight oak trees and four ash trees for building purposes; a lease agreement with a John Parker allowed him to take six cart-loads of timber from the wood, to keep forty swine in the forest and to hunt, fish and hawk in the lordship of Grangegorman (Ball 1920, 149). Sometime before 1557, the Right Hon. Francis Agard, who was the representative in Ireland for King Henry VIII and later Queen Elizabeth I, leased the lands of Grangegorman from the church as his place of residence (ibid.) In 1559, Queen Elizabeth issued a royal mandate to the Dean of Christ Church, instructing him to grant the manor to Agard (D'Alton 1838, 366). Upon his death in 1577, the lands passed to his son-in-law Henry Harrington, who passed the lands to a John Agard in 1640. At this time the Commonwealth survey recorded the lands as having five hundred acres under crops and three hundred under grass (ibid.). As a resident landlord, John Agard built a house upon the manor, the remains of which were uncovered during an archaeological excavation (14E0051) on Stanhope Street in 2014 (Gillespie 2022). As a result of the Catholic Uprising of 1641, the lands of Grangegorman were taken from the Agard family, and during the Restoration period after the Cromwellian Wars (1649–53), the lands are granted to a knight serving Henry Cromwell, a Sir

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Thomas Stanley. Upon Thomas's death in 1674, the lands pass to his son Sir John Stanley, and upon his death in 1737 the lands passed to his nephew Charles Monck. The Monck family shortly after acquired a house in Charleville, Co. Wicklow, and abandoned the house at Grangegorman (ibid.). In the years after 1660, suburban Dublin on the north side of the River Liffey expanded dramatically. Oxmantown Green, which had marked the southern boundary of Grangegorman manor, was built over, leaving only a small fragment of the earlier open space.

Modern period

A survey of 1788, of the Monck portion of Grangegorman manor, revealed the average size of the forty-nine holdings to be only five acres, with only four holdings being greater than ten acres (Gillespie 2022). The smaller plots were concentrated nearest to Stoneybatter, while those to the north and west were somewhat larger. Plots of this size were not viable as farms and might best be seen as rural retreats for the inhabitants of an expanding city. John Taylors South Map of 1816 (Figure 5) shows yet more housing along Stoney Batter, Aughrim Street and Prussia Street, much encouraged by the Monck family, but large areas of the manor were still empty, with trees still prominent in the former Dean's Orchard. A house for orphan girls is noted in the map at the junction of Cabragh Lane and North Circular Road; this was one of the first buildings to be built this far north in the early stages of the 19th century (Ball 1920, 152). A few houses can also be seen around Quarry Lane, leading to the Old Quarry, not far from where the proposed development site is located (see Section 4.6). The North Circular Road was laid out in 1780, effectively splitting Grangegorman, the northern portion remained rural in character and this area of Grangegorman remained a fashionable place to retreat to from the bustle of the city throughout the 19th century. It was this open aspect, however, that also made it attractive for the development of the new institutions that did so much to shape Grangegorman in the 19th century (Gillespie 2022). The southern portion became more urbanised, with the construction of the Richmond Penitentiary, the Richmond Lunatic Asylum, the Grangegorman Mental Hospital designed by Francis Johnson, and the Arbor Hill Military Hospital (St Bricin's Military Hospital). A look at Griffith's Valuation for the area of Grangegorman North shows a Matthew Beggs owning 34 acres 2 rods and 24 perches and the land is valued at £171 10s. This farm is depicted on the 6-inch OS map from 1844 and noted on the 25-inch OS map from 1910 as Beggs Boro (see Section 4.6).

The electoral wards of Cabra East and Cabra West were established as part of the broader Cabra Housing Scheme developed by Dublin Corporation in 1929. It is during this restructuring of electoral divisions that the proposed development site switches from being located in Grangegorman to being located in Cabra East. The Cabra Housing Scheme was a large-scale public housing scheme developed by Dublin Corporation in three

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phases, as part of a planned programme of working-class suburbanization, with layouts influenced by the early British town-planning movement. While large-scale social housing developments like Cabra West are often considered unremarkable by both residents and non-residents, it may be argued that this settlement in fact represents a high point in Irish urban planning and sustainable development (<https://www.dublincity.ie/built-last-case-studies/case-study-dingle-road-cabra-west-mid-terrace-two-storey-house-1942/>).

4.2 Previous Archaeological Investigations

There is a single previous archaeological investigation listed in the *Database of Irish Excavation Reports* (www.excavations.ie) as occurring within the site. While the location of this investigation is currently incorrect on that *Database*, the address of 2A Faussagh Avenue indicates that this work was within the site of the former Matt's of Cabra public house. This investigation was required after planning permission was sought for redevelopment of the site in 2004 and it comprised archaeological monitoring (05E0565, OCarroll 2005). No features or materials of an archaeological nature were identified, however, the associated report is currently unavailable (there is no copy in the National Monuments Service Archive, for example) so it is not possible to determine the extent or depth of the area that was monitored.

Three further archaeological investigations (08E0377, 16E0391, 18E0237) have taken place within a kilometre radius of the proposed development site, but no features or materials of an archaeological nature have been recovered from these sites.

4.3 Recorded Monuments

The site contains no monuments listed in the *Record of Monuments and Places* (RMP) or the *Sites and Monuments Record* (SMR).

Below (Table 1) is a list of the recorded monuments located in the environs of the site (Figure 2). These descriptions are derived from the National Monuments Service Archaeological Survey Database (<https://heritagedata.maps.arcgis.com/apps/webappviewer/>).

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Table 1: Recorded Monuments in the environs of the site

DU018-064----	House – 16th/17th century	Dublin North City
The Civil survey (1654-6) mentions one stone house in good repair with outbuildings at Little Cabra (Simington 1945, 133). The Hearth Money Rolls 1664 mention a house at Little Cabra with nine chimneys associated with the Seagrave family. They had moved there before 1619. In the early 18th-century a John Seagrave rebuilt on the site (Ball 1920, 110). This was probably Cabragh House, marked on the 1837 OS 6-inch map, a three-storey house of early 18th-century appearance. A housing estate occupies the site. No visible surface trace. Six-Inch First edition: Not indicated Six-Inch Latest edition: Not indicated ITM Coordinates: 713002, 736568 Latitude and Longitude: 53.367213, -6.302035		
DU018-071----	Quarry	Violet Hill Little
The Civil survey (1654-6) mentions an open stone quarry at Ballybogan within the parish of Finglas (Simington 1945, 140-1). This may be the site marked 'Old Quarry' on the 1st. edition map. Date uncertain. Six-Inch First edition: Noted Six-Inch Latest edition: Not indicated ITM Coordinates: 713991, 737386 Latitude and Longitude: 53.374348, -6.286887		
DU018-009----	House – 17th century	Dublin North City
In the southeast sector of the Botanic Gardens, adjacent to Botanic Road. A composite Down Survey map (1657 Down Survey maps which are overlain on later OS 6-inch sheets) held in the National Library of Ireland (NLI) records 'Mr Suroge's House' and depicts a large gabled structure. No longer extant, it appears to have stood on or close to the site now occupied by a gate lodge. Six-Inch First edition: Not indicated Six-Inch Latest edition: Not indicated ITM Coordinates: 715139, 737113 Latitude and Longitude: 53.371647, -6.269742		

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DU018-010----	Ritual site – Holy well	Daneswell
Danes Well or Tobar na Lochlannach now covered is located to the rear of housing off Fairfield Road, in the parish of St. George, barony of Coolock. Formerly known as 'Dane's Well' this gave its name to the townland of Daneswell. According to Daly (1961, 21) 'fallen statues were found lying in a ditch near to the well, which were supposed to be part of the well's adornment thus indicating that it had the reputation of being a holy well and in all probability a curative one. Its site was given as being in a field known as the Bull Field, near Fairfield and Cliftonville roads'. Annotated 'Deane's Well (Covered)' on the 1863 ed. OSi 25-inch map. Six-Inch First edition: Not indicated Six-Inch Latest edition: Indicated ITM Coordinates: 715331, 736889 Latitude and Longitude: 53.369593, -6.266940		
DU018-024----	Well	Dublin North City
A well known as the 'Stone Well' was located at the intersection of North Frederick Street and Dorset Street Upper. This was a landmark in the Riding of the Franchises in 1603 (Daly 1961, 21). There is now a housing estate on the site. Six-Inch First edition: NULL Six-Inch Latest edition: Not indicated ITM Coordinates: 715524, 735388 Latitude and Longitude: 53.356068, -6.264589		
DU018-020251-	House – 18th/19th century	Dublin North City
Maurice Craig mentions an early 18th century house at 54 Prussia Street, which operated as the City Arms Hotel and was later bought by the Jameson Family as their town house (Craig, 1992, 329). Six-Inch First edition: Not indicated Six-Inch Latest edition: Not indicated ITM Coordinates: 713986, 735364 Latitude and Longitude: 53.356186, -6.287691		
DU018-007008-	Well	St. James
Formerly within Phoenix Park, this was a spa well called Feenisk (Fionn Uisce) which was famous for its curative powers. The site was levelled in the late Nineteenth century (Daly 1957, 17-18). There are no visible remains above ground.		

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Six-Inch First edition: Not indicated
Six-Inch Latest edition: Not indicated
ITM Coordinates: 712838, 735439
Latitude and Longitude: 53.357106, -6.304901

DU018-021----

Well

Dublin North City

This well is located in a triangle of dis-used land immediately outside the walls of Phoenix Park by the Cabra Gate. It is a low-lying area, partly wooded and used as a dumping ground. There is no visible trace.

Six-Inch First edition: NULL

Six-Inch Latest edition: 'Poor Man's Well'

ITM Coordinates: 712263, 736072

Latitude and Longitude: 53.362914, -6.313310

4.4 Record of Protected Structures and National Inventory of Architectural Heritage

The site contains no buildings or features that are Protected Structures, as listed in the *Dublin City Development Plan 2022–2028*, as well as no sites listed in the NIAH.

Below (Table 2) is a list of the built heritage, both Protected Structures and buildings/features listed in the NIAH, located in the vicinity of the site (Figure 2). These descriptions are derived from the NIAH Database (<https://heritagedata.maps.arcgis.com/apps/webappviewer/>).

Table 2: List of NIAH and RPS sites within the environs of the site

RPS No.	NIAH No.	Name	NIAH Importance
8741	50060178	Jack Pott's Bingo, 58–62 Quarry Road, Cabragh (BA. W BY.), Dublin 7, Dublin	Regional
Attached multiple-bay three-storey cinema, built 1949, with central breakfront. Now in use as bingo hall. Single-span pitched corrugated fibre cement roof to auditorium and flat roof with concrete cornice to entrance foyer. Cement rendered chimneystacks, with cast-iron rainwater goods and cement rendered lantern with timber louvres. Red brick walls laid in Flemish bond to front (east) elevation with channelled cement rendered wall to breakfront. Shuttered concrete walls to north and south elevations. Square-headed window openings with brick voussoirs, red brick reveals and concrete sills with recessed brick aprons. Square-headed window openings with cement rendered reveals, concrete sills and metal casement windows to north elevation. Square-headed door opening with rendered			

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reveals and timber and glazed doors, with projecting canopy over. Retaining original mid-twentieth-century interior. The Cabra Grand Cinema serves as a reminder of a period in social history before the widespread availability of television. It was designed by the architect Samuel Lyons of the firm of Henry J. Lyons.

-	50060180	Church of Christ the King, Offaly Road, Galmoy Road, Cabragh (BA. W BY.), Dublin 7, Dublin	Regional
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Freestanding Catholic church, built 1932-3, with tetrastyle Corinthian portico to front (west) elevation. Five-bay double-height nave with attached three-stage bell tower to south elevation, shallow transepts to north and south having two-bay chancel and single-bay apse to east end. Pitched tiled roofs with concrete cross finials and cast-iron rainwater goods to church and tiled roof on octagonal-plan to bell tower. Red brick walls laid in Flemish bond, with concrete plinth course and shallow red brick buttresses to angles. Concrete string course to south, east and north elevations. Red brick walls with recessed concrete panels, concrete walls to cap to bell tower with concrete statue to south wall. Single, double and triple-light round-headed window openings with brick voussoirs and reveals, dressed limestone frames, sloping dressed limestone sills and stained-glass windows. Rose window to west elevation with red brick voussoirs, concrete mullions and stained-glass window. Portico having Corinthian columns, paired to north and south ends, and Corinthian respond pilasters supporting entablature with dentillated cornice. Square-headed door openings with rendered surrounds, timber panelled double-leaf doors having stained-glass over-lights, approached via concrete platform and steps. Round-headed door openings to bell tower and sacristy with brick voussoirs and reveals, timber panelled door and stained-glass fanlight. Square-headed opening to transept with brick voussoirs and reveals, timber panelled door to transept. Mild steel railings on concrete plinth with matching mild steel vehicular gates with cast concrete piers. School of Christ the King located to north.

-	50060145	Church of the Most Precious Blood, Faussagh Avenue, Dublin 7, Dublin	Regional
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Freestanding gable-fronted Romanesque-style Catholic church, built 1954, having seven-bay nave elevations, apse, six-stage bell-tower abutting west long wall at entrance end of building, and secondary entrance bay abutting east. Square-plan six-stage bell-tower has diminutive round-headed openings to each stage with Venetian opening to bell-stage. Copper-clad roof supports octagonal tempietto with copper-clad roof and surmounted by cross. Shallow pitched copper-clad roof with copper guttering to projecting eaves course with arcaded frieze below and cast-iron down-pipes. Coursed granite ashlar wall to front elevation only (including window surrounds), framed by full-height clasping pilasters and arcaded raking course to shallow gable, with projecting corbelled arch to apex supporting copper cross. Lower two stages to tower and east entrance bay have rock-faced granite ashlar walls with smooth granite ashlar quoins. Roughcast cement rendered walls to remaining elevations, smooth rendered at ground floor level with rock-faced granite ashlar plinth course, having chamfered granite trim and smooth granite ashlar course above. Double-height round-headed window openings with stepped chevron heads springing from slender colonettes, with cushion capitals and

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plain architraves. Leaded coloured glazing with storm glazing. Three square-headed door openings to front elevation with bowtell-moulded surrounds and double-leaf diagonally sheeted hardwood doors, that to centre framed by recessed colonettes with cushion capitals. Stone lintel to each door opening surmounted by semi-circular fanlight with voussoirs, central opening having chevron detail and filled with Portland limestone figurative plaque with carved angels and holy Eucharist. Full-span granite paved platform and ten granite steps enclosed by raking granite plinth walls with iron handrails. East entrance bay has door opening to east, detailed as per central door opening, with fanlight and opens onto flight of granite steps enclosed by raking granite plinth walls. Nave elevations abutted by flat-roofed rendered projections with granite plinth course to sill level and groups of round-headed window openings with stained-glass windows. Concrete paved short front avenue and tarmac parking to west enclosed by steel railings with concave entrance screen having steel railings and gates hung on granite piers. Interior has vestibule to front with terrazzo flooring and central mosaic panel. Three square-headed door openings with double-leaf varnished doors having hexagonal leaded glazed panels and brass furniture open into main body of church. Painted plaster walls and ceilings with central shallow barrel vault and deep running moulded cornice. Parquet flooring and timber pews with full-height arch to apse

-	50060144	Saint Finbarr's Boys National School, Kilkieran Road, Cabragh (CA. BY.) Finglas ED, Dublin 7, Dublin	Regional
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Detached multiple-bay two-storey Art Deco-style school, dated 1943, with central entrance breakfront. E-plan with flat-roofed two-storey wings abutting either end with three projections to rear. Hipped artificial slate roof with black clay ridge tiles and red brick chimneystacks with terracotta pots. Cast-iron guttering to timber fascia on overhanging eaves, and cast-iron down-pipes. Red brick walls laid in Flemish bond with cement pointing. Square-headed window openings with continuous stacked brick lintels, concrete sills and replacement uPVC windows. Windows generally arranged in groups of three. Central breakfront rises to parapet wall with cement coping having full height stairhall windows to slender breakfronts to either end. Central recessed section has five windows to first floor with square-headed door opening having steel doors and steel gates with cantilevered concrete canopy over. Applied lettering over first floor reads 'Scoil Fionnbarra Naomhtha Scoil Náisiúnta Cabrach Thiar Buachailli 1943'. Doors open onto granite platform and tarmac front area with concrete steps through front lawn. Front lawn enclosed by original red brick wall with cement coping and steel railings with concave entrance screen having matching gates hung on red brick piers with cement capstones.

-	50060047	7th Lock, Royal Canal, Royal Canal, Tolkapark, Dublin 7, Dublin	Regional
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Canal-lock built c.1790, as part of Royal Canal. Canal lock comprises two pairs of timber and steel breast gates with timber foot-boards and balance beams. Gates set within tooled limestone ashlar lock chamber with limestone capstones at ground level. Flat-deck railway bridge with steel girder supports and riveted steel parapet to either side carrying Dublin to Sligo railway line over lock. A well-constructed canal lock dating from the late eighteenth century, forming an interesting juxtaposition

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with the mid-nineteenth-century railway bridge and of two major developments in Ireland's infrastructure, the canal system and the railway system.

-	50060127	Moyle Road, Grangegorman North, Dublin 7, Dublin	Regional
A well-constructed steel railway bridge from the mid-nineteenth century. Together with the canal lock beneath it forms an interesting composition at the intersection of two major developments in Ireland's infrastructure, the canal system and the railway system. Single-span railway bridge, erected c.1864, carrying Dublin to Sligo railway over Royal Canal. Flat-deck railway bridge with steel girder supports and riveted steel parapet to either side. Deck supported on coursed tooled limestone canal lock walls with rock-faced limestone walls to northeast supporting deck across pedestrian passageway surmounted by robust piers with limestone ashlar rock-faced base and coping.			
-	50060182	6th Lock, Royal Canal, Dublin 7, Dublin	Regional
Double lock constructed c.1790, as part of Royal Canal. Ashlar limestone chamber walls with gate recesses, cast-iron mooring rings and dressed limestone coping. Replacement timber and mild steel lock gates with timber balance beams. Walls of lower chamber slope up to middle gate. Recesses for stop gates to eastern end. Walls to east end expand to form canal harbour with dressed limestone walls. Remains of three-bay, single-storey lock keeper's house with snecked limestone walls with dressed limestone quoins to north.			

4.5 Finds listed within the Topographical Files of the National Museum of Ireland

The Topographical Files of the National Museum of Ireland list all artefacts in the care of or known to the museum. Such a record can provide evidence for human settlement or activity in the absence of other physical remains or documentary references. Details of such finds attributed to the area of Grangegorman are outlined in Table 3 below.

Table 3: Archaeological Artefacts listed in The Topographical Files of the National Museum of Ireland

NMI Register No	Simple Name	Component	Townland	Find Place
1984:909	Dagger	Iron Dagger	Grangegorman	Arbour Hill
1955:11	Animal bone	Boar's Tusk	Grangegorman	Aughrim Street

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4.6 Cartographic Evidence

A review of available historic mapping for the area was carried out to include the William Petty Map of County Dublin (1655), the John Roque Map of Dublin (1760), the John Taylor South Map of 1816, the Ordnance Survey (OS) of Ireland (now Tailte Éireann) 6-inch (1844) and 25-inch (1910) maps (Figures 3–7). Potential archaeological or cultural heritage features are often marked on such maps and they can provide a useful resource in identifying sites, particularly if they no longer have any above ground remains.

The William Petty Map of County Dublin shows the general area of Cabra as it was known in the mid-17th century (Figure 3). The area is divided into Great Cabragh in the north and Little Cabragh in the south and east. The Tolka River is visible to the north, with a bridge joining Cabra to Finglas. The areas of Ballybough and Glasnevin (Glasnevin) are depicted to the east, Polistonne (Pelletstown) and Ashtonne (Ashtown) are depicted to the west. There is no road network or depiction of the general landscape on the map and the locations of the townlands are slightly different than the modern maps of the area. John Roque's 1760 Map of Dublin depicts the area of Cabra and Little Cabra with a greater level of detail (Figure 4). The local road network of Black Horse Lane (Blackhorse Avenue R806) and Cabragh Lane (Cabra Road R147) are depicted and labelled on the map. The towns of Pellets Town, Ashe Town, Glasnevin and Ballybough are depicted at a more accurate distance than in the Petty Map. The Tolka River is illustrated to the north of Cabra, with the Finglas Bridge joining it to Finglas on the far side. This bridge maybe the precursor to the bridge on the Finglas Road (R135) which crosses the Tolka River at Violet Hill park. The area of Cabra looks heavily divided into agricultural fields with few houses. A group of small buildings are depicted along Cabragh Lane and may represent the origins of Cabragh House (DU018-064----) associated with the Seagrave family who held land in this area from c. 1664 (Simmington 1945, 133). Further along Cabragh Lane a second estate is depicted, this may be the country house which becomes St Dominic's Secondary School (NIAH No. 50060133) and the location of Saint Mary's Dominican Convent (NIAH No. 50060524). The Phenix Park (Phoenix Park) is visible to the south of Cabra by this period after it being opened to the public by Lord Chesterfield in 1747.

While the John Taylor South Map from 1816 (Figure 5) has been accused of having inaccuracies, omissions and inclusions (<https://www.sdublincoco.maps.arcgis.com>), and all the detail of the field boundaries and divisions in Cabra have been omitted, it does have a clearer and more detailed road layout than the Roque map of 1760. Quarry Lane (Quarry Road) and Forsagh Lane (Faussagh Road) can be seen intersecting at an Old Quarry, depicting a number of small buildings in the vicinity of the proposed development site. Forsagh Lane then continues on to Cabragh Castle in the west. Slightly east of the junction an unnamed road can be seen heading

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in a northeasterly direction towards the Tolka River. This road may be an early version of St Attracta Road or nearby Shandon Crescent.

The OS 6-inch map from 1844 (surveyed 1836), gives an excellent level of detail to the area of Cabra during the mid-19th century (Figure 6). The layout of the town areas and road network can be quickly compared to their modern layouts. The bulk of the area of Cabra and Grangegorman Middle is taken up with fields for agricultural purposes. The proposed site for development is a simple rectangular field bounded on the southern edge by Faussagh Lane, close to the junction with Quarry Lane. A small farmhouse with outbuildings is depicted c. 150 metres southeast of the proposed development site. Cabragh House (DU018-064----) and its manorial estate are depicted c. 800 metres to the west, and St Mary's Nunnery (NIAH No. 50060524) can be seen c. 1.3 kilometres northwest of the proposed site. The Royal Canal is now depicted, c. 300 metres north of the proposed site, after construction began in 1790 at Cross Gunns Bridge, c. 1.2 kilometres to the east. The construction of the North Circular Road, Royal Canal and later the Midlands & Great Western Railway in 1842, was the impetus to construct a series of Victorian terraced housing (Casey 2005, 273). The estates of Villa Terrace and Dalymount Terrace are also visible on the map, c. 1.1 kilometres to the east.

The OS 25-inch map from 1910 (surveyed 1907) depicts some of the results of the 'railway mania,' which gripped industrial-minded engineers of the mid-18th century in Ireland (Rynne 2015, 363). The proposed site for development now has the Amiens Street & North Wall Branch of the Great Southern & Western Railway running along its western boundary, built in 1891, connecting the cattle marts of Cabra to the docks at North Wall (Figure 7). The former small farmhouse noted c. 150 metres southeast of the proposed site is now depicted as a large set of buildings surrounding a courtyard and is labelled as Beggs Boro'. This name continues today as the home of a local football team on Kilkieran Road; Beggsboro AFC is c. 340 metres northwest of the proposed development site. A section of the Midland Great Western Railway lies c. 320 metres east of the proposed site. Towards the end of the 19th century, terraced housing increased in the area of Phibsborough. The eastern end of Faussagh Lane is renamed Connaught Street and several terraces are built to the north and south sides of the road, c. 800 metres southeast of the proposed development site. Dalymount Park Football Grounds are also built by this time.

4.7 Aerial Photography

A review of available aerial photography for the area was also undertaken as part of this assessment. Aerial photographs dating between 1995 and 2018 from Tailte Éireann were assessed, along with Google Earth

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imagery dating between 2018 and 2025. Unrecorded archaeological sites can often be identified in aerial photographs as cropmarks or differential growth in a field, particularly during periods of drought, such as those experienced in the summer of 2018. While in built-up or urban areas, such as towns and cities, aerial images can help trace changes in the layouts of buildings and roads.

Aerial imagery from 1995 shows the proposed development site as we see it today. The layout of the buildings and rear field between the railway line and residential houses of St Attracta Road are all visible. The terraced housing noted to the east of the site in the early 20th-century maps has spread exponentially westwards as far as Pelletstown. While large areas of the landscape have been filled in with housing and buildings, the lands to the west of Cabra House remain somewhat open and unbuilt. Evidence of the house no longer exists and a roundabout joining the extended Faussagh Road, Nephin Road (Blind Lane), and R805 (formerly a road through the estate), is in its place. The area west of this now contains St Declan's College, St Joseph's School, Cabra Parkside Community Sports Centre, Santa Sabina Nursing Home, St Mary's School for Deaf Girls, St Catherine's Infant School, St Dominic's College and the Dominican Nunnery, with large open green areas, parks and sports grounds. St Finbar's GAA Clubhouse is visible c. 60 metres directly south of the proposed development site. Two large green areas are visible to the south and southeast of the clubhouse, which appear to be the sports grounds.

Aerial imagery from 1996–2000 shows improvements made to St Finbar's GAA Club. A new carpark has been constructed directly behind the clubhouse and a large building, which may house a gym, etc., has been erected c. 40 metres south of the clubhouse. The sports ground to the southeast is more clearly defined now. The proposed site for development and the immediate surrounding area shows few changes during this period. No further changes are noted in the aerial imagery until between 2011–2013, when the area to the rear of the public house appears to undergo some clearance works. The pitch in St Finbar's GAA Club also appears to have been converted to an all-weather pitch by this period. The aerial imagery from 2013–2018 shows that the rear yard of the proposed development site has returned to a grassed field, with some small disturbances noted, possibly the remains of bonfires. St Finbar's GAA Club appears to be undergoing some redevelopment during this period.

Satellite imagery from mid-2018 shows that the proposed site for redevelopment has again undergone some clearance works as all the grassed area and mature trees have been removed, while the building itself appears abandoned. The satellite images clearly show the redevelopment of St Finbar's includes the re-orientation of the all-weather pitch by 90°. The 10-acre site of Hamilton Gardens, c. 50 metres southwest of the proposed development site, undergoes clearance works in mid-2019. The GAA pitch has been completed by this point.

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The clearance of the proposed development site has once again ceased, and the area appears to have regrown. The construction of Hamilton Gardens appears to be completed by mid-2022. The public house building on the proposed development site caught fire in August of 2022 and was gutted with only the façade remaining. The rear field shows evidence of domestic waste being dumped on the grounds. The satellite imagery shows the site remains overgrown and in a dilapidated state up to mid-2025.

4.8 Field Inspection

A site inspection was carried out on 19 June 2025 by Billy Sines of Archaeological Consultancy Services Unit Ltd (ACSU) (Plates 1–20). This was undertaken in accordance with the *IAI Code of Professional Conduct* (Institute of Archaeologists of Ireland 2006).

The whole site is accessible despite being overgrown. It is currently fenced off as the shell of the former public house is in very poor condition, showing signs of fire, vandalism, neglect and weathering. A large earthen embankment is present to the rear of the public house and the residential properties on the eastern border. This embankment slopes towards the railway track on the western boundary. The fencing along the western boundary is dilapidated and overgrown, showing signs of vandalism. The earthen embankment continues to the northern end of the site but does not slope gently to the railway track, instead it forms an unstable earthen wall to the end of the site. The site shows several indications of anti-social behaviour, bonfires and illegal dumping.

5. IMPACT ASSESSMENT

The purpose of this impact assessment was to establish whether the site contained any evidence of previously unrecorded areas or features of historical, built heritage, or archaeological significance.

The site consists of the burnt-out shell of a former public house with a carpark to the front and a large extended field to the rear. The field has been cleared in preparation for works on two occasions in the recent past and has obvious signs of anti-social behaviour and dumping throughout. An in-use railway track borders the site on the west side, while the east side of the site abuts the rear gardens of residential housing on St Attracta Road. The front of the site faces onto Faussagh Avenue.

An archaeological assessment in the form of monitoring (05E0565, OCarroll 2005) took place on the site (2A Faussagh Avenue) in the early 2000s and no archaeological features or material were recovered during that

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investigation. However, the associated report is currently not accessible as there is no copy held in the National Monuments Service Archive, and so it is not possible to ascertain what extent of the site was monitored and to what depth. The site does not contain any known monuments, listed in the *Record of Monuments and Places* (RMP) or the *Sites and Monuments Record* (SMR), and there are no Protected Structures or sites listed in the *National Inventory of Architectural Heritage* (NIAH) located within the site.

An examination of the site in a historical context shows that the area of Grangegorman remained rural throughout much of the past until the 19th century, with a number of agricultural farms recorded in the vicinity of the site, including one noted as 'Beggs Boro' on the 6-inch OS map surveyed in 1836. The area known as Sallcock's Wood near the proposed development site is also noted in records throughout the medieval period, and for having been the site of a battle in 1386 between the citizens of Dublin and the O'Toole clan. During the Industrial Revolution the area of Grangegorman shows an intense period of construction, with the Royal Canal constructed c. 300 metres north of the site in 1790 and the construction of the Amiens Street & North Wall Branch of the Great Southern & Western Railway along its western edge in 1891. The housing estates surrounding the proposed development site were constructed during the 1930s as part of a large-scale public housing scheme developed by Dublin Corporation in three phases, within a planned programme of working-class suburbanization, with layouts influenced by the early British town-planning movement.

While it is acknowledged that archaeological monitoring has previously taken place within the site, the extent of that investigation cannot be fully known without access to the associated report, which is currently unavailable. Although there are no RMP, SMR or Protected Structures listed on the proposed development site, the site is located within a wider area of intense human activity from as far back as the Neolithic period up to the Industrial Revolution of the 18th–20th centuries. Hence, the site has the potential to contain previously unknown subsurface archaeological remains. If not appropriately mitigated, any groundworks associated with the proposed development therefore has the potential to impact on archaeological remains (if present).

In line with national policy, as set out in the *Framework and Principles for the Protection of the Archaeological Heritage* (1999), there should always be a presumption in favour of avoiding developmental impacts on the archaeological heritage (Part III, pages 23–25). Appropriate measures to allow for preservation *in situ* of archaeological features/materials cannot be established, however, without an adequate definition of the location and extent of any potential subsurface remains. Hence further archaeological assessment is required.

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6. CONCLUSIONS & RECOMMENDATIONS

This report presents the findings of an archaeological impact assessment prepared in relation to a site at Cabra East (Figures 1–9; Plates 1–20). The proposed development site is located in the townland of Grangegorman Middle, in the Barony of Coolock and the Civil Parish of Grangegorman, County Dublin. The site is c. 1.21 acres in size and is bounded on the west side by an existing in-use railway line, while the east side abuts the rear gardens of residential units on St Attracta Road and the southern border faces Faussagh Avenue.

The site consists of the burnt-out shell of a former public house with a carpark to the front and a large extended field to the rear. The site contains no known monuments, as listed in the *Record of Monuments and Places* (RMP) or the *Sites and Monuments Record* (SMR), and there are no Protected Structures or sites listed in the *National Inventory of Architectural Heritage* (NIAH) within the site. An archaeological assessment in the form of monitoring (05E0565, OCarroll 2005) took place on the proposed development site in 2005. No material or features of archaeological interest were recorded, however, in the absence of access to the associated report it is currently not possible to ascertain what extent of the site was monitored and to what depth.

While the earliest references to the area of Grangegorman date to the 12th century, evidence for human occupation is evident in the wider landscape well before this time. This includes prehistoric evidence in the form of megalithic monuments like a Linkardstown tomb (DU018-007011-) located c. 3.7 kilometres southwest of the site. This site also included secondary, Early Bronze Age burials in the form of four small cists containing cremated bones and funerary pots. Other prehistoric funerary monuments include a ditch-barrow (DU018-459----), identified in the Pheonix Park c. 2.5 kilometres southwest of the proposed site, a possible ring-barrow (DU017-025----), located c. 5 kilometres southwest of the site in Palmerstown Lower, and a ring-ditch (DU014-103----) recorded c. 2.5 kilometres northeast of the site in Whitehall. There are also numerous early medieval ringforts/settlement enclosures known across the landscape. A ringfort (DU014-029----) with two nearby enclosures (DU014-122001- & DU014-127----) are recorded in Cappoge, c. 4 kilometres north-northwest of the proposed development site, while a further two ringforts (DU013-015---- & DU013-016----) are recorded in Corduff, c. 7 kilometres to the northwest and two more ringforts (DU017-005---- & DU017-007----) are recorded in Astagob, c. 7.6 kilometres to the west.

The area of Grangegorman was first associated with the Viking, King Sitric Silkbeard, who, to help save his immortal soul, donated the lands to aid in the construction of Christ Church in AD 1040. The lands were held by the priory of Christ Church until the 16th century, though the 800 acres estate acted as an independent manor for that period, leased to various tenants over the centuries. The lands were granted by Queen Elizabeth I to her ally the Lord Lieutenant Sir Francis Agard in 1589. After the Catholic Uprising in 1641 the

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Agard family were disposed and the lands given to a Royalist Knight Sir Thomas Stanley by Henry Cromwell. The Stanley's, and their descendants the Monck's, developed the lands into smaller farm holdings over time. The Industrial Revolution further changed the rural aspects of the environs of the proposed development site, with the construction of the Royal Canal in 1790 and the Amiens Street & North Wall Branch of the Great Southern & Western Railway in 1891.

In line with national policy, there should always be a presumption in favour of avoiding developmental impacts on the archaeological heritage; however, appropriate measures to allow for preservation *in situ* of archaeological features/materials cannot be established without an adequate definition of the location and extent of any potential subsurface remains, hence further archaeological assessment is required.

The previous site clearance works, unregulated landscaping of the site and anti-social behaviour carried out within the proposed development site may make ground-penetrating radar and test-trenching unsuitable for investigating the subsurface potential of the site. It is therefore recommended that archaeological monitoring should accompany any development of the site. This must be carried out by a suitably qualified archaeologist working under licence from the Department of Housing, Local Government and Heritage. Archaeological material identified during monitoring may necessitate further mitigation, including preservation *in situ*/or preservation by record (excavation) following consultation with the National Monuments Service.

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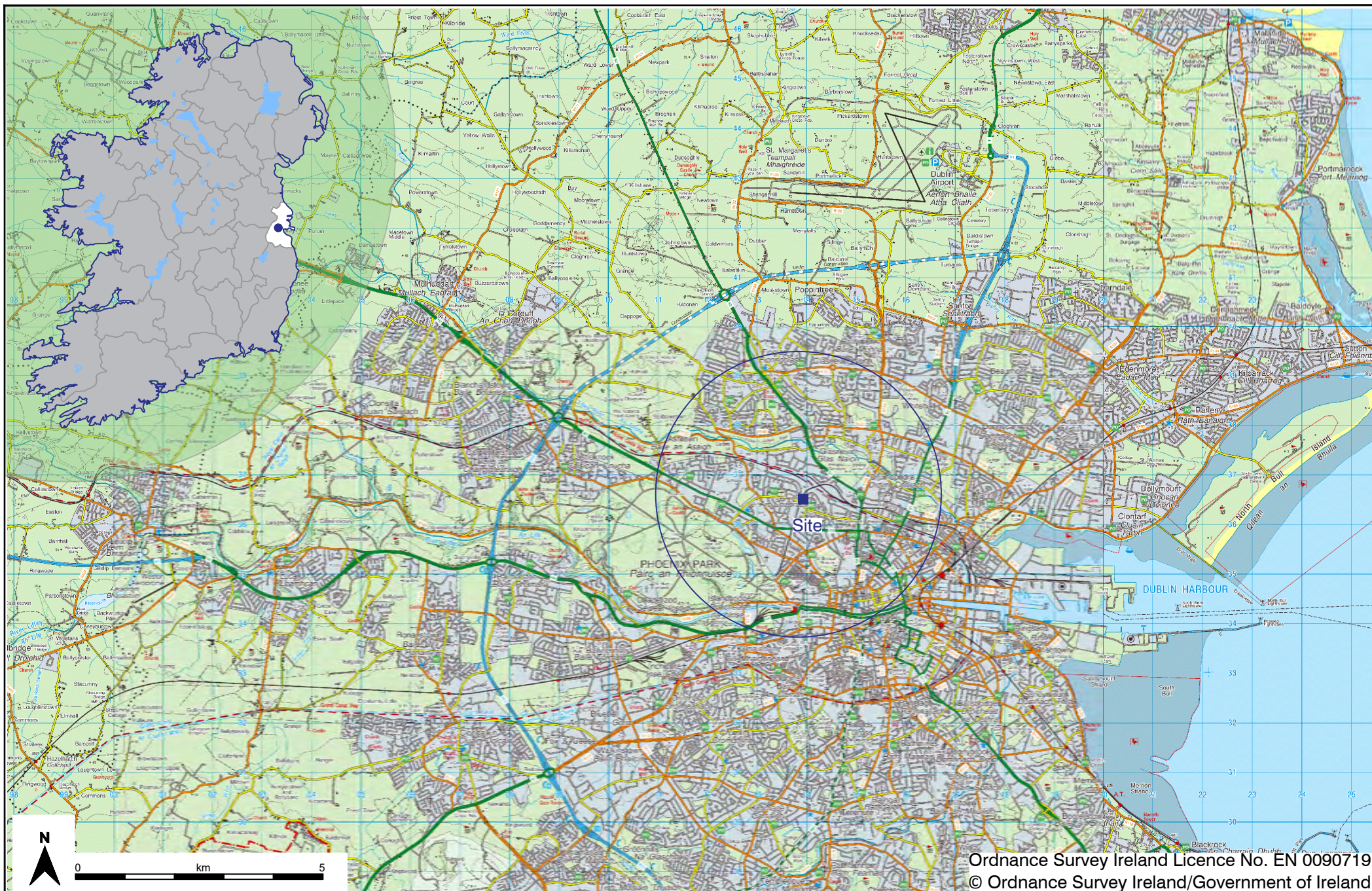
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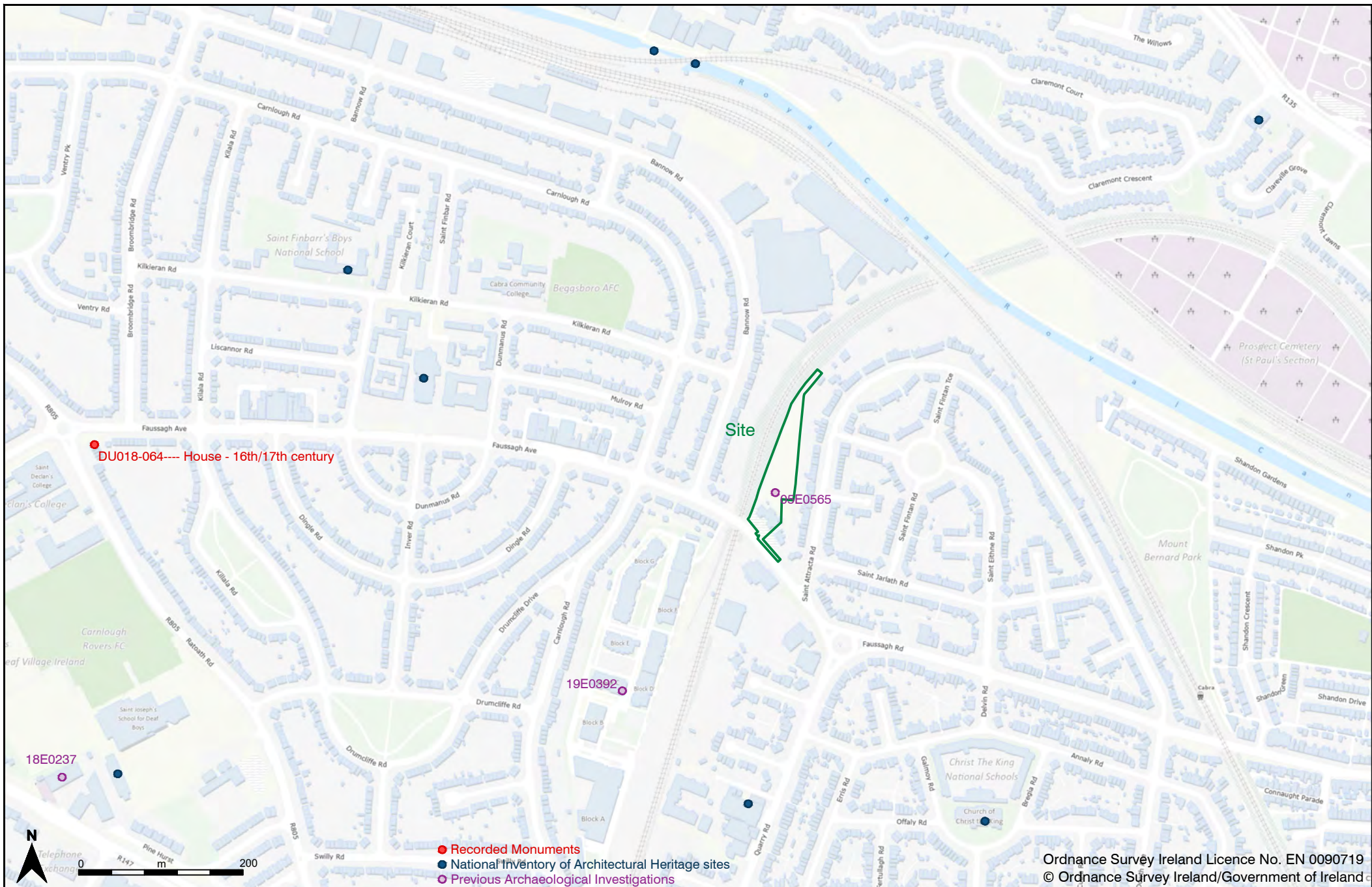
Drawn by C.M.

Date January 2026

Drawing No. 2544_C0101

Figure 1 Location of site

Scale 1:100,000 @ A4



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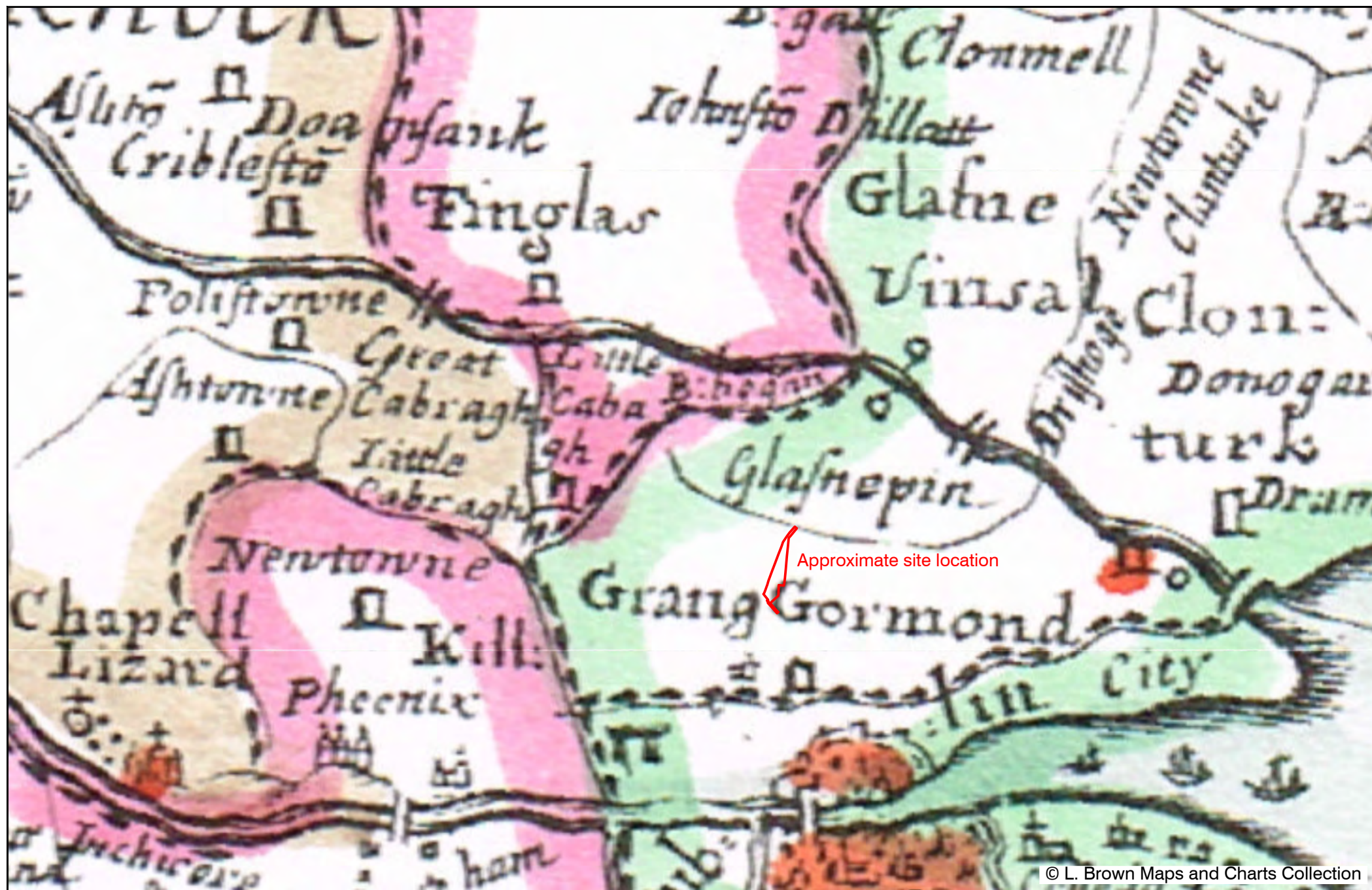
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Figure 2 Location of site, previous archaeological investigations and nearby Sites and Monuments Record sites

Scale 1:6,000 @ A4





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Figure 3 Extract of The County of Dublin map by William Petty (1655), showing approximate location of site

Scale Do not scale



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Figure 4 Extract from An actual survey of the county of Dublin by John Rocque - southeast sheet (1760) , showing approximate location of site

Scale Do not scale





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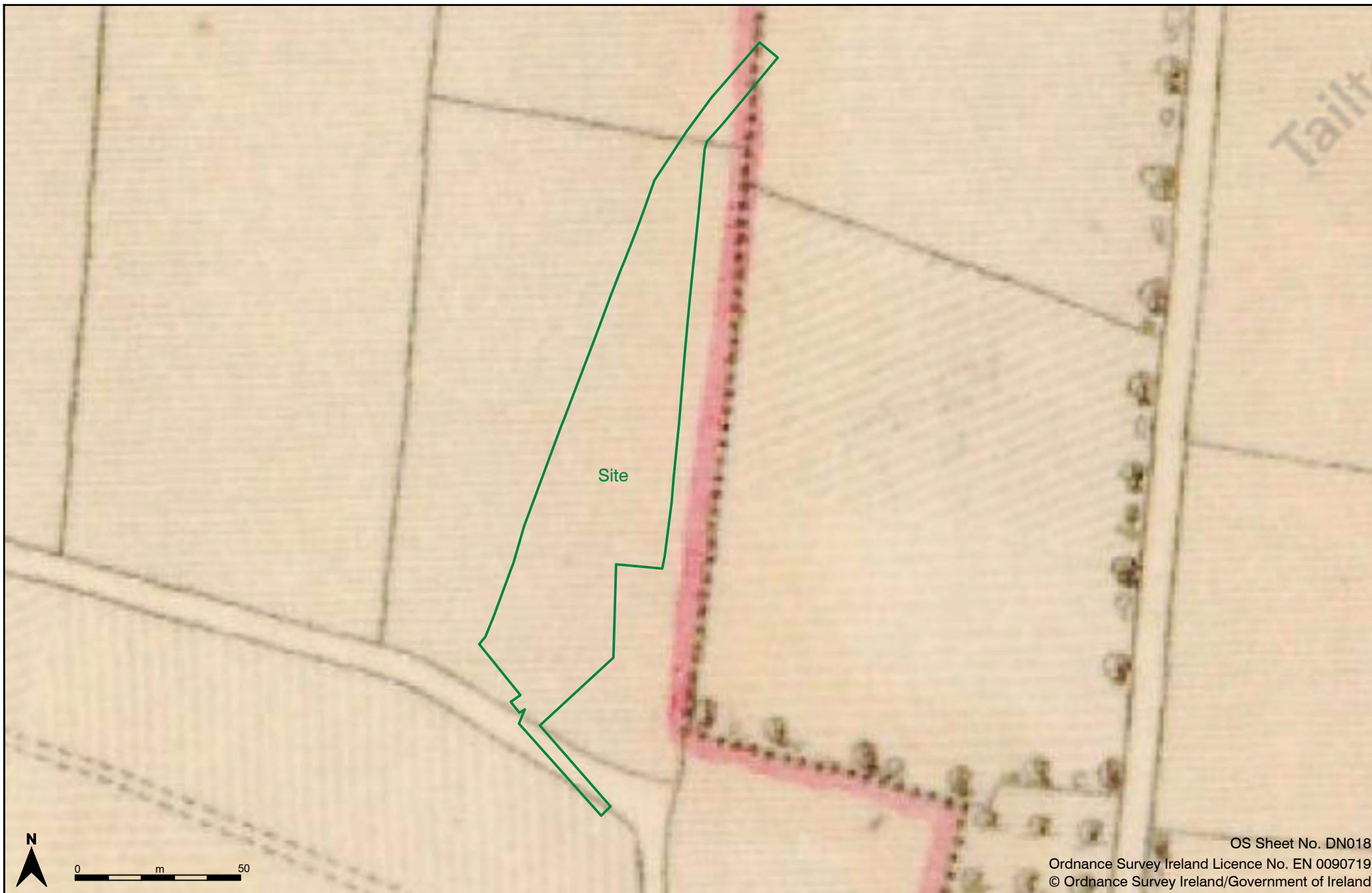
Date January 2026

Drawing No. 2544_C0105

Figure 5 Extract from John Taylor's map of the environs of Dublin (1816), showing approximate location of site

Scale Do not scale





Project Matt's of Cabra, Co. Dublin

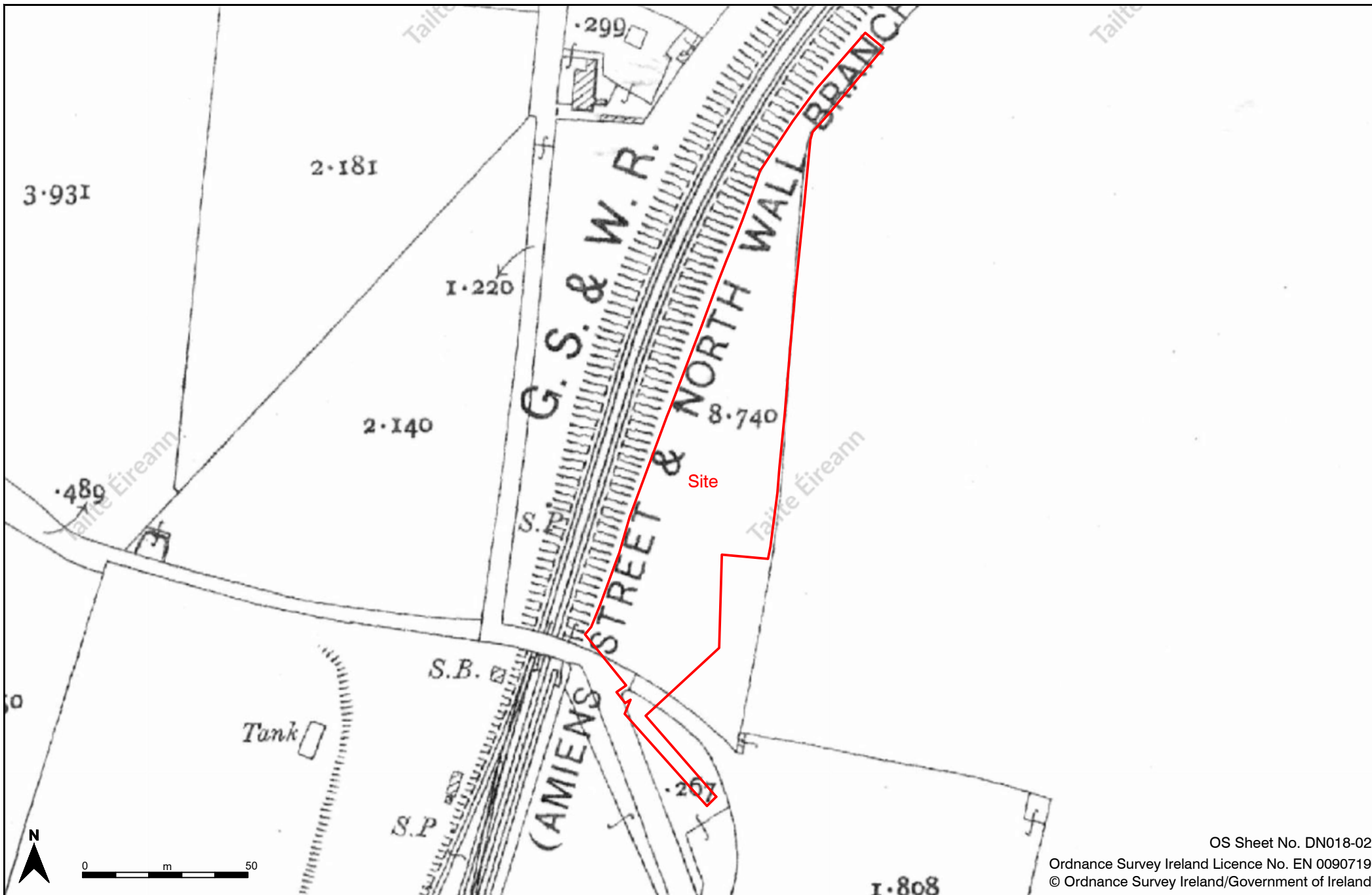
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Date January 2026

Drawing No. 2544_C0106

Figure 6 Extract from 1st edition Ordnance Survey (OS) 6-inch map (surveyed 1836 - published 1844), showing location of site

Scale 1:1,500 @ A4



OS Sheet No. DN018-02

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Figure 7 Extract from 3rd edition Ordnance Survey (OS) 25-inch map (surveyed 1907 - published 1910), showing location of site

Scale 1:1,500 @ A4





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Figure 8	Aerial view of site				Scale		1:1,000 @ A4	Drawing No.



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Date January 2026

Figure 9 Detail of proposed site development

ARCHAEOLOGICAL
CONSULTANCY SERVICES UNIT

Scale 1:1,000 @ A4

Drawing No. 2544_C0109



Plate 1: Front view of former Matt's of Cabra public house, facing northeast



Plate 2: Front view of former Matt's of Cabra public house, facing east-northeast



Plate 3: Front view of former Matt's of Cabra public house, facing northwest



Plate 4: View of hoarding in front of site, facing southwest



Plate 5: View of front of site, facing northwest



Plate 6: View of front of site, facing west-northwest



Plate 7: View of laneway access, facing northeast



Plate 8: View of laneway providing access to rear of site, facing north-northeast



Plate 9: View from rear laneway looking to rear of site, facing northwest



Plate 10: View of rear laneway, facing southeast



Plate 11: View of rear of public house, facing south



Plate 12: View of rear of public house, facing southeast



Plate 13: View from embankment to the rear of public house, facing southwest



Plate 14: View of embankment to rear of site, facing southeast, public house in background



Plate 15: View from embankment to rear of site, facing southwest



Plate 16: View of embankment to rear of site, facing south



Plate 17: View of rear of site, facing north



Plate 18: View of dumping on site, facing northeast



Plate 19: View of broken hoarding along western boundary with railway line, facing northwest



Plate 20: View of damaged ground and uneven site from previous works on site, facing north