

# Archaeological Desktop Assessment **Tourist Accommodation Facility Lismore**

West Street & New Street, Lismore, Co. Waterford

**In Support of a Part 8 Planning Application**

**Developer: Waterford City & County Council**

City Hall,  
The Mall,  
Waterford,  
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**Date:** 27<sup>th</sup> February 2024

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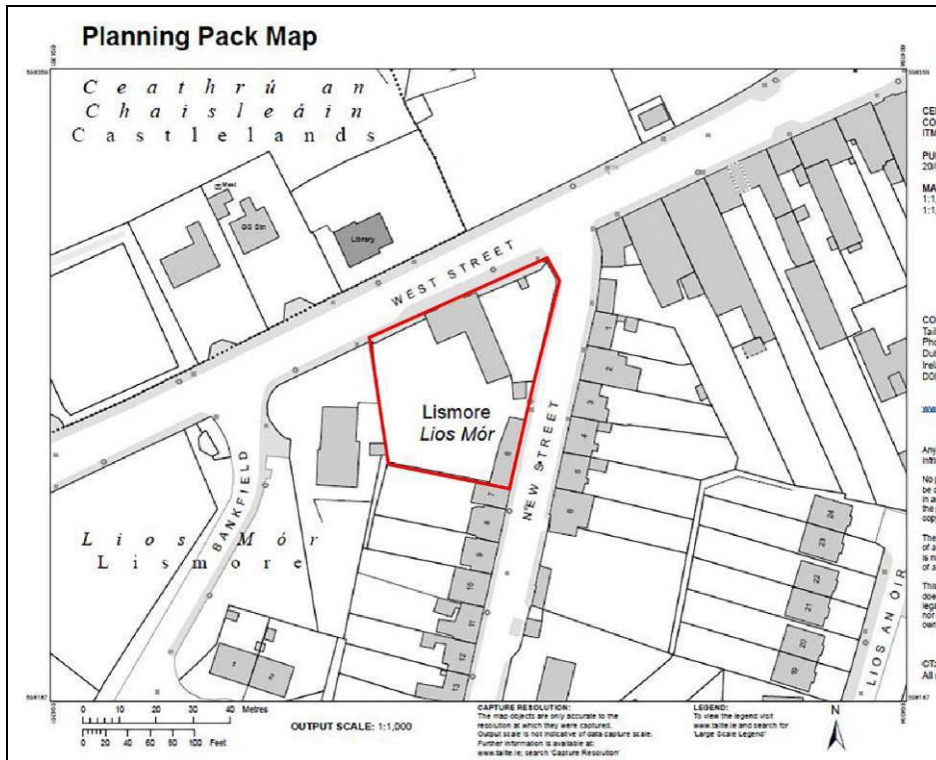
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## 1. Introduction

Daniel Noonan Archaeological Consultancy (DNAC) has prepared this Archaeological Desktop Assessment of the proposed development of the *Tourist Accommodation Facility Lismore* in the rear garden of the former Bank of Ireland building, West Street & New Street, Lismore, Co. Waterford; to support a Part 8 Planning Application for the development by Waterford City & County Council (see **Figure 1**).



**Figure 1:** Location of the proposed development site at the former Bank of Ireland building, West Street & New Street, Lismore.

The proposed Tourist Accommodation Facility development site is located in the garden of the former Bank of Ireland building at the junction of West Street and New Street. The site is positioned immediately outside the western edge of the archaeological Zone of Notification (ZON) for the historic town of Lismore, reference WA021-019---- as entered in the Record of Monuments and Places (RMP) for County Waterford; and is centred on coordinates ITM 204517, 098230 (see **Figure 2**). Given the proposed development's location on the edge of the ZON, an archaeological assessment of the proposal is appropriate; within the context of the Archaeological Heritage Policy Objectives AH01-AH04 in the current *Waterford City & County Development Plan 2022 – 2028*, and the requirements for Notification of works in a ZON under Section 12 of the National Monuments Act 1930-2014.

This non-intrusive archaeological assessment, based on background research and site inspection, was prepared to evaluate the potential for impacts on the non-renewable archaeological resource, so as to inform the planning process for the proposed development.

The Part 8 Application is being made by the Rural Economic Development Section of Waterford City & County Council; with the design support of Patricia O'Neill Conservation Architect.

The site nor any structure on it are not entered into the Record of Monuments & Places (RMP) for County Waterford (1995). The former bank building is a Protected Structure, entered into the Record of Protected Structures (RPS) as WA 750793, and is entered into the National Inventory of Architectural Heritage (NIAH) under Registration Number 22909043.



**Figure 2:** The proposed development outlined in red, showing its location on the western periphery of the archaeological ZON for Lismore, shaded in red.

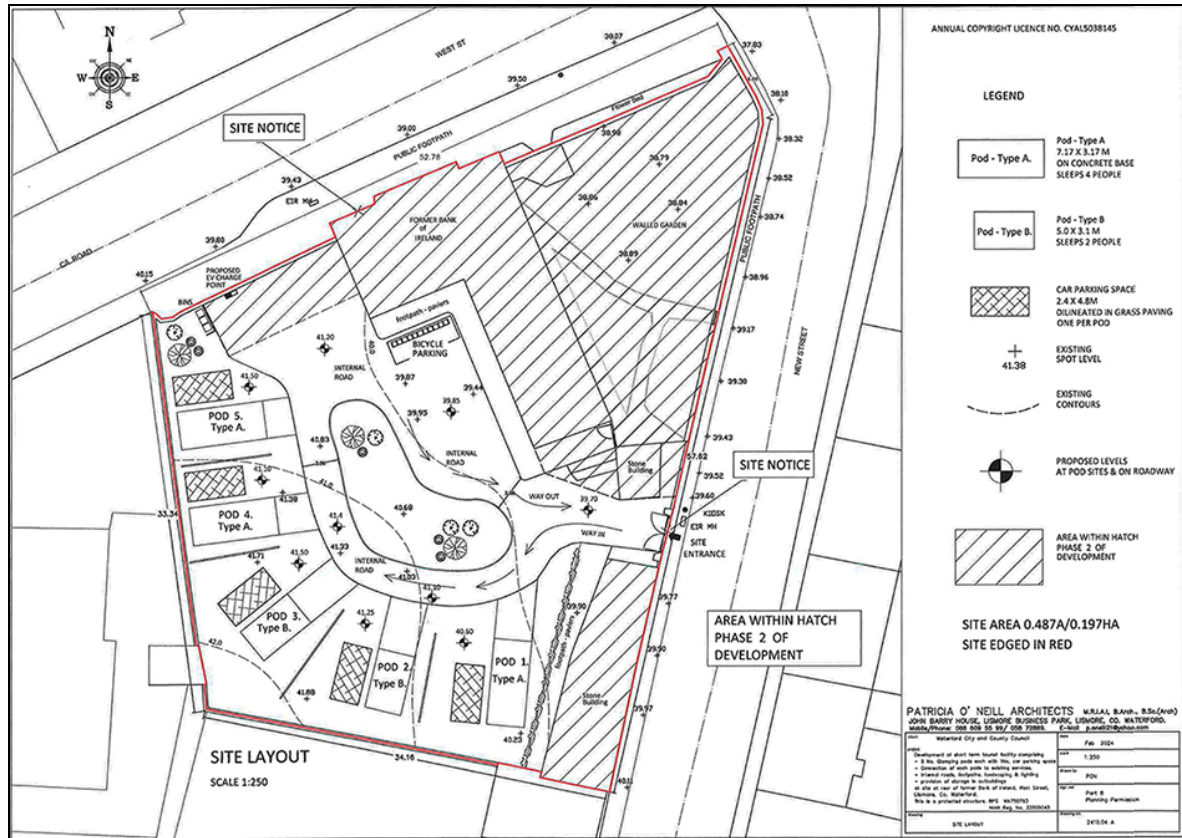
Not to scale.

## 2. Assessment Methodology

This non-intrusive assessment of the proposed development of the Tourist Accommodation Facility in the garden of the former Bank of Ireland West Street was conducted through background research into the study area, known archaeological monuments in the locality, historical resources, and mapping. The research is supported by a detailed site inspection and appraisal of the works. The combined aim of this method is to develop an understanding of the archaeological nature of the site, and the potential for impact on the archaeological resource, and how to de-risk this through appropriate mitigation.

The sources consulted include the listings of National Monuments, Preservation Orders, Register of Historic Monuments, the Record of Monuments and Places (RMP), and Sites and Monuments Record (SMR) for County Waterford. Historical and Ordnance Survey mapping, and aerial imagery was sourced. The online databases of the National Monuments Service (NMS) and other documentary sources such as local histories and antiquarian journals were consulted.

The appraisal incorporates the results of the review of the background research, and site inspection, to form the basis of the assessment, and guidance for the recommended mitigation measures.



**Figure 3:** The proposed Tourist Accommodation Facility development layout. Courtesy of Patricia O'Neill Architects/Waterford City & County Council.

### 3. Proposed Development of Tourist Accommodation Facility

The proposed development of the Tourist Accommodation Facility at West Street & New Street, Lismore, seeks the installation of glamping pods in the rear garden of the former bank. The general plan of the works can be found in **Figure 3**. This section should be read in conjunction with the suite of detailed drawings prepared by Patricia O'Neill Architects for the Part 8 application. The proposed development will consist of:

- Provision of 5 new accommodation glamping pods;
- Internal roads and footpaths to access each pod;
- Parking space provided for each individual pod;
- Connecting each pod to existing Services;
- Hard and soft landscaping to green areas;
- Provision of storage rooms in out buildings;
- Sustainable urban drainage and all ancillary site works.

The development will be part of a larger phased tourism/community development on the former bank site, which will be developed and managed in collaboration with a community partner as a social enterprise.

#### **4. Context, Setting & Archaeological Environment**

##### Archaeological Protections & Designations

The proposed development location lies just to the west of the archaeological Zone of Notification (ZON) for the historic town of Lismore, reference WA021-019----, as entered in the *Record of Monuments and Places* (RMP) for County Waterford (1995).

The creation of the Record of Monuments and Places forms part of the current Section 12 of the *National Monuments Act, 1903-2014*; and inclusion in it is the primary mechanism for protection of archaeological sites and monument in the State. Note that the current Act is to be replaced by recently adopted into law *Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023*, but this new legislation is awaiting a Commencement Order to bring it into force. Therefore, the older Act has not yet been repealed and remains in force. Under the current Act, any works to, or close by (i.e. within the ZON), a site or monument entered in the RMP requires Notification under Section 12(3) to the National Monuments Service (NMS) at least two months in advance. In terms of the proposed Tourist Accommodation Facility, the Part 8 Planning Application process will serve as the appropriate notice to the NMS in place of a Notification.

Guidance on current State policy for archaeology can be found in the *Framework and Principles for the Protection of the Archaeological Heritage* (1999) document. The preservation in-situ of archaeological sites and monuments, including archaeological deposits, features and structures, is the preferred option; details of which can be found in Section 3.3-3.4 of the policy document. The use and utility of archaeological assessment as a mechanism for the understanding and protection of the archaeological resource can be found in Section 3.6 of the policy document.

##### Waterford City & County Council – Archaeological Heritage Policy Objectives

The protection, understanding and enhancement of archaeological heritage by the local authority, in its role as both adjudicator of development, and owner of several archaeological heritage assets, is contained in the general Archaeological Heritage Policy Objectives AH01-AH04 in the current *Waterford City & County Development Plan 2022 – 2028*, Volume, 11.17, pp. 299-306. With regard to the proposed Tourist Accommodation Facility project, the most immediate policies of relevance are AH 02 and AH 04.

##### **AH 02 Managing Development**

*We will contribute, as appropriate, towards the protection and sympathetic enhancement of archaeological heritage, in particular by implementing the relevant*

provisions of the Planning and Development Act 2000 (as amended) and the National Monuments Act, 1930 (as amended).

We will ensure that archaeological excavation is carried out according to best practice as outlined by the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the Institute of Archaeologists of Ireland.

We will consult with the National Monuments Service as relevant in relation to proposed developments, including those adjoining archaeological sites.

#### **AH 04 Archaeological Impact Considerations**

It is the policy of the Council to:

- Ensure that development in the vicinity of a site of archaeological interest shall be designed and sited sympathetically and shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing.
- When considering development in the vicinity of all archaeological sites including remnants of the city and town walls, the planning authority will require the preparation of an archaeological assessment detailing the potential impact of any development on upstanding structures, buried structures and deposits. The report will also include a visual impact assessment to ensure adequate consideration of any potential visual impact the proposed development may have on any upstanding remains.
- Proposed developments will be required to retain the existing street layout, including laneways, historic building lines and traditional plot widths where these derive from medieval or earlier origins.
- When considering development in the vicinity of upstanding archaeological/historical monuments, to aim to achieve a satisfactory buffer area between the development and the monument in order to ensure the preservation and enhancement of the amenity associated with the presence of upstanding monuments within the historic urban pattern.
- For all developments, which have potential to impact on riverine, intertidal and sub-tidal environments to require an archaeological assessment prior to works being carried out. In addition to planning permission, development works at National Monuments of which the Minister or local authority is owner of, guardian of or in respect of which a preservation order is in force, may also require Ministerial Consent under Section 14 of the National Monuments Act 1930 (as amended) and this will be determined by the relevant authority (Department of Housing, Local Government & Heritage) on application.

#### Historic Town of Lismore

Lismore is an Historic town, as designated by the National Monuments Service in the Record of Monuments and Places for Waterford (monument reference WA021-019----).

The current listing describes Lismore as (Historic Environment Viewer, <https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8>, accessed 24/02/2024):

Located on high ground overlooking the floodplain of the W-E Blackwater River to the N. St Cartagh or Mochuda founded a monastery (WA021-019002-) here in AD 636 which flourished throughout the first millennium. Recognised as a diocesan centre at the Synod of Rathbreasil in 1111, a town may have evolved around the monastery even before the arrival of the Anglo-Normans and the foundation of the manor which developed around the castle (WA021-019001-) in the late 12th century. A market was in existence from the late 12th century and there are occasional references to houses and burghers during the medieval period, but no charters for the town survive and the settlement was probably unwalled. Lismore is first described as a borough in 1565, and in 1601 a weekly market and annual fairs are recorded. During the Desmond Rebellion (1579-84) the cathedral and castle were burned and the borough fell into decline. In 1590 it was granted to Sir Walter Raleigh, and in 1604 it passed to Sir Richard Boyle, Earl of Cork. The settlement probably developed around the cathedral and Main St., and apart from the cathedral there are also references to St John's church, St Mary's church, Temple Chríost and St Brigid's Leper hospital, of which there are no remains and their sites are now unknown.

### The Townland of Lismore

Lismore (*Lios Mór*) from *lios* (ring-fort, enclosure) and *mór* (great, big) and located within the barony of Coshmore and Coshbride, in the civil parish of Lismore and Mocollop (<https://www.logainm.ie/en/50209> - accessed 24/02/2024). The natural hill known as the 'Round Hill' (site of the motte and bailey monument WA021-022----) that lies 1.2km to the east of the town is reputedly the site of the *lios* that the Lismore is named after.

### The Monastery of Lismore

The historic town of Lismore has early medieval origins, beginning with a monastery in the 7<sup>th</sup> century, founded by *Carthach* or *Mochuda*, following on from his expulsion from a monastery in Rahan in Co. Offaly (Gwynn and Hadcock, 1970, 91). Lismore is described as one of the great religious centres of Ireland from an early date, a view that is supported by numerous annalistic references to raids and burnings, by both Irish and Vikings, in 833, 867, 883 and 978 (Bradley et al. 1989).

The extents of the monastic enclosure (monument reference WA021-019002-) have eroded over time, and there is no known evidence for a physical enclosure to the monastery. The monastery was located on the higher ground that flanks the east side of a natural river crossing to the Blackwater, where the later medieval Cathedral now stands.

From its foundation, Lismore flourished as a significant centre of religious worship in Munster and the south of Ireland, and developed an important school of learning and scholarship. In 978 Brian Boru, king of Munster, 'took' hostages from Lismore (Bradley et al. 1989, 69), in the medieval tradition of voluntarily given hostages to an overlord as a guarantee of fealty, placing the monastery in the *Uí Bhriain* sphere of political influence and control. The monastery was nurtured and influenced by the *Uí Bhriain* or O'Brien sept from the late 10<sup>th</sup> century to the early 12<sup>th</sup> century, when it came into the control of the *Mac Carthaig* or



McCarthy's (ibid.), Lismore became a centre of power and administration; and its success rivalled that of the great midland monasteries at Kildare and Clonmacnoise.

With the early 12<sup>th</sup> century Reforms of the Irish Church, at the Synod of Ráth Breasail in 1111 (an event that marked the transition of the Irish church from a monastic to a diocesan and parish-based church organization) the diocese of Lismore was created, emphasizing the influence and importance of the monastic site here.

The early monastery structures (church and cells) would have been constructed in timber, leaving little surviving evidence. Stone structures on monastic and early church sites tended to appear later, from the 10<sup>th</sup> and 11<sup>th</sup> centuries onwards, and were usually reserved for the churches. There is a reference in the annals for 1051 (AI; AU) to a stone church or *daim liac* in Lismore (Bradley et al. 1989), and a further reference in the 1166 synod of bishops being assembled in the church in Lismore to consecrate it; this may be the new great church/cathedral that's referenced in 1173 (Ó hInnse 1947, 59; O'Keeffe 1992). In his *History of Waterford*, Hansard provides a description of the monastery, taken from an uncredited life of St. Carthach:

*Leesmore is a famous and holy citie, half of which is an asylum, into which no woman dares enter, but it is full of cells and holy monasteries; and religious men in great numbers abide there: and thither holy men flock together from all parts of Ireland; and not only from Ireland, but also from England and Britian, being desirous to remove from thence to Christ. (Hansard 1870 [Brady edition 1997], 229).*

According to the Dungarvan apothecary and antiquarian Charles Smith, writing in his *Ancient and Present State of the County and City of Waterford*, there were accounts of numerous historic churches in Lismore, as many as 20, with ruinous evidence for some visible into the late 17<sup>th</sup> century (Smith 1746, 53). The full extent of the monastic enclosure is not known. It is highly likely that Lismore developed as a monastic proto-town outside the more sacred religious precinct that Hansard presents; with a secular population that provided services to the monastery, and engaged in craft working, and in trade with the monastery and the surrounding hinterland. The possible extents can only be speculated, and maybe extended to the south of the cathedral, maybe as far at the line of the present-day Main Street (which is part of the Anglo-Norman settlement of Lismore), and was defined by the fording point to the west, the river to the north, but the extent to the east cannot be guessed without investigation.

The 1927 edition of the historic 6-inch Ordnance Survey (not illustrated) for Lismore labels the southwest corner of the walled Lismore Castle gardens as *Religmuire* - Mary's cemetery. Archaeological excavations here in 2007 uncovered burials, but they were associated with settlement that produced 13<sup>th</sup> and 14<sup>th</sup> century dating evidence.

The monastery at Lismore is also notable for an important portable object associated with it, the Lismore Crozier. This headpiece to a bishop's staff is a fine example of Insular art, which was discovered in Lismore Castle during renovation works in 1814. The Lismore Crozier is of

early 12<sup>th</sup> century origin, of the Insular-type (Ó Floinn, cited in Bourke 2014, 315), that was made for *Niall mac Meic Áeducáin*, who was bishop of Lismore, and died there in 1113. It was probably commissioned to affirm the independence of Lismore as a diocesan centre after the reforming Synod of Ráth Breasail in 1111 (ibid.). During the same renovations a late 15<sup>th</sup> century manuscript collection, of religious and secular texts written in Irish, was rediscovered, and became known as the Book of Lismore. The important medieval manuscript collection had originally been collated in Kilbrittain in West Cork for *Fíngin Mac Carthaigh*, Lord of Carbery (1478–1505). The collection contains information on the lives of Irish saints and stories associated with them in poetic and prose form, and demonstrates a depth of knowledge of European history and events including the 13<sup>th</sup> century travels of Marco Polo and the earlier 8<sup>th</sup> century conquests of Charlemagne, Holy Roman Emperor. It is unknown how it arrived in Lismore, it may have come into Richard Boyle's possession as the spoils of war, as his son Lewis Boyle, 1st Viscount Boyle of Kinalmeaky, who was present at the siege of Kilbrittain Castle in 1642. The Book of Lismore is now in the keeping of University College Cork, following its donation by the Trustees of the Chatsworth Settlement in 2020 (<https://libguides.ucc.ie/The-Book-of-Lismore> - accessed 24/02/2024).

At the time of the Anglo-Norman invasion of Ireland, the Papal Legate in Ireland from 1152-1179 was *Gilla-Crist Ua Conairche*, a Cistercian monk and bishop of Lismore. King Henry II visited bishop *Ua Conairche* in Lismore in 1171 (Bradley et al. 1989, 71), with the probable intend of gaining a commitment of fealty to the Crown. However, this meeting appears to have been unsuccessful, as the Anglo-Normans under *Raymond Le Gros* plundered the monastery in 1173 and levied a tribute of 1,000 marks on *Ua Conairche* and bishopric (ibid.); as part of an attempt to forcefully subvert the power of the Lismore monastery. Following a further raid in 1179 *Ua Conairche* resigned as bishop, the monastery came under Anglo-Norman control, and its power and influence went into decline. Thereafter, the Anglo-Normans began to settle Lismore, and while the new manor and vill or town of Lismore remained in the control of the bishops of Lismore as lord of the manor, it was at the behest of the new arrivals.

### Lismore Cathedral

Lismore Cathedral (monument reference WA021-019002-) stands on the site of the monastic enclosure of the monastery of Lismore, on the probable site of the great stone church that was dedicated here in 1166. Little is known of the history of the medieval cathedral, other than it saw many alterations and rebuilding over time, following damaged caused by the plundering of the monastery by the Anglo-Normans in the late 12<sup>th</sup> century, and the Second Desmond Rebellion in 1579. Following some rebuilding works to the chancel by Boyle in 1633, it was substantially rebuilt from 1679 onwards, with significant works conducted in the 19<sup>th</sup> century (Moore HEV, 2011). The majority of the upstanding fabric to the cathedral is at its earliest late 17<sup>th</sup> century in date, with the most being of 19<sup>th</sup> century origin.

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## Lismore Castle

According to the Archaeological Survey of Ireland a castle (monument reference WA021-019001-) at Lismore was reputedly built by King John in 1185 and destroyed shortly afterwards. The castle was soon rebuilt and held by the bishops of Lismore throughout the medieval period (Historic Environment Viewer – accessed 24/02/2024). The higher ground to the west of the monastic enclosure that similarly overlooked the river and the fording point (now the location of the bridge), was chosen for the site of the castle. This decision suggests that having sacked the monastery previously in 1173 and 1179, the monastery and its associated proto monastic town was still potentially intact and occupied, as the bishopric of Lismore was now under Anglo-Norman control following the resignation of bishop *Ua Conairche* in 1179 and the monastery's submission. The positioning of a castle to the west would control the fording point, and the existing settlement. Prior to the castle, a manor house was present, which was used as the residence of the bishops of Lismore (Proudfoot, 1995). In 1604 the manor was granted to Sir Richard Boyle and remained in the hands of the Boyles (who later married into the Cavendish family - Dukes of Devonshire) until recent times (Bradley et al. 1989). After multiple periods of neglect and multiple additions, it was rebuilt in the 17<sup>th</sup> century in a rectangular shape around a yard with new turrets and bastions for defence, a new gatehouse – the Riding House, and a road that directly approached it - Castle Avenue (Pollock, 2007). The earliest upstanding visible fabric of the Castle dates from the 17<sup>th</sup> century; with extensive designed gardens to the south and south-west.

## Development of the Medieval Town

It would appear that the monastic proto-town that developed around the 7<sup>th</sup> monastery at Lismore was extant when the Anglo-Normans arrived. The Anglo-Norman settlement developed to the west and south of the monastic proto-town. The town of Lismore and its hinterland became the Anglo-Norman cantred, or county subdivision, of *Tarmun*; which is suspected to have derived from the Irish *tearmann* or church-land (MacCotter 2008, 248). With their arrival, they brought a new agrarian-based economic system that promoted town building and urbanisation as market places for trade of their produce.

The monastic proto-town at Lismore was left in place, and the Anglo-Norman settlement was developed on the higher ground to the west of the fording point, with the building of the first castle at Lismore in 1185. They established their town to the south (where the Castle gardens are now situated), and to the south of the probable monastic precinct boundary; forming the east-west axis of the Main Street as the primary street of the late medieval town.

The manor that developed around Lismore castle and the vill at Lismore was placed under the control of the bishops by the Anglo-Normans, once they gave fealty in 1189. A market was in existence from the late -12<sup>th</sup> century, with references to it in 1179 and 1189 (Gilbert, 2012). There are occasional references to houses and burghers during the medieval period, but no charters for the town survive and the settlement was probably unwalled. Lismore was

only first described as a borough in 1565; and in 1601 a weekly market and annual fairs were recorded. The dissolution of the monasteries between 1536 and 1541 would have led to decline in the ecclesiastical power of Lismore. The cathedral and castle were both severely damaged during the 1579 Desmond rebellion (Bradley et al. 1989).

When the manor of Lismore was granted to Sir Richard Boyle (1566-1643) in 1604, he set about repurposing Lismore Castle, its attendant grounds, and the town, to suit his needs. Boyle began a long-term project of setting-up Lismore as his powerbase; by beautifying the Castle and promoting urban development of the town.

However, the town was further damaged when it and the castle were attacked and burnt in 1645 by Lord Castlehaven, during the Confederate Wars. These events sent Lismore into decline for much of the 16<sup>th</sup> and 17<sup>th</sup> and into the mid-18<sup>th</sup> centuries.

Lismore did not really recover until the late 18<sup>th</sup> century, when William Cavendish, 5<sup>th</sup> Duke of Devonshire set about improving the town, as part of his efforts to revitalise the Cavendish's holdings in Ireland. The 5<sup>th</sup>, and successive Duke's set about the redevelopment of the town and its building stock in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. This was at a time when Georgian Ireland was in a period of increased prosperity, built on participating in, supplying and defending an expanding British Empire.

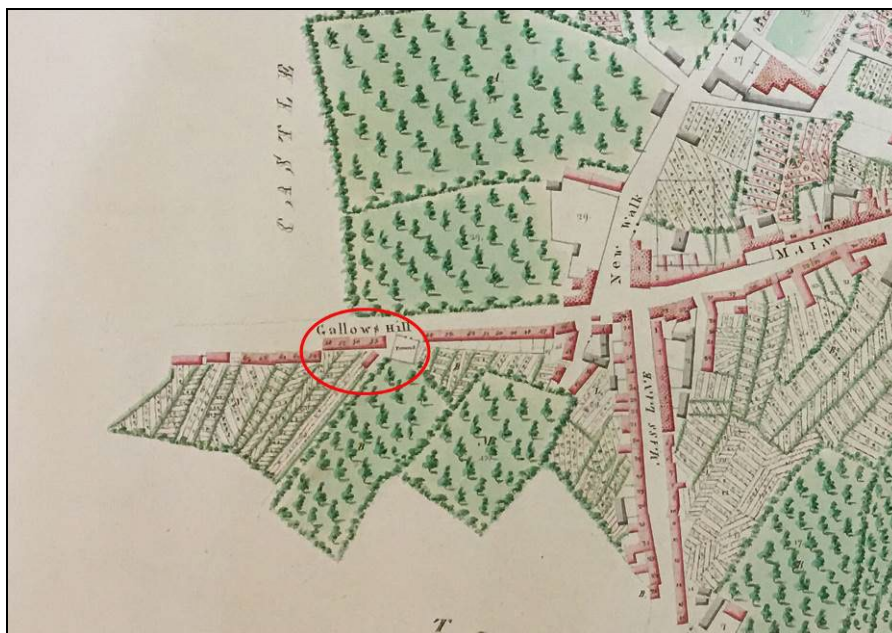
There are no illustrations or maps sources that recorded of the form and layout of Lismore until the late 18<sup>th</sup> century (see **Figure 4**) survey for the Devonshire Estate. The exact location of the early 17<sup>th</sup> century market is unknown, but in 1604 it was referenced as being "houlden at the market crosse of Lismore" (Erck, 1846-52, cited in Bradley et al. 1989). This doesn't however make it any clearer as to where it was held, possibly at the site of the original market or maybe "south of the cathedral in the present-day North Mall" (ibid.). There is very little information about the houses in Lismore between the 12<sup>th</sup> and 17<sup>th</sup> centuries. Reference to the burning of thatched houses right up to the castle gate in 1645 suggest that the town was nearer to the castle than is the case in the present day (ibid.).

### Archaeological Excavations

Archaeological excavations within the gardens of Lismore Castle yielded evidence for 13<sup>th</sup> and 14<sup>th</sup> century settlement, including burials, in the vicinity of the *Religmuire* or St. Mary's church, proving part the location of part of the late medieval town. No direct evidence for the monastery or the monastic proto-town has yet been uncovered. An excavation to support the replacement of a 70m length of wall that lined Castle Avenue in 2017, did uncover evidence of quarrying and extensive ironworking predating the garden (Pollock, 2017). The ironworking debris was identified as being of early medieval origin. Radiocarbon dating of holly twig charcoal associated with one of the slag deposits was dated to cal. AD 683-878 (2 sigma) (UBA-33817) (Pollock, 2017). This could allude to industrial activity on the periphery of the 7<sup>th</sup> century monastic centre.

## Lismore Bridge

The natural fording point over the River Blackwater at Lismore was the reason for the location and development of both the 7<sup>th</sup> century monastic town and the late 12<sup>th</sup> century Anglo-Norman town. The Blackwater was traditionally crossed here throughout the medieval period by foot or ferry; and was on the route of the ancient highway of the *Rain Bó Phadraig* that linked the early ecclesiastical centres of Ardmore, Lismore and Cashel. There is no mention in the documentary sources for a bridge here prior to the present, late 18<sup>th</sup> century Cavendish Bridge (O’Keeffe, Simington & Goodbody 2016, 305). Works were completed in 1775, to a design for a six-span bridge by architect Thomas Ivory, at the expense of the Devonshire Estate. The bridge was repaired following damage from flooding in 1858; and it remains an important example of historic Irish masonry bridges.



**Figure 4:** Extract from Bernard Scalé's *Town and Gardens of Lismore*, 1773.

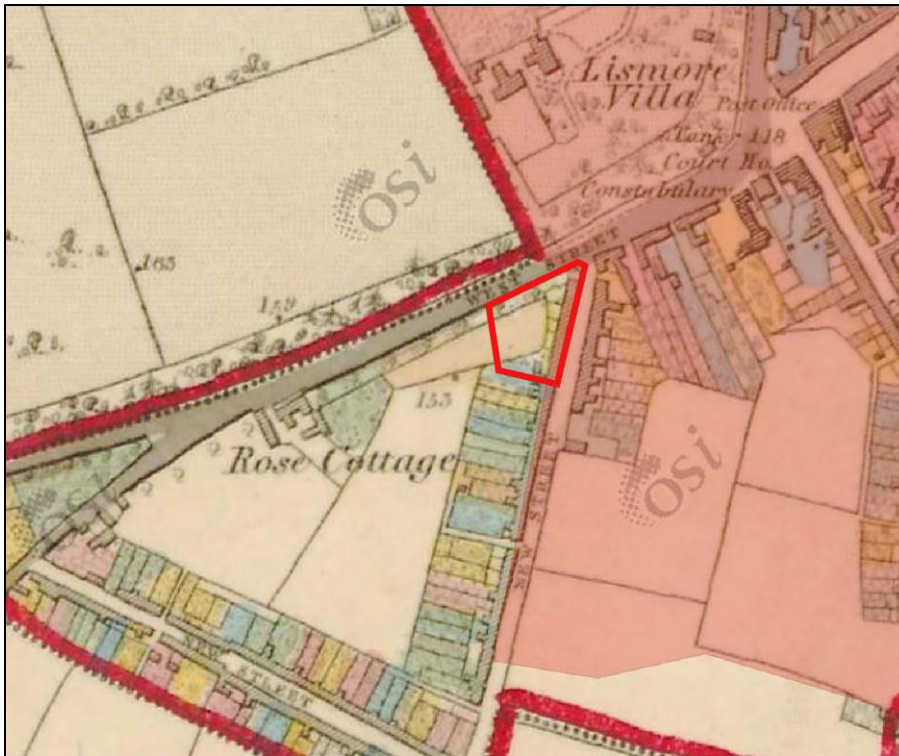
The approximate location of the former bank site on West Street is circled in red.

Not to scale.

## Historic Mapping

The relevant historic mapping source, Bernard Scalé's late 18<sup>th</sup> century survey of the town and the historic Ordnance Survey mapping, best illustrates the origin and development of the former bank site on the corner of West Street and New Street.

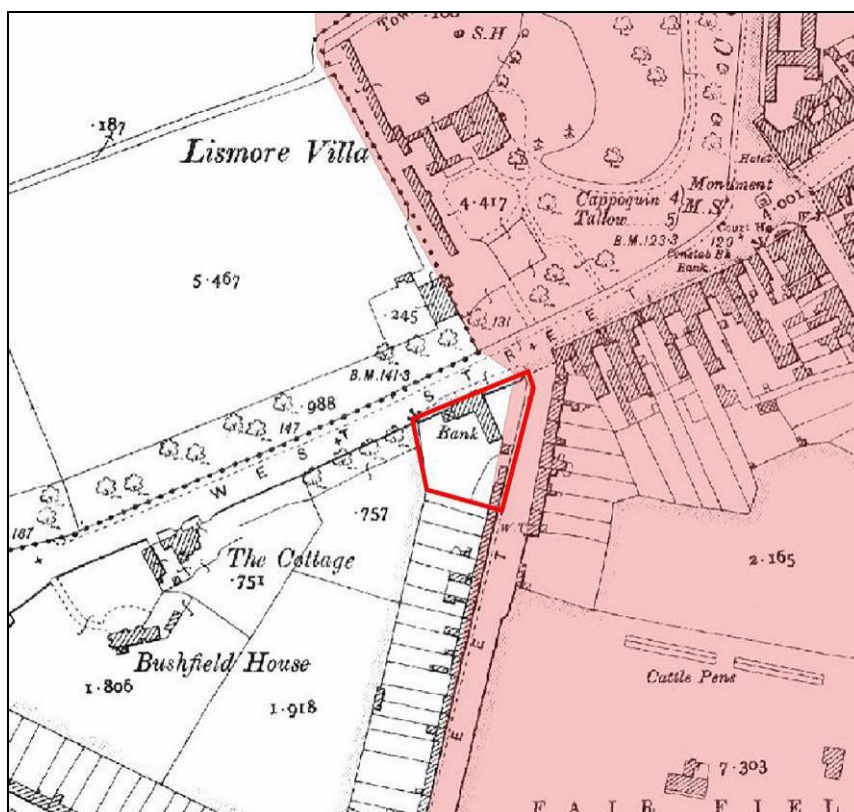
The 1773 Bernard Scalé map of the *Town and Gardens of Lismore*, commissioned by the Devonshire Estate, is the first to locate the development site (**Figure 4**). The site is shown as containing thatched cabins to the street front on the north, where it faces onto Gallow's Hill – today's West Street; and gardens and a rectangular structure to the rear. The rectangular structure appears to be sited on the west side of a possible laneway. There is a clear break in the street front at the head of the laneway, and the town Pound is shown to the east of it. In all probability, this laneway has widened to create New Street, which appears in place by the time of the survey work of the Ordnance Survey in 1830s.



**Figure 5:** Extract from the historic Ordnance Survey First Edition 6-inch mapping, Waterford Sheet WA021, 1843.

The approximate extents of the former bank site in the northeast corner of the garden of Rose Cottage is outlined in red.

Not to scale.



**Figure 6:** Extract from the historic Ordnance Survey 25-inch mapping, Waterford Sheet WA021-04, 1843.

The extents of the former bank site are outlined in red.

Not to scale.

The historic Ordnance Survey First Edition 6-inch (1843) and later 25-inch (1906) maps of Lismore show the town to be of the same general layout as modern-day town. The First Edition (**Figure 5**) shows that all of the structures shown on Scalé are now gone, and New Street is extant. The proposed development site now occupies the tree-planted northeast corner of the garden of a large house – Rose Cottage. By the time of the 25-inch map

edition (**Figure 6**), surveyed in the late 1890s, the bank, an L-shaped structure fronting onto West Street with a surrounding garden, have been constructed; reflecting the current layout.

## 5. Site Inspection & Works Appraisal

As part of this assessment, a site inspection and detailed walkthrough of the greenfield site at the former Bank of Ireland building was conducted, and is presented as a photographic essay. The proposed development site is located on the west side of the junction of West Street and New Street. The site is within the garden of the former Bank of Ireland buildings complex, and bounded all round by a rubblestone, 2.5m high wall; with a vehicle entrance from New Street, and a coach house and two out buildings along the eastern perimeter. None of these structures should be impinged upon by the proposed development. The vehicle entrance will be used to access to the Tourist Accommodation Facility development.



**Photograph 1:** Street front elevations of the development site, the former Bank of Ireland building, looking south.



**Photograph 2:** View of the site at the junction of West Street and New Street, looking southwest.



**Photograph 3:** View of coach gate entrance from New Street, looking west.



**Photograph 4:** The garden, site of the proposed glamping pods, looking south.



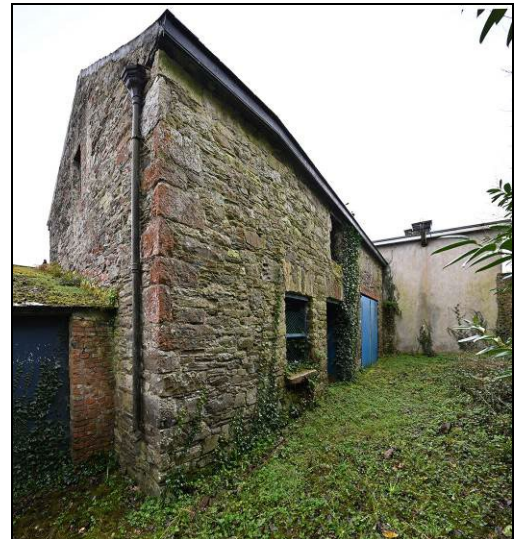
**Photograph 5:** The garden at the back of former Bank of Ireland building showing site of glamping pods, looking west.



**Photograph 6:** View of a small outbuilding and steps, connected to main structure, with coach gate/side entrance in background, looking southeast.



**Photograph 7:** Interior view of the vehicle entrance, looking east.



**Photograph 8:** View of the two-storey coach house along the western boundary wall.



**Photograph 9:** View of the garden from the northwest corner.



## 6. Assessment of the Proposed Development

From the documentary and archival sources, it can be concluded that the proposed Tourist Accommodation Facility development in the gardens of the former Bank of Ireland site lies just outside the western edge of the archaeological Zone of Notification (ZON) for the historic town of Lismore, reference WA021-019----. The site is bounded on its eastern side by New Street which marks the edge of the ZON. Historically, the site was situated on the roadside (West Street/Gallows Hill) out of the medieval town, and from the historical mapping sources appears to have been largely undeveloped into modern times; with small roadside cabins in poor condition being noted there on the late 18<sup>th</sup> century survey of the Devonshire Estate landholdings in Lismore.

Site inspection of the proposed development site did not encounter any upstanding, nor surface indicators of potential subsurface archaeological features or building fabric within the confines of the site. All of the structures within the red line of the development area are associated with the late 19<sup>th</sup> century development of the bank, its curtilage and outbuildings. The boundary wall to New Street may be earlier, but not by much as it post-dates the 1773 Scalé survey of Lismore, which shows the site (and New Street) as being gardens.

Due to the height of the garden walls and the massing of the existing former bank building, there should be no visual impact from the proposed Tourist Accommodation Facility development on the surrounding archaeological heritage. The development site is outside the direct line of sight to the significant archaeological monuments of Lismore, including the cathedral and the castle.

## 7. Mitigation Recommendations<sup>1</sup>

It is recommended that the development of the Tourist Accommodation Facility in the rear garden of former Bank of Ireland building, West Street & New Street, Lismore proceed as proposed, with the following mitigation measures.

It is recommended that, given that the proposed works will occur on the periphery of the archaeological Zone of Notification for the historic town of Lismore, reference WA021-019----, the groundworks associated with the development be subject to archaeological monitoring.

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### <sup>1</sup> Note on Recommendations

All mitigation measures are recommendations only and the decision on implementation, amendments, etc. rests ultimately with the Planning Authority – Waterford City & County Council, and the Development Applications Unit of the Department of Housing, Local Government and Heritage., and the National Museum of Ireland.

The monitoring should be conducted by an appropriately experienced archaeologist, under licence from the National Monuments Service.

Should archaeological material, features or objects be encountered, Waterford City & County Council should be prepared to be guided by the National Monuments Service, and the National Museum of Ireland as appropriate, on the resolution of any findings.

## 8. Sources & References Consulted

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- Database of Irish Excavation Reports – [www.excavations.ie](http://www.excavations.ie);
- Ordnance Survey Historic Mapping;
- National Inventory of Architectural Heritage (NIAH) – [www.buildingsofireland.ie](http://www.buildingsofireland.ie);
- Waterford City & County Development Plan 2022-2028;
- Waterford City & County Archives;
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