

Planning Department

Waterford City & County Council
Menapia Building
The Mall
Waterford
X91 PK15

RE: Part 8 Planning Application for Resue of Former Bank of Ireland Building at West Street & New Street, Lismore, Co. Waterford.

To Whom It May Concern,

With regard to the Part 8 Planning application for the accommodation reuse of the former Bank of Ireland located at the junction of West Street and New Street, Lismore, I wish to affirm the following.

As part of the previous Part 8 Planning application for the Tourist Accommodation Facility based in the garden and grounds of the former Bank of Ireland site, I prepared an Archaeological Desktop Assessment of that development.

That assessment established that the former Bank of Ireland and its ground is located just outside the western edge of the archaeological Zone of Notification (ZON) for the historic town of Lismore, reference WA021-019----. The former bank is not an archaeological monument.

Historically, the bank site was situated on the road out of the medieval town of Lismore, and from the historical mapping sources was largely undeveloped into modern times; with small roadside cabins in poor condition being noted there on the late 18th century survey of the Devonshire Estate landholdings in Lismore.

Site inspection as part of the Tourist Accommodation Facility Part 8 assessment 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 in the site, including the bank building itself, are associated with the late 19th century development of the bank, its curtilage and outbuildings.

Following a review of the proposed development works for this second phase of development to reuse the bank building, it can be concluded that the general internal works will not impact on the archaeological resource. Notwithstanding, any groundworks such as new services external to the building, or replacement of internal ground floor surfaces for energy upgrades, has potential however limited to impact on unknown subsurface archaeological material. Therefore, it is recommended that the groundworks associated with the development be subject to archaeological monitoring.

Yours faithfully,



Daniel Noonan BA, MIAI
Archaeologist

01/10/2024