



Farrimond MacManus Ltd

ARCHAEOLOGY • SURVEY • GIS

Archaeological Impact Assessment
for proposed Public Realm Scheme

at

Townhall Street / Farnham Street,
Cavan, Co Cavan

commissioned by

Cooney Architects / DHB Architects

on behalf of

Cavan County Council

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Archaeological Impact Assessment for proposed Public Realm Scheme Townhall Street / Farnham Street, Cavan¹

Summary

The following cultural heritage impact assessment was carried out by FarrimondMacManus Ltd having been commissioned by Cooney Architects / DHB Architects on behalf of Cavan Co Council in relation to public realm scheme centred around Townhall Street, Cavan, Co Cavan. A desk-based study has confirmed that the proposed development site is located within a wider archaeological landscape, with several known archaeological sites, recorded structures and Industrial Heritage sites recorded within a 2km radius of the development and that it lies within a designated Area of Archaeological Notification. The desktop study also identified the site as being located to the north of the historic core of Cavan town which owes its origins to the establishment of an ecclesiastic site in 1300AD and later the centre of O'Reilly rule with further development as a Plantation town in the 17th century.

An assessment of the impact which the proposed scheme may have on any archaeological remains which may survive within the boundaries of the scheme has been carried out and a mitigation strategy aimed at minimising any potential adverse archaeological impact the proposed development may have is therefore proposed.

- It is recommended that archaeological supervision of ground works associated with excavations beyond the level of existing street formation levels is carried out during construction phase works, i.e., excavation of tree pits. The aims of the archaeological monitoring are to identify sub-surface archaeological remains and to provide for their appropriate treatment, either through preservation in situ or through archaeological excavation and recording.*
- It is recommended that any archaeological works carried out are done so under licence to Department of Culture, Heritage and the Gaeltacht*

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Every effort is made to provide detailed and accurate information in compiling this report, however FarrimondMacManus Ltd cannot be held responsible for errors or omissions as a result of inaccuracies within third party data.

1. Introduction

- 1.1 This Archaeological Impact Assessment was prepared during April 2021 by FarrimondMacManus Ltd, having been commissioned by Cooney Architects / DHB Architects on behalf of Cavan Co Council in relation to a Public Realm regeneration project along Townhall Street, Cavan town.

2. Legal and Statutory Policies Relating to the Protection of Cultural Heritage

- 2.1 The legal framework which provides for the protection of the archaeological and cultural heritage resource in Ireland consists of various national and international laws and policies. The National Monuments Acts 1930 – 2004 is central to this framework and provides for the protection of a number of categories of monuments;

- National monuments in the ownership or guardianship of the Minister or a local authority or national monuments which are subject to a preservation order.
- Historic monuments or archaeological areas recorded in the Register of Historic Monuments.
- Monuments or places recorded in the Record of Monuments and Places

- 2.2 The provisions of the National Monuments Acts were supplemented by the 1992 “European Convention on the Protection of the Archaeological Heritage” (commonly known as the ‘Valletta Convention’) which was ratified by Ireland in 1997. The aim of the Convention is to ‘protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study’ (Article 1). The Convention provides the basic framework for policy on the protection of the archaeological heritage. The obligations on the State under the Convention include, but are not limited to:

- Providing for statutory protection measures, including the maintenance of an inventory of the archaeological heritage and the designation of protected monuments and areas.
- the authorisation and supervision of excavations and other archaeological activities;
- providing measures for the physical protection of the archaeological heritage, including (as necessary) acquisition or protection by other means by public authorities of areas intended to constitute archaeological reserves, conservation, and maintenance of the archaeological heritage (preferably in-situ), and the provision of appropriate storage places for archaeological remains removed from their original locations.
- providing for consultation between archaeologists and planners in relation to the drawing up of development plans and development schemes so as to ensure that full consideration is given to archaeological requirements;

- 2.3 The National Monuments Service of the Department of Culture, Heritage and the Gaeltacht keeps a record of all known monuments and sites (the Record of Monuments and Places (RMP)). The term 'monument' was redefined by the National Monuments (Amendment) Act of 1987 as:

“any artificial or partly artificial building, structure or erection or group of such buildings, structures or erections, any cave, stone or other natural product... that has been artificially carved, sculptured or worked upon... any, or any part of any, prehistoric or ancient tomb, grave or burial deposit, or ritual, industrial or habitation site, any place comprising the remains or traces of any such building, structure or erection...”

but excluding

“any building or part of any building, that is habitually used for ecclesiastical purposes”.

- 2.4 Section 1 of the 1987 Act provides that the term “historic monument” “includes a prehistoric monument and any monument associated with the commercial, cultural, economic, industrial, military, religious or social history of the place where it is situated or of the country and includes all monuments in existence before 1700 A.D. or such later date as the Minister may appoint by regulations”.
- 2.5 Under the Planning and Development Act 2000 (as amended) and associated Regulations, a planning authority must refer all planning applications, which might affect or be unduly close to any archaeological site, monument, or feature, to the Minister for the Environment, Heritage and Local Government.
- 2.6 When the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a Recorded Monument, they are required under Section 12 (3) of the 1994 Act to give notice in writing to the Minister 2 months before commencing that work. This time will allow the National Monuments Service to advise on how the work may proceed in tandem with the protection of the monuments in question.
- 2.7 While the owner or occupier or any persons proposing to carry out work at or in relation to a recorded monument is required under the National Monuments Act to give notice in writing to the Minister, it is the practice of DOEHLG to accept referrals from planning authorities as fulfilling the notification requirements.
- 2.8 The Planning and Development Act 2000 (as amended) recognises that proper planning and sustainable development includes objectives for the protection of the archaeological heritage. Development plans may include such objectives and conditions relating to archaeology may be attached to individual planning permissions.
- 2.9 *Architectural and Built Heritage*
- 2.9.1 The protection of the architectural and built heritage resource in Ireland is provided for in the Heritage Act 1995, the National Monuments (Misc. Provisions) Act 1999 and the Local Government (Planning and Development) Act 2000. Under the terms of the various elements of legislation a "Record of Protected Structures" (RPS) was compiled and produced within the Cavan County Development Plan 2003.

3. Methodology

- 3.1 The following archaeological impact assessment is based upon an extensive desk-based assessment carried out on information held by the National Monuments Service as the Archaeological Survey Database along with relevant historical documentary research. Available historical mapping was consulted and all sites and monuments, and listed buildings within the vicinity of the proposed development area (PDA) were noted. A site visit is also carried out to verify the results of the desk-based study and to identify any potentially un-recorded cultural heritage remains which may prove to survive.

4. Aims and Objectives

- 4.1 The aims of the Archaeological Impact Assessment can be viewed in the context of reference to the relevant National Monuments legislation in conjunction with Cavan Town and Environs Development Plan 2014 – 2020 with specific reference to the following Planning Policies and Objectives;
- Archaeological Heritage Policies AHP1 – P3 and Objectives AH01 – 04

- Recorded Monuments Policies RM-P1 – RM-P3 and Recorded Monuments Objectives MRO1 – RM-O3
- Industrial Heritage Objective IH01
- Built Heritage Policies BH01 – 03 and Objectives BHP1 – 6
- Older Building Objectives OB01 – 03
- Vernacular Architecture Objective VA-01
- Shop Fronts Objectives SF01 & SF02
- Industrial Heritage Objective IH-01
- Architectural Conservation Area Objectives ACA-01 & ACA-02

4.2 In the first instance the desk-based study and field visit aims to identify any recorded archaeological remains which may exist within the boundaries of the proposed scheme, while the desk-based assessment is also aimed at analysing the wider archaeological landscape in order to assess the likely potential for any previously unrecorded archaeological remains existing within the boundaries of the proposed development area (PDA). The second aim of the archaeological desk-based assessment is to develop a series of proposed mitigation measures in order to allow for the preservation (either *in situ* or by record) of any potential archaeological remains which may survive in line with relevant heritage planning guidelines.

5. Site Location

5.1 The proposed public realm scheme is located within the centre of Cavan Town, Co Cavan, along Townhall Street which extends along an east – west direction connecting Farnham Street to the west with Main Street to the east (figs. 1 & 2).

6. Proposed Development

6.1 The proposed scheme is to consist of the regeneration of the streetscape surrounding Cavan Townhall along the west end of Townhall Street including the junction with Farnham Street to the north and south (fig. 3). The proposed scheme will entail raising the existing carriageway up to the level of existing kerb line, replacement of existing carriageway and pavement surfaces with stone paced surface, expansion of the existing Rose Garden at the corner of Townhall Street / Farnham Street including the reduction in car parking from 23 spaces to 18 spaces to the west of the Townhall Building. The existing Public Toilet block will also be demolished for provision of a temporary stage space for events. New tree planting is also planned along the north side of Townhall Street, east side of Farnham Street and along the south boundary of the Rose Garden.

7. Geological and Topographic Setting

7.1 The proposed development is situated within an urban landscape on relatively low-lying land situated on the east banks of the Cavan River, and northeast of Sweelan Lough. The oldest rocks in Co Cavan are Ordovician slates, siltstones and volcanic rocks and Silurian slates, greywacke and shales. The subsequent Jurassic, Cretaceous and Tertiary periods left no geological trace in Cavan and while bedrock geology typically has a strong influence on landscape, the dominant control of landscape formation in Cavan was the movement of ice across the region during the last Ice Age. The ice deposited ribbed moraines, crag-and-tails and drumlins that give the county its characteristic “basket-of-eggs” topography. The ice sheet flowed generally northwest to southeast across Cavan, a fact

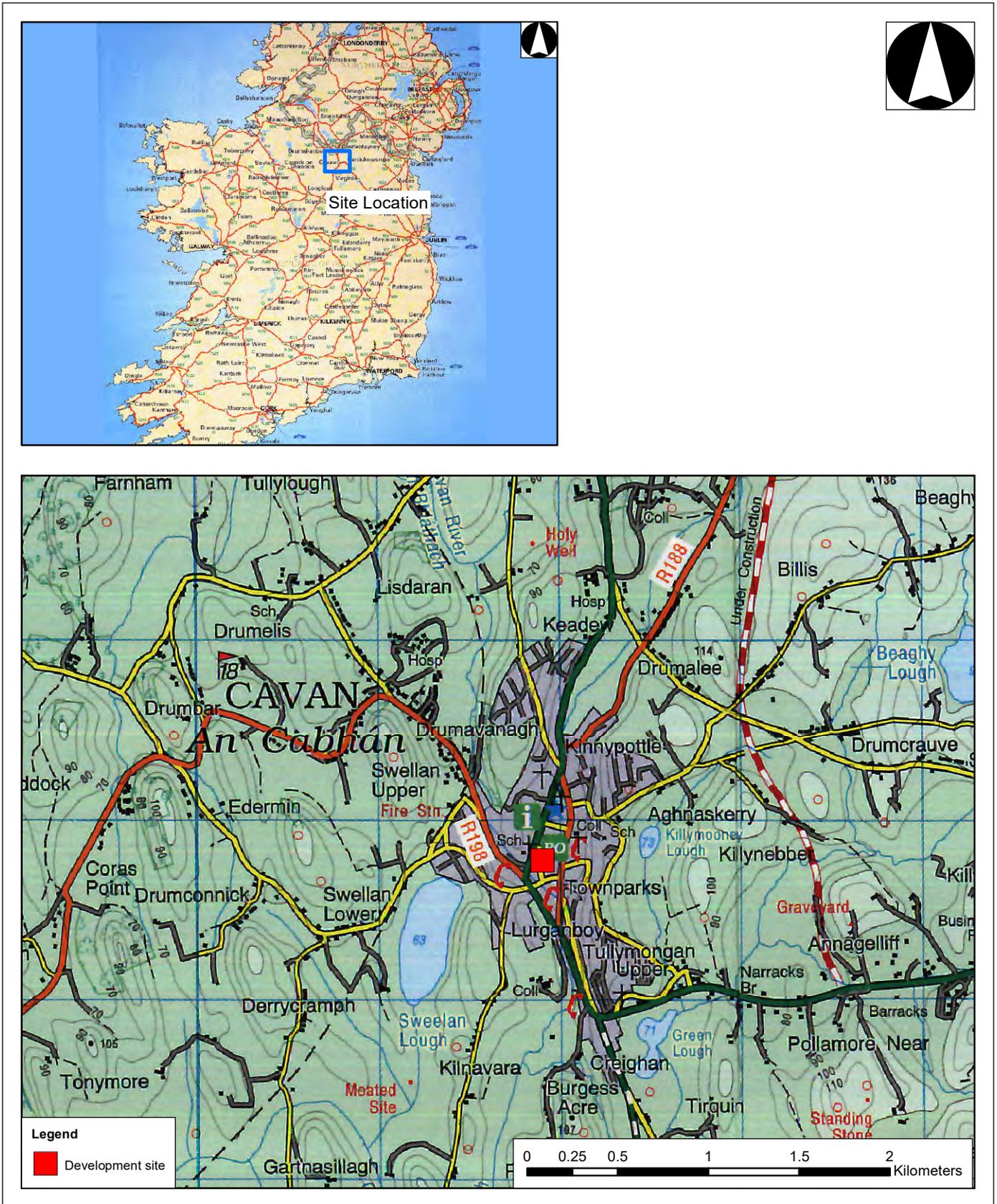
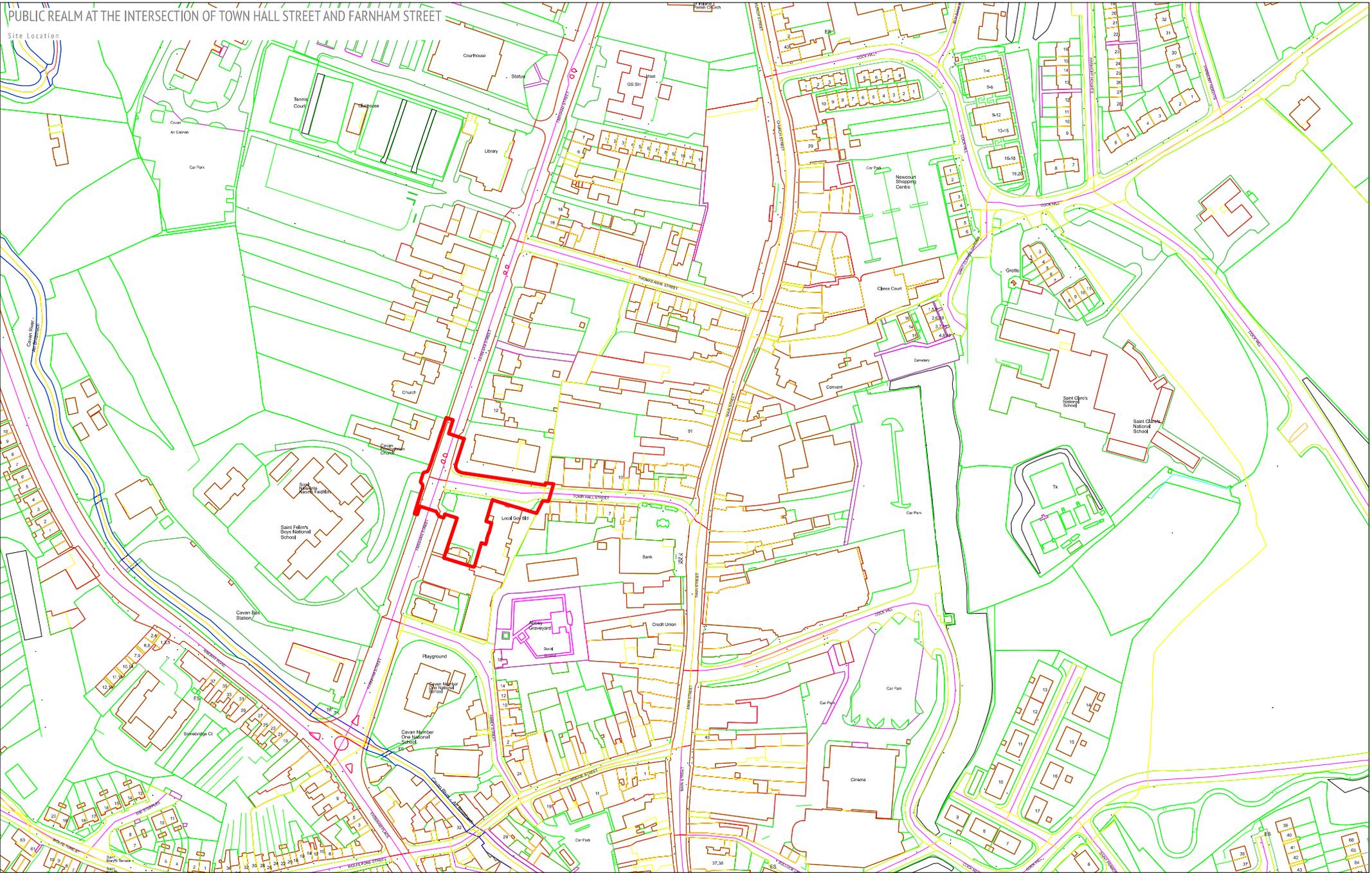


Figure 1: Proposed Abbeylands urban regeneration development, Cavan Town: General site location



PUBLIC REALM AT THE INTERSECTION OF TOWN HALL STREET AND FARNHAM STREET

Site Location

REVISION

1	
2	
3	
4	
5	

NOTES

- 1. This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings and specifications.
- 2. This drawing and design is copyright, and may not be reproduced without Cooney Architects permission.

DESIGN TEAM

Engineer:
 Engineer:
 QS:
 Fire Engineer:
 DEC Engineer:

PART 8 PLANNING

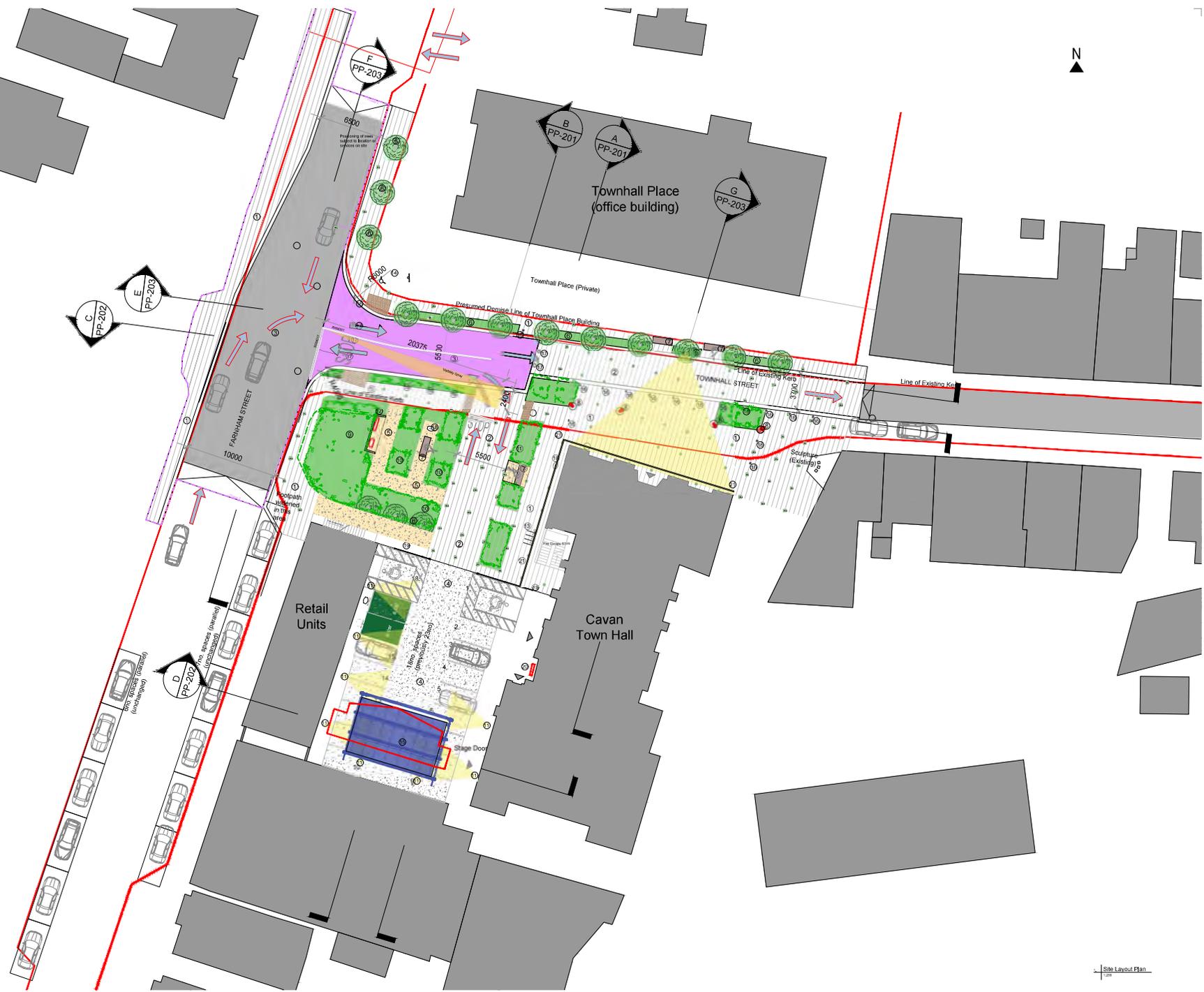
Figure 2: Proposed Abbeylands urban regeneration development, Cavan Town: Detailed site location

CooneyArchitects dnbarchitects

Project: Town Hall Street Public Realm, Co. Cavan
 Client: Cavan County Council
 User: PC
 Drawing Set: A1
 Date: 2022.PP8.001
 Site Location/QS Map
 Scale: 1:1000 @ A1/1:2000 @ A3
 Date: April 2021

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KEY

1. Stone Paved Pedestrian Area
2. Stone Paved Shared Surface Carriageway
3. Asphalt Shared Surface Carriageway
4. Gravel Retaining Grid Surface
5. Ballylusk Gravel Pathway
6. Treepit
7. Bench
8. Decorative Lighting Totems
9. Existing Rose Garden
10. New Rose Garden for Cystic Fibrosis
11. Projector Lighting (or provision for) to be installed
12. Stone screen to pillar boxes incorporating signage
13. Bicycle racks
14. Wayfinding Signage
15. Public toilets to be demolished. Mobile Stage to be installed temporarily for events. Exposed gable wall to be made good.
16. Bollards
17. Removable/Retractable Bollards
18. Solar Compacting Refuse Bin
19. Repositioned Existing Railings
20. Repositioned Pay & Display Machines
21. Recessed in-ground linear lighting strips to illuminate facade

Site Layout Plan
1:500

REVISION

No.	Description
1	Issue for comment
2	Issue for comment
3	Issue for comment
4	Issue for comment
5	Issue for comment
6	Issue for comment
7	Issue for comment
8	Issue for comment
9	Issue for comment
10	Issue for comment
11	Issue for comment
12	Issue for comment
13	Issue for comment
14	Issue for comment
15	Issue for comment
16	Issue for comment
17	Issue for comment
18	Issue for comment
19	Issue for comment
20	Issue for comment
21	Issue for comment
22	Issue for comment
23	Issue for comment
24	Issue for comment
25	Issue for comment
26	Issue for comment
27	Issue for comment
28	Issue for comment
29	Issue for comment
30	Issue for comment

NOTES

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DESIGN TEAM

Engineer:
Engineer:
QS
Fire Engineer:
D&C Engineer:

PART 8 PLANNING

Figure 3: Proposed site layout

CooneyArchitects **dhbarchitects**

Project No: 2022:PP8.002
Client: Cavan County Council
Drawn by: CCM
Drawing Date: A1
Drawing No: 1:200 @ A1 / 1:400 @ A3
Date: May 2021
Scale: 1:200 @ A1 / 1:400 @ A3
Date: May 2021
Author: GS, CCM
Check: GS, CCM
Date: 1/05/2021
1/05/2021



illustrated by the orientations of the crag and tails and drumlins, which are aligned northwest to southeast in general. As well as this, erratics of Crossdoney granite were carried south-eastwards by the ice. As the ice sheet melted, large lakes formed including Lough Sheelin and Lough Kinale, which were joined as one lake at that time. At the edge of the lake large deltas were formed. Elsewhere in the county, deep meltwater channels were gouged out of the landscape by huge meltwater rivers. On the lowlands in the south of the county, the meltwater river of the Blackwater deposited massive volumes of sand and gravel as it flowed through the valley south of Lough Ramor².

7.2 *Solid & Drift Geology*

7.3 Geological mapping and soil mapping for the immediate area of the PDA indicates that the underlying geology consists of dark quartz and greywacke conglomerates of the Solid Castlerahan Formation overlain by Silurian metasediments.

8. **The Archaeology of the Wider Area**

8.1 The following background is a brief summary of the archaeology and history of the general area of the development, which is designed to put the results of the investigations into their archaeological and historical context.

8.2 *Mesolithic (7,500 – 4,500 BC)*

8.2.1 The earliest evidence of human activity in Ireland comes from the Mesolithic Period, for which evidence begins around 7,500 BC. The people were hunters and gatherers, living by catching wild animals, birds and fish and collecting wild fruit, nuts and shellfish. They exploited local outcrops of flint and chert to manufacture characteristic microliths (to form composite implements), Larnian blades and butt-trimmed (Bann flake) tools. Mesolithic encampment sites are known around the lake shores of Co Cavan.

8.3 *Neolithic (4,500 – 2,500 BC)*

8.3.1 The Neolithic Period began around 4,500 BC with the arrival of farming. The introduction of a settled agricultural regime allowed some industrial specialisation (flint mining, polished stone axe production), the establishment of long-lasting settlements and the erection of megalithic tombs. Pottery was produced for the first time and exploitation of the flint resource continued for the manufacture of tools. Substantial houses and settlements were constructed and, with many such sites have been discovered in the last 10 years. Megalithic tombs, built of large stones, are some of the most prominent funerary sites in the landscape, many of which were used as burial monuments to inter the remains of the dead.

8.4 *Bronze Age (2,500 – 500BC)*

8.4.1 The beginning of the Bronze Age, around 2,500 BC, was marked by the appearance of new types of pottery (Beakers, Food Vessels and Urns) and by the introduction of metallurgy (working with gold and bronze). Although wedge tombs date from this period, new burial practices in the form of single inhumations and cremations (often in cists and pits) and earthen barrows largely replaced the megalithic tomb tradition. Stone circles are probably the best-known monuments of the Bronze Age. Standing stones are sometimes assigned a Bronze Age date and may mark burials of the period. Settlement sites of the Bronze Age are being revealed at a dramatic rate in recent years; the houses are generally circular and leave no visible traces on the surface. Many artificial islands, or crannogs, also date to this period; composed of brushwood, timbers and stone, they are found in small lakes and

² Parks et al, 2013: The Geological Heritage of Cavan: An audit of County Geological Sites in Cavan

areas of drained and reclaimed land. The most numerous monuments of the period, however, are fulachta fiadh, or burnt mounds, composed of charcoal, ash and fire-cracked stones; thought to be cooking places, they often have hearths, troughs and wood-lined pits associated with them. The majority of these sites have no upstanding remains and are usually revealed at the topsoil-stripping stage of archaeological investigations.

8.5 *Iron Age (500BC – AD500)*

8.5.1 Evidence of human activity and settlement in the Iron Age is surprisingly sparse, though more sites are gradually being discovered as part of development led archaeological works. Important Iron Age sites include the Black Pigs Dyke a considerable earthwork which stretches through Counties Leitrim, Longford, Monaghan, Cavan, Fermanagh and Down. As the name indicates, it was during this period that the manufacture and use of iron and steel tools, weapons and other artefacts first took place, though the tradition of pottery production apparently disappeared.

8.6 *Early Christian / Early Medieval (550AD – 1177AD)*

8.6.1 The term 'Early Christian' is used to refer to the period from about 500 to the Anglo- Norman invasion of east Ireland in 1169, though it is being increasingly referred to as the Early Medieval period. Monuments from this period are the most numerous in the landscape, with tens of thousands in the whole of Ireland. These include defended settlements including raths, cashels, crannogs, unenclosed settlements, ecclesiastical sites and souterrains. The most plentiful of these are raths, which were farmsteads enclosed by banks and ditches. Many of the destroyed sites listed as enclosures in the SMR are probably the remains of raths disturbed by agricultural improvement schemes. Rathes are generally circular or oval but vary in size and in the number of enclosing banks and ditches. Cashels are enclosures in rocky upland areas, of similar date and function as raths but with stone-built walls instead of banks and ditches.

8.6.2 Associated with such sites are souterrains, underground structures most commonly made by digging open trenches, lining them with boulders to form dry-stone walls, and then roofing them with large stone lintels before covering with soil. Due to the removal of associated upstanding remains, many souterrains are found with no obvious accompanying settlement; these are difficult to anticipate prior to their exposure.

8.6.3 As is clear from the name, this period saw the introduction of Christianity, and subsequently literacy into Ireland and, therefore, the start of the historic period. There are several hundred ecclesiastical sites of the period within Ireland, varying greatly in size and state of preservation. Some are occupied by modern churches, some are still used for burial, some have been completely destroyed.

8.7 *Medieval Period (1177AD – 1603AD)*

8.7.1 The Medieval period in Ireland began with the Anglo-Norman invasion in 1169-70, and while the main focus of Anglo-Norman incursions were in east Ulster where Antrim and Down were quickly subdued and settled, the south Ulster borderlands were very much an "in between" place. In the early 13th century, there was an attempt to colonise parts of Cavan and Leitrim although the sporadic campaigns petered. Although. Where settlement did occur, the Anglo-Normans introduced new types of structures, prominent among which were mottes (flat-topped earthen mounds), stone castles and further monastic foundations.

8.8 *Post Medieval Period (1603AD – 1750AD)*

8.8.1 The Post-Medieval period was dominated by the Plantation of Ulster. After the Flight of the Earls in 1607, large tracts of Counties Antrim, Down, Londonderry and Cavan were granted by the Crown to English and Scottish settlers in 'Proportions' of land of 1,000, 1,500 or 2,000 acres, on condition that

the holders were able to build strong houses and enclosures. These in turn acted as the nucleus for the growth of towns.

9. Historical Background

- 9.1 Cavan is located within the early medieval Irish territory of Breifne which encompassed modern day counties Leitrim and Cavan. At its maximum extent, this territory extended from Kells (Co Meath) to Drumcliff (Co Sligo) and was part of Connaght until the mid-16th century when it was split into counties Cavan and Leitrim eventually becoming part of Ulster during the 17th century Plantation. The ruling family of East Breifne (Cavan) were the O'Reilly clan from the 8th century onwards³.
- 9.2 The town of Cavan partially owes its origins to the establishment of a monastic site at the beginning of the 14th century when the "Monastery of the Virgin Mary" was established in the year 1300 by Giolla-Jiosa-Ruadh O'Reilly for the friars of the order of St Dominic⁴. The Dominicans were later expelled from the monastery by the O'Reillys in 1393 who handed the establishment over to a Franciscan Order and it continued its existence until the mid-18th century by which time the friars had left.
- 9.3 During the late 14th century, the principle seat of O'Reilly power was transferred from the island castle at Clough Ogther to Cavan and the site of Tullymongan Hill to the southeast of the Friary where a castle was constructed. The location of both an ecclesiastic centre and important seat of power for the ruling clan allowed for the development of Cavan as a town which grew around both establishments. In his assessment of Cavan as the first Ulster plantation town, Cherry⁵ suggests that the O'Reillys, in their geographic location bordering Gaelic Ulster to the north and Old English Meath and New English Pale regions to the south, were "subject to both informal and formal anglicisation at political, religious and social levels". This he argues gave the O'Reillys a uniquely highly developed nature of governance and sophisticated commercial acumen, the latter demonstrated by the use of a local coinage, minted locally, as formal payment for goods and services which was in contrast to other Gaelic areas where trading in cattle was still the norm. By the late 15th century, a substantial market was held in Cavan, so much so, that English merchants were banned from selling goods to Cavan market (among others) so as not to help enrich the "King's enemies". In 1550 the Lord Deputy, Henry Sidney refers to Cavan as containing a "great town and castle" and by 1583 there are references to the employment of workmen and laborers with associated stores and supplies for the building and maintenance of the castle and "all other necessary rooms and offices" as paid by the "gentill and others of the barony of Cavan". Cavan's gaol is also described at this time as being full of prisoners suggesting that it also housed a local court session. In 1594 however Cavan town and its castle were destroyed after it was attacked by rebels during the early part of the Nine Years War. The Friary is recorded as surviving having housed an English garrison at this time.
- 9.4 By the Plantation of Ulster in the 17th century Cavan town appears to have gone into decline as it is described by Arthur Chichester as "a poor town.... seated betwixt many small hills"⁶. Despite its declined importance, Chichester decided it would be the principal location for the commencement of the plantation of Ulster due to the people being "more pliable" than other parts of Ulster. Cavan town therefore became the first town in Ulster to be incorporated under the Ulster Plantation, when in November 1611, James I granted a Charter to the town of Cavan. The Charter stated that Cavan was to be the only place of trade and commerce in the County of Cavan⁷ and that 400 acres of land had

³ <http://sites.rootsweb.com/~irlikik/ihm/ireclans.htm#uibriuin>

⁴ Mervyn., A (1723 – 1791); Moran., P., F 1830 – 1911 (ed): *Monasticon Hibernicum* pg 67

⁵ Cherry., J., 2007: Colonial appropriation of Gaelic urban space: creating the first Ulster Plantation town <https://core.ac.uk/download/pdf/147609560.pdf>

⁶ Hill., G. 1889: *Plantation papers: containing a summary sketch of the great Ulster plantation in the year 1610* pp 179 - 209

⁷ Smth., T., S. 1926: *The Corporation of the Borough of Cavan Berifny Antiquarian Society 1927 Vol 3 No. 1* pp178 - 214

been allocated in and around the town for the maintenance of a corporation. In 1616 the castle is described as being in a ruinous state and was granted to planter Sir Thomas Rotherham for a period of 21 years. However, despite Rotherham's requirement to fortify the town as part of his grant of land, he failed to develop the site which was still described in much the same state in 1619 when it was further granted to Charles, Lord Lambeth, Baron of Cavan. Again, with this grant there was a requirement that he fortify the town, with either a stonhouse/castle and/or walled defenses. While it appears that the strong house or castle was never constructed, historic 17th century accounts of Cavan do refer to a "town wall" and "town ditch" (*ibid*) however no clear evidence of these survives to the present day. It is possible that given Cavan's acquiescence to the plantation, as evidenced by the appointment of many of the government agents of the town (e.g., the sovereign/mayor and the burgesses) to local gaelic families, the construction of a strong defensive castle and battlements was perhaps not considered a priority. This may have resulted on only partial construction of a town wall and/or ditch.

- 9.5 The establishment of new protestant religious and educational institutions were key in the solidification of English rule in Ulster (*ibid*). To that effect the medieval abbey in Cavan and half a poll of land was given over to Sir Thomas Ashe from Theobald Burke and in 1611 the Plantation Commissioners recommended that the abbey be converted to a parish church and free school both of which appear to be completed by the 1620's, the former in used up to 1815.
- 9.6 As part of the plantation, it was expected that the town would be further developed through lease of the incorporated land surrounding the town. The initial development of Cavan town in the early 17th century appears to have been problematic owing to the occupation of the corporation land by two local Brady relatives who appear to have been renting the land out for private gains. In 1613 the development of Cavan is referred to as showing little progress with only a couple of houses being built of lime and stone indicating at this time many of the structures were still of timber construction. By 1631 there is evidence of some new streets being laid out, with a new street of Cavan being referred to leading from the "High Crosses unto Gallow's Hill", perhaps relating to the later named Castle Street (*ibid*). Further development of Cavan town by the corporation in the 1630's was further hindered somewhat by the purchase of the original leases of the town to a Dublin merchant, John Gibson who effectively was an absentee landlord of many properties and lands in the town.
- 9.7 As part of the administration of Cavan the corporation was expected to build a common hall or "Tholsell" in which it would meet on a regular basis. The administration of justice through the holding of "Town Courts" to cover town government and a Court of "Pye-powder" to cover borough law was also expected. It is not clear as to whether the Tholsell building or specific court building were ever built, however there are historic references to the use of a "Towne House" for both corporation meetings and town courts between 1703 and 1728, and later during the 19th century the town court is recorded as being held in the "Court House, Cavan" indicating at this stage that specific public buildings were constructed to administer the town.
- 9.8 Despite the apparent lack of construction of town defences during the early 17th century, it seems that Cavan was not always so amenable to English Rule. During the reign of James II in 1690 Cavan was one of the few remaining settlements which still housed Jacobite commander William Nugent and his forces. On 11th February Col William Wolseley left Belturbet with a force of 1200 infantry and 300 cavalry, attacked and drove the Jacobites out of the town, plundering and burning the town to the ground before returning to Belturbet.
- 9.9 By the 18th century administration of Cavan had been passed on to the Maxwell family who later entered the English peerage as Baron Farnham. Farnham House and estate to the northwest of

Cavan town were established around 1700 by John Maxwell and later extended by Barry Maxwell in 1780, the 3rd Baron and 1st Earl of Farnham. The Farnham influence on the layout of Cavan town is seen during the early 19th century with the construction of a new wide road – Mail Coach road, now Farnham Street to the west of Main Street which was built to cater for passing coach trade. The street also served as the focus for town improvement with the construction of a “tree and terraced lined mall” lined with comfortable houses and public buildings including the courthouse. The town was further developed during the 19th century with the establishment of a new Church of Ireland Church in 1807 on Church Street. A surgical hospital and dispensary are also recorded on Church Street during the early 19th century. Further developments included the construction of a Jail (1810), National School (1820), Courthouse (1824) Green’s Mill (1846) and St Patrick’s College (1871). During the 19th century the Midland Great Western Railway and the Great Northern Railway were also constructed with Cavan being located at a crossover point between the two resulting in the construction of a railway station just west of the centre of Cavan town.

10. Desk Based Study

10.1 Sites and Monuments Record

10.1.1 The desk-based assessment identified the proposed development as being located within both a designated Urban Archaeological Zone/Zone of Archaeological Potential (fig. 4). The Zone of Archaeological Notification is defined as an area under which notification must be made to the Minister for Culture, Heritage and the Gaeltacht as a means of protection of archaeological heritage in areas deemed as being of high archaeological potential, e.g., close to a known monument or within an historic town or city.

SMR NO	SITE TYPE	GENERAL PERIOD	TOWNLAND
CV020-087----	Ring-ditch	Prehistoric	TULLYMONGAN LOWER
CV020-054----	Ringfort - rath	Early Medieval	KILLYNEBBER
CV020-055----	Historic town	Medieval to Post medieval	KEADEW (Cavan Rural & Urban),KINNYPOTTLE,LURGANBOY (Upper Loughtee By.),TOWNPARKS (Cavan Urban District),TULLYMONGAN LOWER,TULLYMONGAN UPPER,ABBEY LAND,DRUMAVANAGH
CV020-055002-	Religious house - Franciscan friars	Medieval	ABBEY LAND
CV020-055003-	Cross - Market cross	Medieval	TOWNPARKS (Cavan Urban District),ABBEY LAND
CV020-055004-	Castle - unclassified	Medieval	TOWNPARKS (Cavan Urban District)
CV020-055007-	School	Post Medieval	ABBEY LAND
CV020-055008-	Bridge	Uncertain	ABBEY LAND,TOWNPARKS (Cavan Urban District),LURGANBOY (Upper Loughtee By.)
CV020-055009-	Redundant record	Not Defined	ABBEY LAND,TOWNPARKS (Cavan Urban District)
CV020-085----	Ringfort - rath	Early Medieval	KINNYPOTTLE
CV020-072----	Ringfort - rath	Early Medieval	SWELLAN UPPER
CV020-088----	Burnt mound	Prehistoric	TULLYMONGAN LOWER
CV020-090----	Ringfort - rath	Early Medieval	TOWNPARKS (Cavan Urban District)
CV020-091----	Battlefield	Post Medieval	TULLYMONGAN LOWER,TULLYMONGAN UPPER

Table 1: List of recorded SMR sites within a 2km radius of the proposed development

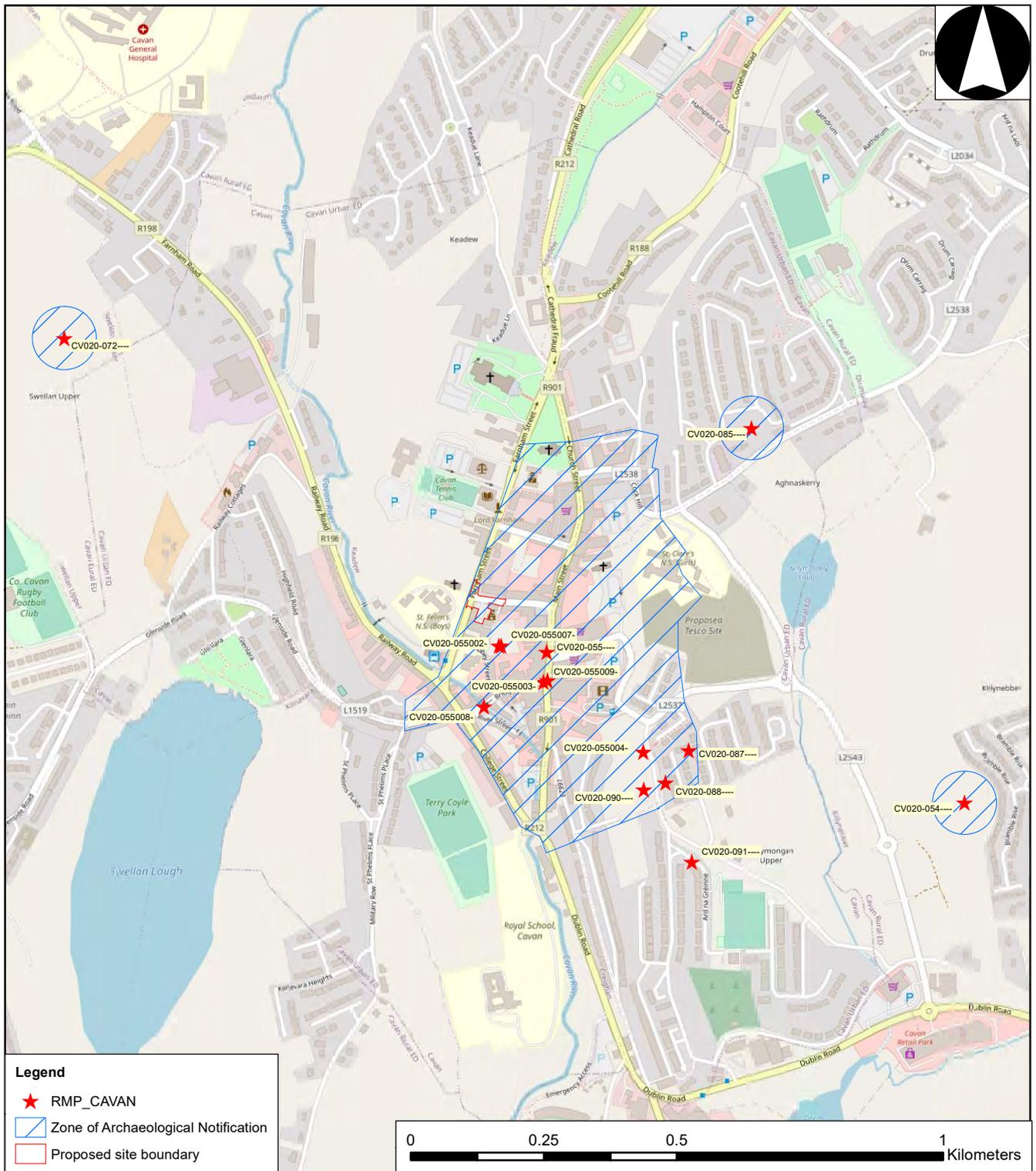


Figure 4: Location of recorded archaeological monuments and Zone of Archaeological Notification within 1km of proposed scheme

- 10.1.2 The desktop study also shows that the proposed development is situated within an established archaeological landscape, with 14 archaeological sites and monuments (SMR) recorded within a 1km study area (fig. 4; Table 1) surrounding the PDA.
- 10.1.3 Prehistoric occupation of the landscape surrounding Cavan town is represented by the location of a Bronze Age Ring-Ditch (CV020-087) located during development works 300m to the southeast of the proposed scheme. A Bronze Age burnt mound (CV02-088) was also identified associated with the Ring Ditch 74m to the southeast.
- 10.1.4 Several Early Medieval occupation sites in the form of Rath/Ringfort settlements are also recorded 225m to the southeast (CV020:054), 500m to the northeast (CV020-085) and 900m to the northwest (CV020- 072). Rath sites CV020-054 and CV202-072 both survive as upstanding monuments.
- 10.1.5 The medieval origins of Cavan town are well represented within the archaeological record and include the town of Cavan itself recorded as a monument (CV020-055) which spans from the medieval period to the post medieval period as outlined in Section 9 above and the Market Cross (CV020-055003) which is recorded as once being located at the southern end of Main Street at the junction with Bridge Street. The importance of the town is reflected in the designated Zone of Archaeological Potential as defined in Figure 4.
- 10.1.6 Associated with Cavan town's medieval origins are the site of a Franciscan Abbey (CV020-055-002) which is located to the south of the proposed scheme and gives its association to the townland name of Abbeylands. As noted in Section 9 above the Abbey was established in the early 14th century and is depicted in Netherdrift's plan of Cavan town dated 1593AD (Section 10.5 for details). The monastery was destroyed during the 15th and 16th centuries; In 1429 the Friary and town were burnt by the English during a conflict between the O'Reilly's and the O'Rourkes; in 1451 when a Friar accidentally fell asleep with a lit candle which set his chamber and ultimately the friary on fire; 1468 The Friary and adjacent O'Reilly Castle were burnt down by the forces of John Tiptoft Early of Worcester and Chancellor of Ireland; in 1575 the Friary and town were again burnt by Mary O'Reilly who is recorded in the Annals of Breifne as having set the town on fire out of spite. The monastery was reformed by 1499 where it held provincial chapters/assemblies in the years 1521, 1539 and 1556. There are repeated references to Cavan Friary throughout the 17th and 18th centuries until 1766 when it was recorded by the provincial of the Franciscan Order in Ireland that the friar had left Cavan and had no place to live.
- 10.1.7 The medieval site of the O'Reilly Castle (CV022-05004) is located 200m to the southeast of the PDA. The castle is recorded as being late 14th century in date, first referenced in 1427 when it was destroyed by the English. It was then rebuilt and stood on the site until the 17th century when it is described in Plantation records as being in a ruinous state. Again, it is depicted on Netherdrift's plan of Cavan town as a large square building with a door in its west wall, an extramural staircase at the southside, corner turrets to the northwest and southeast, rising above the roofline, and a bawn enclosing several outbuildings. Lewis (1837, vol. 1, 318) recorded vaults and parts of the foundations surviving in the 19th century. However, by the time of Davies' visit in 1946 there were only low banks (H 0.75m) remaining, indicating the former line of a roughly square bawn (dims. c. 29m x 29m). There are now no visible remains of castle at ground level.
- 10.1.8 Cavan town's archaeological record continued through to the post medieval period as its foundation as a Plantation town with the conversion of the Abbey into the site of a Free School and associated Parish Church (CV002-055007) in the early 17th century. Stone from the castle was also used as a source of construction material of these new building.

10.2 Recorded Structures

10.2.1 There are numerous recorded structures within the National Inventory of Architectural heritage (NIAH) within the wider study area. Closer to the PDA there are four listed buildings within the environs of the west end of Townhall Street (fig. 5; Table 2).

REG_NO	DATE	ADRESS	TOWNLAND	ORIGINAL USE	CURRENT USE
40000085	1860 - 1880	Farnham Street	KEADEW (Cavan Rural & Urban)	Presbyterian Manse	house
40000084	1835 - 1840	Farnham Street	KEADEW (Cavan Rural & Urban)	church/chapel	Cavan Presbyterian Church
40000401	1870 - 1890	Farnham Street	KEADEW (Cavan Rural & Urban)	gates/railings/walls	gates/railings/walls
40000161	1905 - 1910	Town Hall Street	KEADEW (Cavan Rural & Urban)	Cavan Town Hall	Cavan Town Hall

Table 2: List of buildings listed on NIAH register within the environs of Townhall Street west

10.2.2 The majority of the above listed buildings are registered as Protected Structures with the exception of Nos.40000401 and 40000166 as they refer to sections of Iron Cast railings within the town.

10.2.3 Of particular reference to the proposed scheme are the site the Cavan Townhall (Reg No. 40000161) around which the public realm scheme is centred. This building is described as having been constructed in 1909 as an important municipal building, designed by architect William Alphonous Scott using local Latt sandstone which enhanced the streetscape and created a striking landmark building within the town centre. There are sections of cast iron railings (Reg No. 40000401) dating to 1880 from the former Farnham Gardens which extend around part of the boundaries of the Townhall and Farnham Street. While the railings are listed in the NIAH records they do not have protected structure designation.

10.2.4 Of the aforementioned recorded structures, the cast iron railings located around the existing Townhall are of particular note in that they are located within the boundaries of the proposed scheme, albeit not in their original location having been relocated as part of the 1960's development of Farnham Gardens.

10.3 Industrial Heritage Sites

10.3.1 A number of Industrial Heritage sites are listed within the Cavan Town development plan. These include Cavan Railway Station sites located in Drumnvannagh townland to the west and Keadew townland and O'Reilly's Mill, Lurganboy located south of the PDA at the southern end of River Street.

10.3.2 None of the recorded Industrial Heritage sites are located within or adjacent to the proposed scheme.

10.4 National Museum of Ireland Finds Database

10.4.1 The finds database from the National Museum of Ireland was consulted to establish whether any archaeological artefacts have been discovered within the PDA, giving further indication of the archaeological potential of the area.

10.4.2 No artefacts are listed from within the boundaries of the PDA or the 1km study area.

10.5 Historic Maps

10.5.1 The earliest map available is Netherdrift's plan of Cavan town dated c.1593AD (fig. 6a). Cavan town is shown to have been formally set out along a main street which runs north to south with a series of buildings fronting on to both sides of the street. A town square or market is shown as an area of open space centrally within the town with a road (Bridge Street) extending westwards and with a bridge

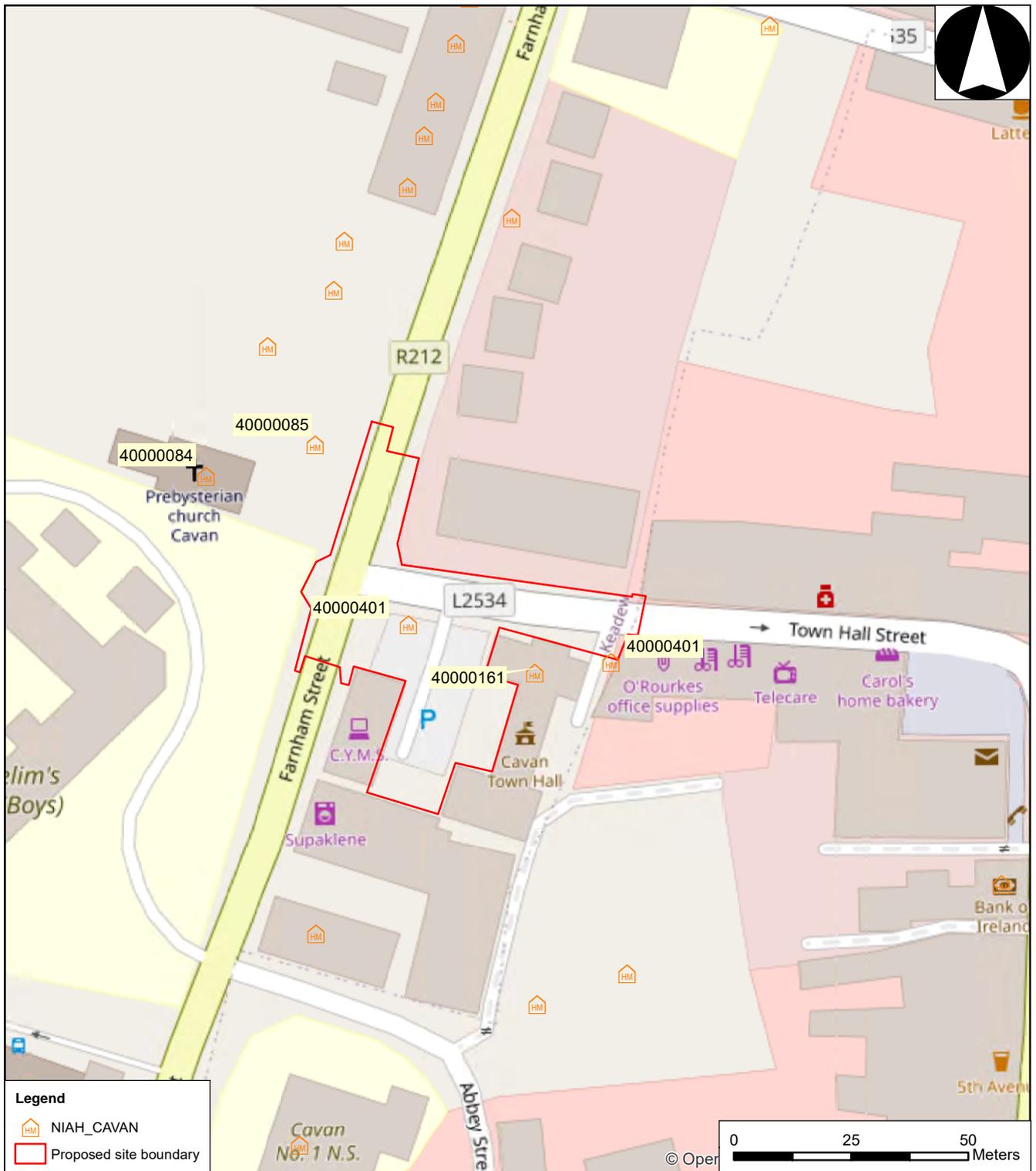


Figure 5: Location of NIAH recorded structures within close proximity to proposed scheme

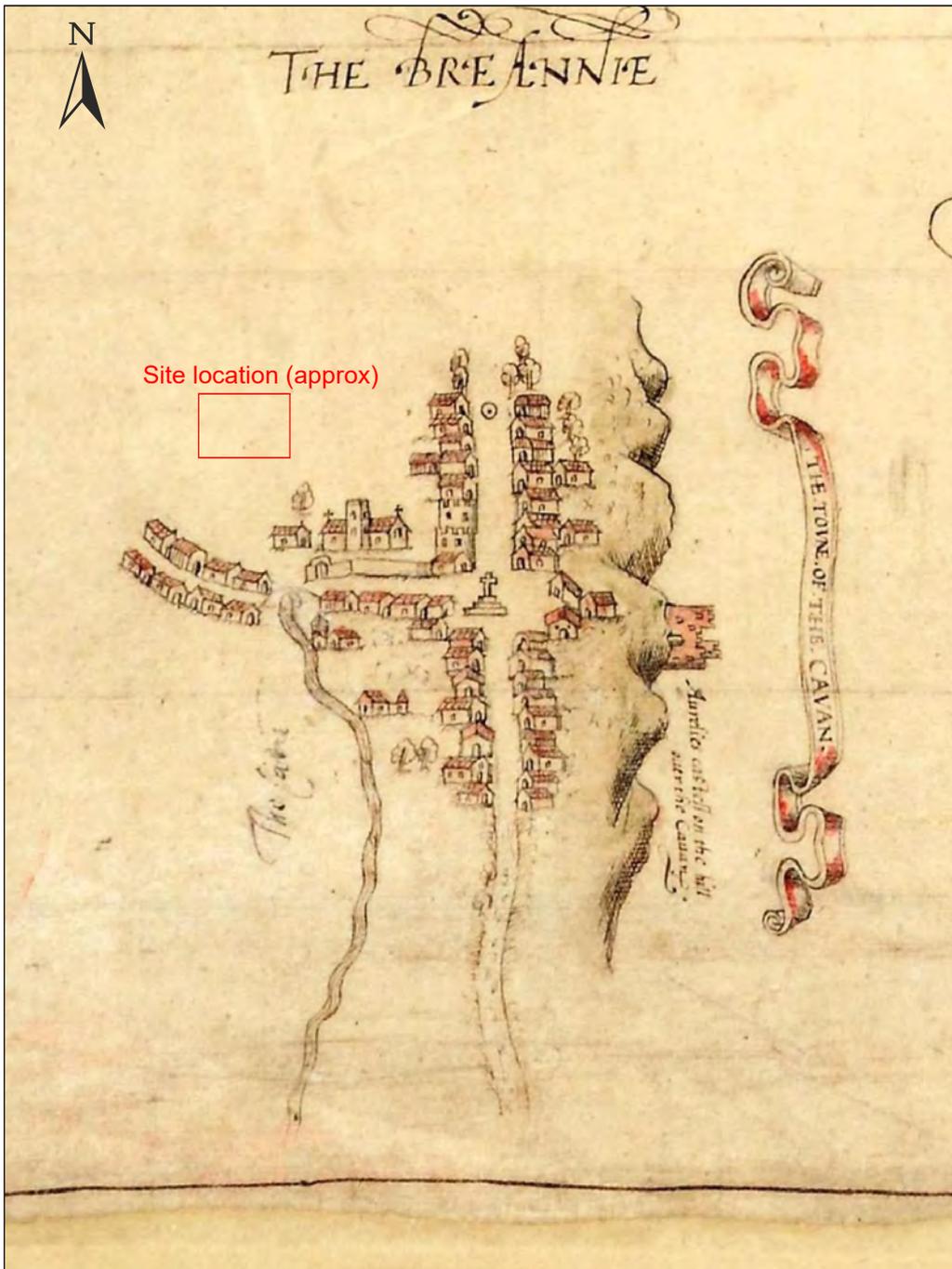


Figure 6a: Map of Cavan town c.1593AD (Netherdrift) showing approximate location of proposed scheme

carrying the road over the Cavan River. The eastern portion of this street contains a row of buildings along the south side of the street while both sides are lined with buildings once the road crosses the river. The medieval Franciscan abbey is shown to the north of Bridge Street as a large church and tower with precinct wall and corresponding entrance gate along the southern boundary and second ancillary building to the west. This 16th century map indicates that the present-day layout of the Cavan town's central streets, Main Street and Bridge Street likely have a medieval origin. Townhall Street does not exist, but its likely location would be to the north the abbey marked on this 16th century map.

- 10.5.2 The next available pre-Ordnance Survey map of Cavan town is from 1785 (fig. 6b). The map shows further development of the town towards its modern-day layout with the laying out of what is now Abbey Street off Bridge Street. The Kinnypottle River tributary of the Cavan River runs through the centre of the proposed scheme. This map overlay also shows that the proposed scheme is located beyond the historic abbey precinct within an area of the town which remained as green field in nature.
- 10.5.3 The 1st edition (1837), 3rd edition (1910) 6-inch OS and 1913 25-inch OS maps⁸ were also consulted as was OS large scale town plan 1883 map to examine the development of the area within the PDA and its immediate surroundings (figs.6c - g).
- 10.5.4 Consultation of the 1st edition OS map (fig. 6c) shows that Townhall Street had yet to be laid out at the beginning of the 19th century and that the proposed development scheme extends across what was Farnham Gardens area of Cavan townscape at this time.
- 10.5.5 The 1883 large scale town plan (fig. 6d) shows that development in the town by this period was concentrated to the north of the historic abbey site. The east end of modern day Townhall Street is known as Market Street at this time with a Coal and Timber Yard along its southern side and terraced buildings along its northern side. The west end of modern day Townhall Street remains as part of public gardens also known as Farnham Gardens.
- 10.5.6 The 25" OS map of 1887 - 1913 (fig. 6e) indicates that Townhall Street had become established not long after the large-scale town map was produced with the construction of the new Townhall indicating that this version of the map dates to the beginning of the 20th century. Elements of Farnham Gardens still exist to the north, but the development of the town is starting to encroach on this historic public space particularly along Townhall Street.
- 10.5.7 Inspection of the historic maps indicates that the proposed scheme is located outside the medieval precinct of the historic Abbey and had remained a greenfield and public park area until the beginning of the 20th century with the layout of Townhall street proper and the construction of the townhall as it stands to the present day.
- 10.5.8 No previously unknown or new potential archaeological sites or features were identified during inspection of the historic maps.

10.6 Griffiths Valuation Records

- 10.6.1 Valuation records⁹ were consulted as a means of confirming the historic development of Cavan town during the 19th century and assess the land use of the development area. The associated valuation map was not available at the time of record inspection therefore the study is based upon the street names as set out in the 1st Edition OS 6" map. The valuation records indicate that the majority of land within the townland of Keadew remained un-developed with the sole exception of the Fever Hospital (located 1km north of the proposed scheme), a graveyard (located 400m north of the proposed scheme) and six houses.

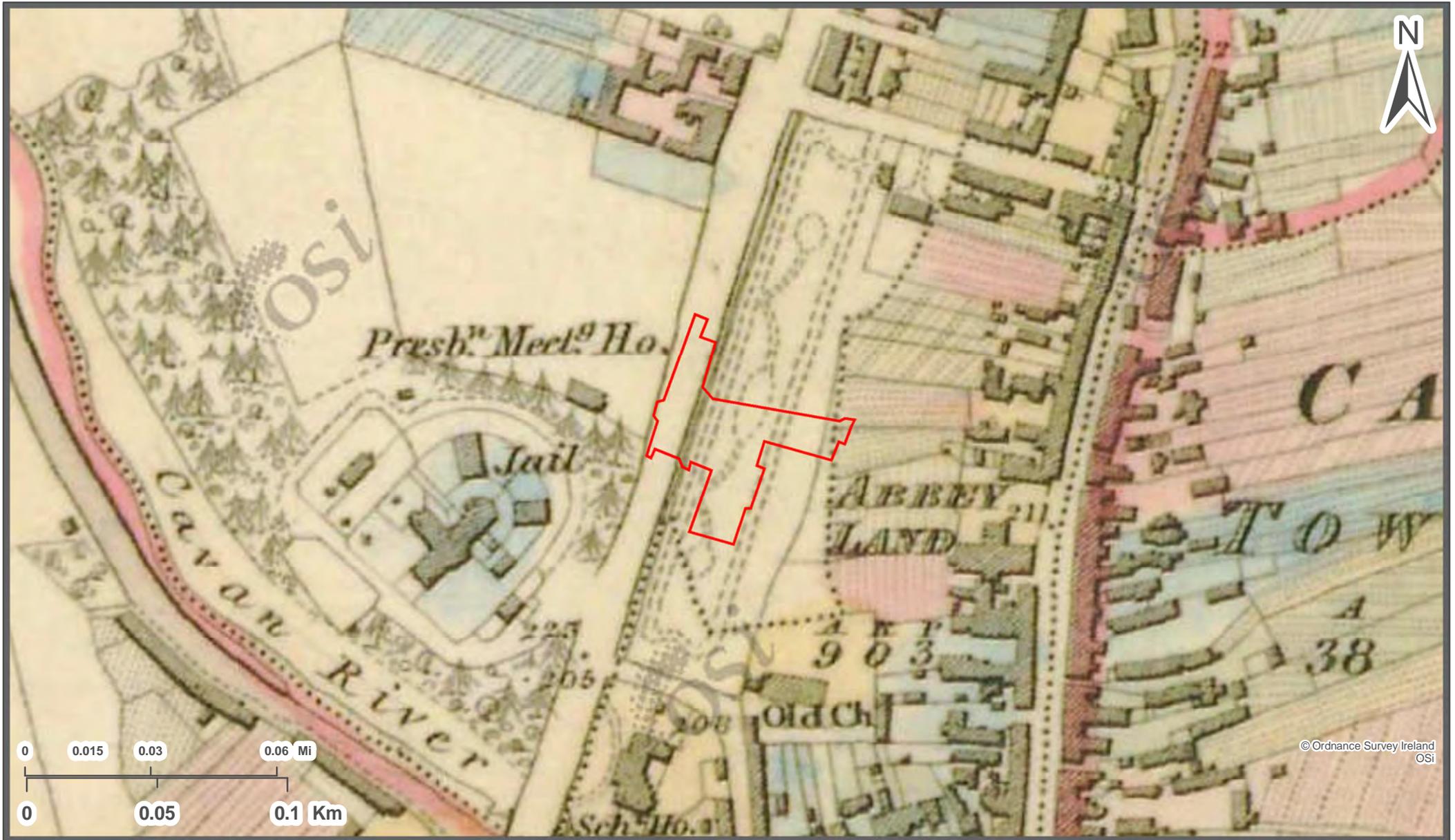
⁸ <https://heritagemaps.ie/>

⁹ <http://www.askaboutireland.ie/griffith-valuation>



 Site Boundary

Figure 6b: Location of proposed scheme overlain on to Map of Cavan town c.1785



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OSi



Site Boundary

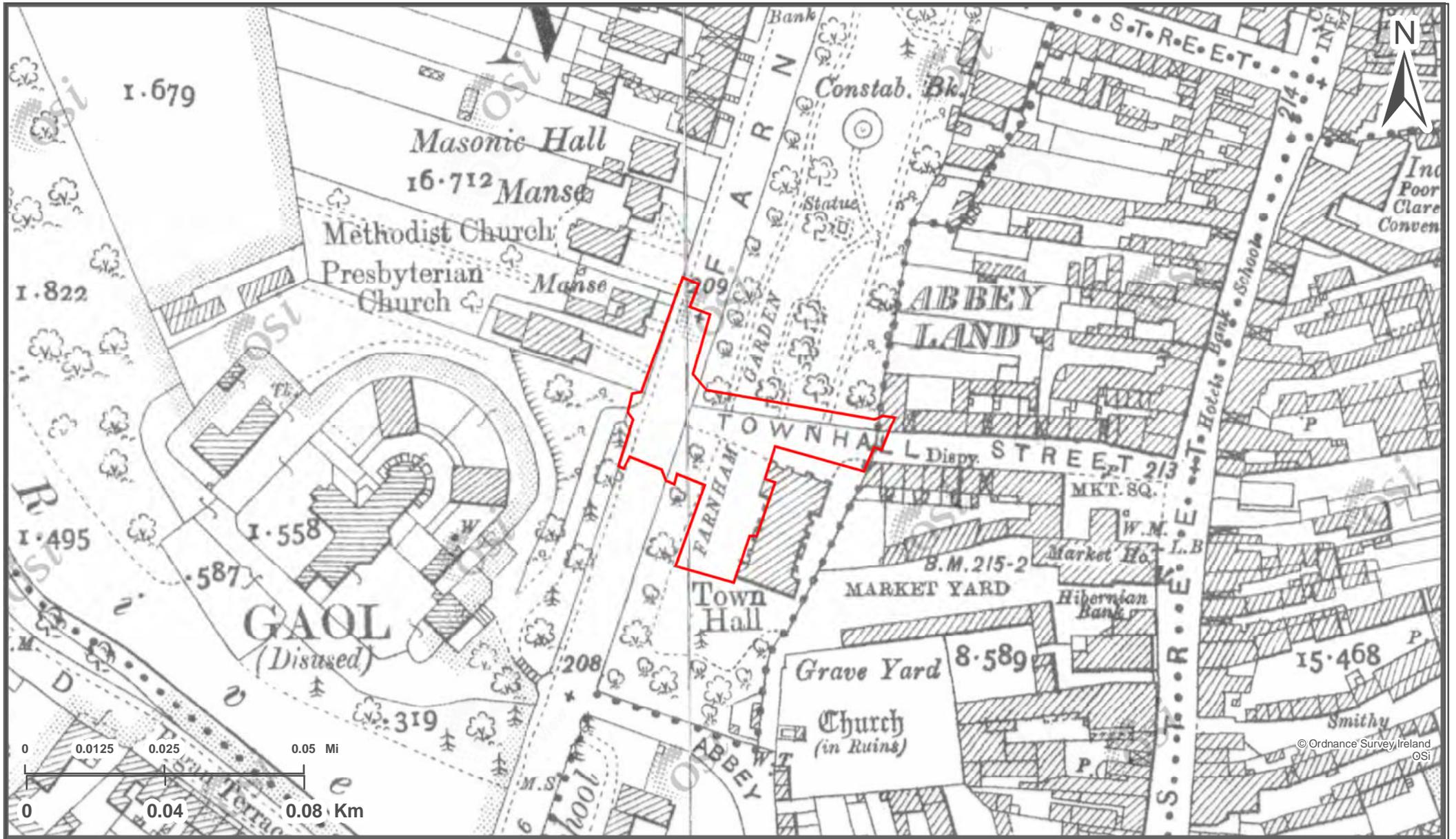
Figure 6c: 1st Edition OS map (c.1832) showing layout of Cavan town during early 19th century



Heritage Maps
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Site Boundary

Figure 6e: 25" Edition OS map (c.1887 - 1913) showing layout of Cavan town during the late 19th / early 20th century



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The Heritage Council

10.7 Previous Archaeological Excavations

10.7.1 The Database of Irish Archaeological Excavation Reports (www.excavations.ie) was consulted in order to identify previous archaeological investigations within the study area (Table 4).

Licence No.	Site Name/Location	Reason for Archaeological Excavation	Results of Archaeological Excavation
98E0496	FAIR GREEN, CAVAN	Assessment in advance of development	No archaeological remains identified
99E0073	REAR OF MAIN ST./GALLOW'S HILL, CAVAN	Assessment in advance of development	No archaeological remains identified
99E0074	REAR 7 FARNHAM ST., CAVAN	Assessment in advance of development	No archaeological remains identified
01E0019	BRIDGE ST. NO. 36, (MC CAULS PUB)	Assessment in advance of development	17 th century property boundary and burial remains
01E0577	MAIN ST., CAVAN	Assessment in advance of development	No archaeological remains identified
01E0896	MAIN ST., CAVAN	Archaeological excavation in advance of development	17 th century drain/rubbish pit
02E0057	FARNHAM STREET, CAVAN	Assessment in advance of development	No archaeological remains identified
03E0160	COCK HILL, CAVAN TOWN	Assessment in advance of development	No archaeological remains identified
03E1116	59 MAIN STREET, CAVAN	Assessment in advance of development	No archaeological remains identified
03E0221	1-3 CONNOLLY ST., CAVAN TOWN	Assessment in advance of development	No archaeological remains identified
03E0993	47-48 MAIN ST., CAVAN TOWN	Assessment in advance of development	No archaeological remains identified
03E1470	COLLEGE ST., CAVAN	Archaeological supervision of development	No archaeological remains identified
03E1524	CHURCH ST. / COCK HILL, CAVAN TOWN	Archaeological supervision of development	No archaeological remains identified
03E1842	65 – 71 MAIN ST / BULLOCK LANE, CAVAN TOWN	Assessment in advance of development	No archaeological remains identified
04E0541	CAVAN,CAVAN TOWN,29 BRIDGE ST&RIVER ST	Assessment in advance of development	No archaeological remains identified
04E0677	NO. 78 MAIN ST., CAVAN	Assessment in advance of development	No archaeological remains identified
04E1361	KINNYPOTTLE, CAVAN TOWN	Assessment in advance of development	No archaeological remains identified
04E1487	CAVAN,THOMAS ASHE STREET	Assessment in advance of development	No archaeological remains identified
04E1513	REAR MAIN STREET (JJ O'REILLY'S), CAVAN TOWN	Assessment in advance of development	No archaeological remains identified
04E1714	CAVAN,CAVAN TOWN,COCK HILL	Assessment in advance of development	No archaeological remains identified
050218	CAVAN TOWN BROADBAND DEVELOPMENT	Archaeological monitoring of trench excavation	No archaeological remains identified
05E0241	CAVAN TOWN,43 COLLEGE STREET	Assessment in advance of development	No archaeological remains identified
05E0737	MAIN STREET, CAVAN (WEST OF NEW CINEMA)	Assessment in advance of development	No archaeological remains identified
05E0760	THOMAS ASHE STREET, CAVAN	Assessment in advance of development	No archaeological remains identified
05E0800	NO. 1 MAIN STREET, CAVAN	Assessment in advance of development	Foundations of St Clare's School & outhouses

Licence No.	Site Name/Location	Reason for Archaeological Excavation	Results of Archaeological Excavation
06E0067	No 1 SCHOOL, ABBEY STREET/FARNHAM STREET, CAVAN TOWN	Assessment in advance of development	19 TH century stone drain
06E0501	4 & 19-35 JAMES CONNOLLY STREET, CAVAN	Archaeological supervision of development	No archaeological remains identified
06E0844	College Street, Abbeyland, Cavan Town	Assessment in advance of development	No archaeological remains identified
06E1014	31 Church Street, Cavan Town	Assessment in advance of development	Remains of foundations of St Clare's School and outhouses identified
10E0213	Farnham Street, Abbey Land, Cavan Town	Archaeological supervision of development	No archaeological remains identified

Table 3: Details of previous archaeological investigations within the study area

10.7.2 Records indicate that 30 licence archaeological investigations have taken place associated with development within Cavan town from 1998 through to 2010. The vast majority of these have been in the form of pre-development test trenching, resulting largely in negative findings.

10.8 Site Visit

10.8.1 The site survey confirmed the urban environment of the proposed scheme. The main focus of the scheme is the western half of Townhall Street which comprises of a modern through road between Farnham Street and Main Street (Plates 1 - 7). The townhall building forms the focus of this end of Townhall Street which comprises the early 20th century sandstone building (Plate 4) beside which is an existing car parking area (Plate 5) and a small, enclosed garden plot (Rose Garden) at the corner of Townhall Street and Farnham Street which is enclosed by historic railings (Plate 7).

10.8.2 No newly identified archaeological remains were noted during the site visit.

11 **Assessment of Archaeological Potential**

11.1 The assessment of the topographic potential and the examination of the type, density and distribution of archaeological sites within that landscape give rise to the identification of the archaeological potential of any given landscape. These areas of archaeological potential may be indicated given their:

- a. close proximity to recorded archaeological monuments (as depicted on the SMR and IHR maps)
- b. close proximity to newly identified potential archaeological sites.

11.2 *Summary of Findings- Desk Based Assessment*

11.2.1 Consultation of the records maintained by Department of Culture, Heritage and the Gaeltacht revealed that Cavan town is located within a Zone of Archaeological notification and that the wider study area has a proven archaeological heritage, with 14 recorded SMR sites within the environs of the proposed scheme and one listed building within the boundaries of the proposed scheme. The main focus of past activity within the archaeological record dates to the medieval period, with the establishment of a Franciscan Abbey (SMR site CV020-005-2) located to the south of the proposed scheme and medieval Castle (SMR site CV020-005-4) to the southeast during the 14th century. The establishment of these sites led to the development of a settlement (SMR site CV020-005) surrounding them and the establishment of Cavan as an important economic and administrative centre for the county right through to the post-medieval plantation period.



Plate 1: View from west end of Townhall Street facing east towards Townhall building



Plate 2: West end of Townhall Street junction with Farnham Street facing north



Plate 3: View from Junction of Farnham Street and Townhall Street facing southwest along Farnham Street



Plate 4: West end of Townhall Street junction with Farnham Street



Plate 5: Cavan Townhall, Townhall Street



Plate 6: Car park area adjacent to Cavan Townhall



Plate 7: View towards small garden area at junction of Townhall Street/ Farnham Street

- 11.2.2 Consultation of early historical records and maps dating from the 16th century onwards indicate that proposed scheme remained part of a green field zone to the north of the medieval core of the town and later a public garden space in the early 19th century. Townhall Street itself is related to the later 19th century – early 20th century development of Cavan town to the north/northwest with the existing Townhall building dating to the early 20th century.
- 11.2.3 While the vast majority of past archaeological investigations within the study area and within the proposed development scheme boundaries have failed to identify any sub-surface archaeological remains associated with the medieval and post medieval occupation of Cavan, there has been evidence for the survival of burial remains potentially associated with the Abbeylands graveyard between its boundary walls and the buildings which front on the Bridge Street, therefore suggesting that the focus of early historic/archaeological activity within Cavan town would be located to the south of the proposed scheme.
- 11.2.4 Based solely on the desk top study, the area of the PDA can be assessed to be of moderate archaeological potential based solely upon its location to the north of the medieval core of the historic town, however the degree of existing modern built form which is likely to have disturbed any earlier potential archaeological remains could be considered to have lowered the archaeological potential to a certain degree.

11.3 *Summary of findings – Topographic Assessment: interpretation of the archaeological landscape*

- 11.3.1 Consideration of the topographic setting of any proposed development is fundamental in the interpretation of the archaeological landscape of a given area. Three topographical characteristics may be considered as of archaeological importance within the landscape setting:
- High ground/elevated areas: These may be deemed as being of archaeological potential given their prominence in the local landscape. Numerous examples of the importance of areas of high/elevated land are recorded within the archaeological record, with specific emphasis upon early Christian defensive sites (i.e., raths/forts), prehistoric funerary (i.e., Barrows/Megalithic tombs) and ritual (i.e., prehistoric enclosures) sites.
 - Areas in proximity to river courses: These areas may be deemed as being of archaeological potential given their ease of access to both natural resources such as water, food, and water energy (i.e., mills).
 - Areas in proximity to lakes/coastal areas: As with those areas in proximity to river courses, these may also be deemed as being of archaeological potential due to their ease of access to water and food sources.
- 11.3.2 The Kinnypottle River which is now culverted below Farnham Street appears to have historically extended through the centre of the proposed scheme boundaries. Its location close to a water source would suggest the area would be of moderate archaeological potential for prehistoric or early historic activity however this potential may be lowered as a result of the development of the modern urban streetscape.

12. **Assessment of Archaeological Impact of the Development**

12.1 *Criteria for assessing the Archaeological Impact*

- 12.1.1 The development will consist of the development of an existing site in order to provide for a new public realm scheme.
- 12.1.2 No nationally accepted standard method of evaluation and assessment is available for the assessment of impact significance upon archaeological / historic remains (cultural heritage).

Archaeological Impact of the proposed development is assessed from a baseline which is based upon the situation that would exist if the proposed development scheme were not pursued. Previous Sections 8 through to 11 therefore form the baseline survey for this assessment.

- 12.1.3 The framework for identifying the archaeological impact of any development upon cultural heritage and archaeological remains uncovered during the development are governed by National legislation and Cavan County Development Plan 2014 – 2020 with specific reference to Policies BHP1 – BHP08. The criteria for assessing the impact include period, rarity, documentation, group value, survival / condition, fragility / vulnerability, diversity and potential.
- 12.1.4 This information, in conjunction with various other legal and statutory policies (as outlined above in Section 2) and with professional judgement, is used to assess the value of archaeological sites and monuments within a development. The approach to assessing the Cultural Heritage Value is presented in Table 4.

Value	Examples
Very High	<ul style="list-style-type: none"> World Heritage Sites; Assets of acknowledged international importance; Other buildings of recognized international importance; Historic landscapes of international sensitivity, whether designated or not.
High	<ul style="list-style-type: none"> Scheduled Monuments; Undesignated sites/features of schedulable quality and importance; Listed Buildings; Undesignated structures of clear national importance; Designated & undesignated historic landscapes of outstanding interest.
Medium	<ul style="list-style-type: none"> Sites/features that contribute to regional research objectives; Unlisted buildings that can be shown to have exceptional qualities in their fabric or historical association; Historic townscape or built-up areas with historic integrity in their buildings, or built settings; Designated special historic landscapes and undesignated historic landscapes of regional sensitivity.
Low	<ul style="list-style-type: none"> Undesignated sites/features of local importance; 'Locally Listed' buildings and unlisted buildings of modest quality in their fabric or historical association; Historic landscapes whose sensitivity is limited by poor preservation and/or poor survival of contextual associations or with specific and substantial importance to local interest groups.
Negligible	<ul style="list-style-type: none"> Assets with very little or no surviving archaeological interest; Buildings of no architectural or historical note; buildings of an intrusive character; Landscapes with little or no significant historical interest
Unknown	<ul style="list-style-type: none"> Archaeological sites/features where the importance of the resource cannot be ascertained; Buildings with some hidden (i.e., inaccessible) potential for historic significance.

Table 4: Determining cultural heritage value

- 12.1.5 The magnitude of the potential impact is assessed independently for each individual site as well as its cultural heritage value. The impact categories are outlined in Table 5.

Magnitude	Criteria
Major	Change to most or all key archaeological/historic building/historic landscape elements, such that the resource is totally altered. Comprehensive or total changes to setting.
Intermediate	Changes to many key archaeological/historic building/historic landscape elements, such that the resource is clearly modified. Considerable changes to setting.
Minor	Changes to key archaeological/historic building/historic landscape elements, such that the asset is slightly altered. Slight changes to setting.
Negligible	Very minor changes to elements or setting.
No Change	No change

Table 5: Determining Magnitude of Impact

- 12.1.6 The two sets of criteria, for both the cultural heritage value and the magnitude of the impact, are therefore combined to determine the significance of the impact, as laid out Table 6.

Significance of Impact	Magnitude of Potential Impact				
	Major	Intermediate	Minor	Negligible	No change
Cultural Heritage Value					
Very high	Very Large	Large/Very Large	Moderate/ Large	Slight	Neutral
High	Large/Very Large	Moderate/ Large	Slight/ Moderate	Slight	Neutral
Medium	Moderate/ Large	Moderate	Slight	Neutral/ Slight	Neutral
Low	Slight/ Moderate	Slight	Neutral/ Slight	Neutral/ Slight	Neutral
Negligible	Slight	Neutral/ Slight	Neutral/ Slight	Neutral	Neutral

Table 6: Magnitude of impact

Impact Significance	Criteria
Very Large	<p>Cultural heritage features assigned this level of impact significance will represent key factors in the decision-making process.</p> <p><i>Adverse</i> – Features of high/very high value which are partially damaged; sites of high/medium value which are almost wholly damaged or destroyed. Mitigation measures will have had minimal effect in reducing the significance of impact.</p> <p><i>Beneficial</i> – These effects will virtually restore a site or its setting and re-establish its significance.</p>
Large	<p>These effects are considered to be very important in the decision-making process. These effects are important at a national level and to statutory bodies.</p> <p><i>Adverse</i> – These effects will damage assets or their setting, so that their integrity or understanding is destroyed or severely compromised. This will result in a resource that can no longer be appreciated or understood. Mitigation measures may not deal appropriately with all aspects of the impact.</p> <p><i>Beneficial</i> – These effects will halt rapid degradation or erosion of cultural heritage features or result in significant restoration of setting.</p>
Moderate	<p>These effects are likely to be important to considerations, but not key factors, in the decision-making process. However, cumulative effects may raise the overall significance of impact. These impacts are likely to be important at a regional level.</p> <p><i>Adverse</i> – These effects will damage cultural heritage assets, or their setting, so that their integrity or understanding is compromised but not destroyed. Adequate mitigation measures can be specified.</p> <p><i>Beneficial</i> – These effects are likely to result in the halting of degradation or erosion of heritage assets or result in the restoration of characteristics features or setting so that understanding, and appreciation is improved.</p>
Slight	<p>These effects are unlikely to be critical factors in the decision-making process but are likely to be important factors in the design of a project. These effects are important at a local level.</p> <p><i>Adverse</i> – the proposals will damage cultural heritage assets, or their setting, so that their integrity or understanding is diminished but not compromised.</p> <p><i>Beneficial</i> – the proposals will stabilise cultural heritage assets or enhance their setting, so that their integrity is maintained, or understanding is improved.</p>
Neutral	<p>No effects upon cultural heritage or the effects are negligible. There is no conflict with or contribution to policies for protection of heritage resources.</p>

Table 7: Significance of Level of Impact

12.1.7 The significance of the impact can be either beneficial or adverse (Table 7 above). In general, a beneficial impact would involve the preservation of archaeological or historical remains *in situ* and through record. An adverse impact would be the destruction of archaeological or historical remains.

12.2 Assessment of Archaeological Impact: Previously Identified Cultural Heritage Features.

- 12.2.1 The proposed development site lies within an area of moderate to high archaeological / historical potential, with several archaeological sites and monuments and industrial heritage sites being recorded within a 2km radius of its boundaries.
- 12.2.2 An Architectural Heritage Impact Assessment has been carried out in tandem with this Archaeological Impact Assessment (DHB Architects, 2020). Therefore, this report will not deal further with the implications of the impact of the development upon the above listed buildings and the following Impact Assessment will refer solely to archaeological sites and monuments.
- 12.2.3 Based upon the above criteria the following designations may be proposed for the existing recorded cultural heritage sites set within 2km of the site (Table 8 below).

Cultural Heritage Receptor	Assessment of significance	Value	Magnitude	Significance of Impact
CV020-087----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-054----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-055----	Sites/features that contribute to regional research objectives Cavan settlement	Medium	Medium	Moderate
CV020-055002-	Sites/features that contribute to regional research objectives (Abbey)	Medium	Slight	Minor to Moderate
CV020-055003-	Sites/features that contribute to regional research objectives (Cross)	Medium	No Change	Neutral
CV020-055004-	Sites/features that contribute to regional research objectives (Castle)	Medium	No Change	Neutral
CV020-055007-	Sites/features that contribute to regional research objectives	Medium	Slight	Minor to Moderate
CV020-055008-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-055009-	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-085----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-072----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-088----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-090----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
CV020-091----	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
40000085	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
40000084	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
40000401	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral
40000161	Sites/features that contribute to regional research objectives	Medium	No Change	Neutral

Table 8: Assessment of Impact of proposed development upon existing archaeological monuments within the study area

- 12.2.4 The vast majority of existing recorded archaeological monuments and other cultural heritage receptors lie outside the development area, therefore the significance of the level of impact of the proposed development in relation to recorded monuments in the surrounding area can therefore be considered neutral for those existing cultural receptor sites within the wider landscape around the proposed development area. The proposed scheme does contain a recorded protected structures (Cavan

Townhall); however, the impact of the development is outside the scope of this archaeological impact assessment report and will be addressed by the conservation architect personnel as part of the design team.

12.2.5 However, the proposed scheme is located within the environs of Cavan town which is registered as an archaeological monument (CV02-055), the archaeological nature of which is further re-enforced by its statutory designated area of Archaeological Notification.

12.2.6 In relation to any archaeological remains associated with medieval and post medieval Cavan town, there are currently no upstanding visible remains within the boundaries of the proposed scheme or its surrounding landscape, however, there remains a potential for sub-surface remains to survive beneath modern construction layers, either associated with the historic Farnham Gardens or earlier medieval or prehistoric activity. Any construction which is planned as part of the proposed phased development which will involve invasive ground works below existing modern built form will have the potential to adversely impact upon any archaeological remains associated with Cavan town as an archaeological monument. Such invasive ground works would likely be associated with services insertion and ground works associated with public realm development, such as installation of tree pits as supposed to replacement of existing hard surfaces (paving etc).

12.3 *Assessment of Archaeological Impact: Previously Unidentified/Potential Archaeological Remains*

12.3.1 Previous archaeological investigations associated with development works within Ireland have highlighted the potential for subsurface archaeological remains associated with both prehistoric and historic activity to be adversely impacted upon during development works such as those carried out during development for housing, infrastructure and commercial development. This has been shown to be the case in Cavan town with previous archaeological works identifying the remains of potential medieval burials and later medieval/post medieval boundary plots.

12.3.2 The desk-based assessment suggests that the PDA is located within an area of low to moderate archaeological potential considering its location to the north of the historic core of Cavan town. The proposed site is situated within a townscape which has retained much of its original layout from the 19th century onwards. While previous archaeological investigations have suggested that 19th century development may have already impacted upon previous archaeological remains, there remains a potential for survival of historic or prehistoric archaeological remains to survive beneath modern formation levels.

12.3.3 Therefore, any construction which is planned as part of the proposed phased development which will involve invasive ground works below existing modern formation levels will have the potential to adversely impact upon any previously unidentified archaeological remains.

13. **Conclusions and Recommendations**¹⁰

13.1 The desktop study has confirmed that the site is located within an area of low to moderate archaeological potential given the location of the proposed development area within an historic town.

13.2 While there remains a potential for archaeological remains to survive within the site boundaries, their exact location, nature and extent remains uncertain.

13.3 Given that there is the potential for archaeological remains to survive within the site boundaries, but these are an unknown, it is recommended that archaeological mitigation measures are implemented in line with National legislation and Cavan County Development Plan 2014 – 2020 (Policies BHP1 – BHP08). Such works may be carried out as a condition of grant of planning. The following recommendations are proposed as part of such investigations:

¹⁰ All recommendations are subject to discussions with and the approval of the relevant heritage authorities

13.4 Archaeological Mitigation Development led Investigations.

- 13.4.1 It is recommended that any ground reduction works below existing modern built form associated with this proposed development should be carried out under the supervision of a suitably qualified archaeologist under licence to the DCH&G. As it is proposed to raise the existing carriageway to the level of the existing kerbs, and no new drainage or gullies are proposed as part of the scheme, archaeological supervision should be limited to the excavation of the proposed tree pits along Farnham Street, Townhall Street, and the southern boundary of the Rose Garden.
- 13.4.2 The archaeologist will monitor the removal of overburden within the tree pits in order to identify any archaeological remains or deposits which may survive in situ.
- 13.4.3 Should extensive archaeological remains be identified during archaeological monitoring, their treatment will need to be discussed and agreed with the relevant authorities in DCH&G. It is recommended however that any archaeological deposits uncovered during the course of development works that cannot be preserved in situ undergo preservation through record i.e., archaeological excavation and recording.
- 13.4.4 Should no archaeological material be uncovered during the course of monitoring of ground works, it may be possible in consultation with DCH&G to allow the associated phase of development works to proceed with no further archaeological requirement.
- 13.4.5 It is recommended that the developer allow sufficient time within the development programme for the carrying-out of any archaeological excavation / recording which may be required.
- 13.4.6 It is recommended that all works to be carried out within the Archaeological Zone of Notification are done so in accordance with the submission of a Notification form to DCH&G two months prior to commencement of onsite works.

13.5 Post Development/Post Excavation Investigations

- 13.5.1 Once all the required fieldwork is completed, post-excavation analysis and the production of a report outlining the findings and results of archaeological excavations (if undertaken) will be required under both planning and licencing conditions.
- 13.5.2 It is recommended that a full timetable and costing of post excavation requirements are produced and agreed between archaeologist and developer, with timetables and post excavation methodologies to be submitted to NMS. This should ideally be carried out in the final stages of on-site archaeological attendance.