

Archaeological Assessment
Former Garage, Parnell Road,
Bray, Co. Wicklow



PROJECT NAME

Archaeological Assessment, Former Garage, Parnell Road, Bray, Co. Wicklow

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Wicklow County Council

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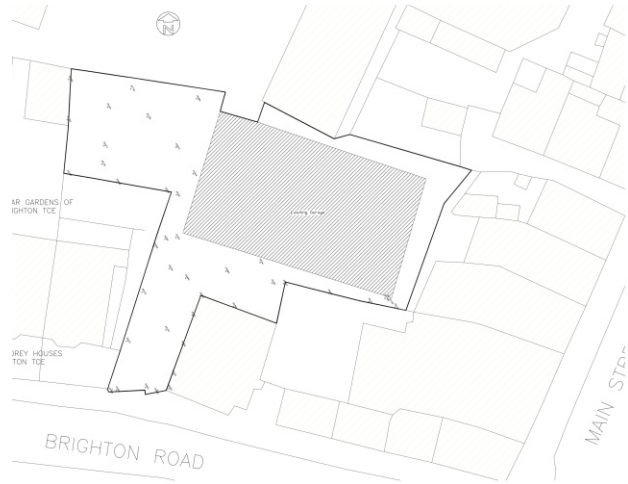
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Section 1 Introduction



Site location (left) current site plan (right)

Report summary

The site lies within the Constraint Zone of the historic town of Bray. It is owned by Wicklow County Council. The proposed development is subject to Part 8 Planning.

No visible upstanding remains were identified within the site of the proposed development. The existing site boundary is partially formed by a 19th century Primitive Wesleyan Methodist church to the east of the access lane. There is no additional boundary between the former church building and the site itself. Care should be taken to protect this building during site works. A number of granite wall fragments form the site boundary elsewhere to the west and are likely to date to the 19th century also.

The site itself is surrounded by lower-lying properties suggesting the ground level was raised prior to the construction of the garage. It is possible that unidentified remains will be preserved beneath this ground level build-up.

It is possible that the properties along Main Street were originally laid out as burgage plots in the medieval period. While this is yet to be proved

archaeologically, the remains of an earlier land division system may survive within the site relating to properties fronting onto Main Street to the east. The built up nature of the ground within the site may also have allowed any such subsurface remains to survive.

An iron plate was identified in front of the southern vehicle access. This should be investigated to see whether this seals a sub-surface structure.

As the existing building occupies the majority of the site the opportunity for archaeological testing is limited. I would recommend that archaeological testing be combined with any investigative engineering trial holes that are carried out on the site in advance of the development and that all groundworks are archaeologically monitored.

Site location and description

The proposed development site comprises a c. 0.1ha. irregular area, roughly T-shaped area that lies to the rear of premises Nos 68, 69 and 70, which lie on the western side of Main Street, Bray Co. Wicklow. Access to the southern portion of the

site is via a gateway that opens onto Parnell Road between the former Primitive Wesleyan Methodist later 19th-century church building, now the 'Parnell TATTOO' and 'SABAI Thai Massage' commercial premises on Parnell Road, and the Victorian terraced house listed as No. 1 New Brighton Terrace. A significant portion of the site is currently occupied by the approximately two storey rectangular concrete block building that formerly housed a garage premises. This rectangular structure extends approximately NW-SE across the eastern two thirds of the proposed site along its long axis, and across approximately half of the shorter NE-SW axis of the site. The entirety of the site area lies within the townland and parish of Bray, and the barony of Rathdown.

The site area is bounded to the east by the Main Street premises listed above and by a portion of the rear (western) wall of No 67 Main Street, to the north-east by the garage building occupied by the Platinum Motorcycles Workshop and to the south-east by the northern and western elevations of the Parnell TATTOO premises. Much of the northern and north-western boundary is formed by a wall of probable early 19th-century date that subdivides the site area from an open parking lot that extends southwards from the laneway to the rear of the houses on the southern side of St Kevin's Square. To the west and south-west, the proposed site is bounded by the western garden wall of No 2 New Brighton Terrace, and by the northern property boundary of No 1 New Brighton Terrace, which is currently subdivided into apartments.

Topographically, the site area lies on broadly level ground, which rises very gently to the west. Much of the site area is not visible from either Main Street, which is characterized by a continuous street-frontage of two- and occasionally three-storey commercial premises, or the northern side of Parnell Road, which is defined by two- or three-storey commercial

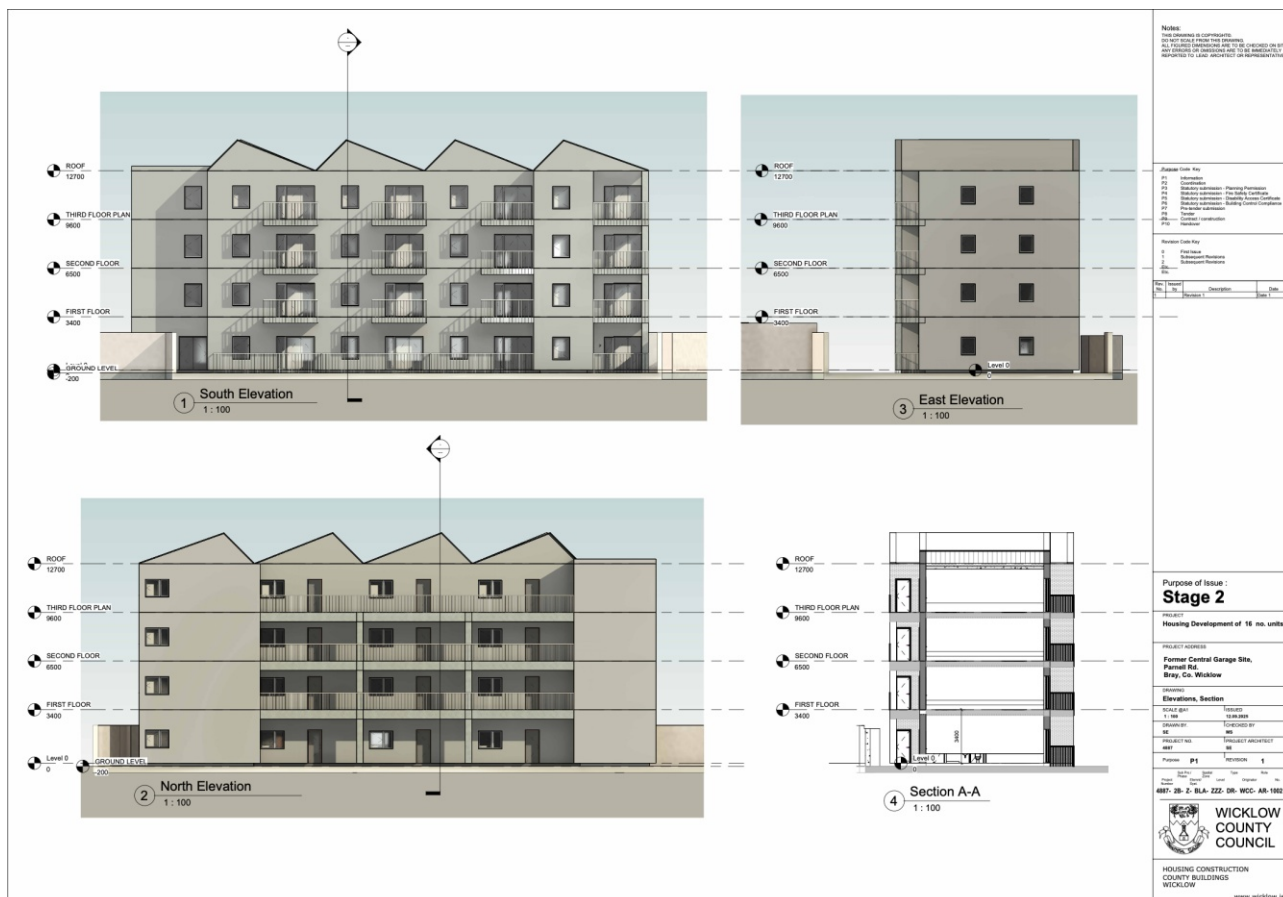
premises at its junction with Main Street, and by residential terraces and semi-detached houses set back from the road further to the west. On the southern side of Parnell Road, opposite the site entrance is the northern red-brick elevation of the Southpoint shopping centre, which consists of apartment accommodation over ground floor retail premises.

At a larger scale, the proposed development site lies within the historic urban core of the portion of Bray town that lies to the south of Bray Bridge and the River Dargle. A short distance to the south of the Parnell Street junction, Main Street meets the fork formed by Killarney and Vevay Roads, which both extend southwards across rising ground towards the Kilmacanogue and Kilruddery and Bray Head respectively. Across the eastern side of Main Street, the ground slopes southwards towards the campus of the Bray Civic Centre and Municipal District offices and Bray Institute of Further Education. Further to the east are the residential terraces, railway line, esplanade and sea-front of Bray.

Development proposal

As proposed, the site development will involve demolishing the current garage building and constructing a four-storey building divided into 16 units consisting of 12no. 1-bed units and 4no. 2-bed units, intended as sheltered housing for the elderly.





Wicklow Development Plan

At a broad level, the Wicklow County Development Plan 2022-28 (CDP) 'provides for, and controls, the physical, economic and social development of the County, in the interests of the overall common good and in compliance with environmental controls. It includes a set of development objectives and standards, which set out where land is to be developed, and for what purposes' (e.g. housing, shopping, schools, employment, open space, amenity, conservation etc.) (Chapter 1, Introduction, Sub-section 1.0, p.2).

The core strategies outlined in the CDP have been articulated relative to and in agreement with national policies, strategies and objectives, including National Monuments Acts and other relevant heritage provisions and with regard to the inclusion of Bray, under the Regional Spatial and Economic Strategy, within the Dublin Metropolitan Area (ibid, Sub-section 1.4, p.9,

Chapter 2, Sub-section 2.3.1.3).

The core vision articulated in the CDP is 'to guide and facilitate the sustainable growth of the County in a manner which supports a deep respect for its unique natural heritage, capitalises on the potential of our towns and villages to deliver compact growth, facilitates healthy placemaking, supports the creation of self-sustaining settlements and rural areas that are attractive places to live in, work in and visit, provides for new job opportunities, embraces climate action and enables the transition to a low carbon, climate resilient and environmentally sustainable economy, improves sustainable mobility and conserves our heritage' (Chapter 2. Sub-section 2.4.1).

Bray within the Wicklow County Development Plan

Within the plan, Bray is designated as a 'Metropolitan Area key Town', being a 'large,

economically active service and/or county towns that provides employment for the surrounding area and with high-quality transport links and the capacity to act as growth drivers to complement regional growth centres' (chapter 3, Sub-section 3.2. Table 3.2). The town, along with Greystones, is also included within the Metropolitan Area Strategic Plan for Dublin, where it is seen as a strategic location for employment chapter 2, Sub-section 2.3.1.2). Bray is also considered to be a town suitable for higher levels of growth, being well located with respect to the Metropolitan Area to absorb housing demands arising from there (chapter 3, Sub-section 3.3, table 3.3). Additionally, it is considered to play a major role as a retail centre at county level (Chapter 3. Sub-section 3.6. Table 3.6)

Archaeological provisions within the Wicklow County Development Plan

Wicklow County Council's vision for heritage includes the following: 'to support and encourage heritage led regeneration in our towns and villages' (Chapter 2. Sub-section 2.1.2).

It also acknowledges that 'identification of suitable employment and residential lands and suitable sites for infrastructure should be supported by a quality site selection process that addresses environmental concerns such as landscape, cultural heritage, ensuring the protection of water quality, flood risks and biodiversity as a minimum' (ibid, sub-section 2.2.1.4)

Archaeological and built heritage considerations are considered in more detail in Chapter 8 of the Wicklow CDP. In defining built heritage, the CDP integrates this aspect of the human environment with and archaeological heritage; it is noted that the 'built heritage of Wicklow refers to all man-made features, buildings or structures in the environment' and 'includes a rich and varied archaeological and architectural heritage to be found throughout the countryside and within the historic towns and villages of the county' (Chapter 8, Sub-section 8.0). Referring specifically to archaeology, the CDP also states that 'Wicklow has a significant archaeological heritage, which provides a valuable cultural, educational and tourism resource' (Chapter 8, Sub-section 8.2).

It is further recognized that 'Archaeological sites,

features and objects both above and below ground, or underwater are evidence of human settlement from our earliest ancestors down to more recent centuries and provide information on how people in the area lived, worked and died' (Chapter 8, Sub-section 8.0). Against this conceptual backdrop, the Council recognizes that the 'architectural and archaeological heritage of a town, village or place contributes greatly to the distinctive character of each local area'. Consequently, the Council is 'committed to safeguarding this heritage so that future generations may also enjoy this inheritance', by 'sensitively managing changes that occur to this heritage and by ensuring that significant elements, features or sites are retained' (ibid.).

To this end, the Council outlines a built heritage strategy (Wicklow CDP, Chapter 10; Sub-section 10.2), in which it undertakes:

The international and national legal and conceptual frameworks within which these strategies are to be pursued include the European Convention on the Protection of the

- To ensure that the protection and conservation of the built heritage of Wicklow is an integral part of the sustainable development of the county and safeguard this valuable, and in many instances, non-renewable resource through proper management, sensitive enhancement and appropriate development;
- to safeguard archaeological sites, monuments, objects and their settings above and below ground and water listed in the Record of Monuments and Places (RMP), and any additional newly discovered archaeological remains,
- to identify archaeologically sensitive historic landscapes;
- to ensure the protection of the architectural heritage of Wicklow through the identification of Protected Structures, the designation of Architectural Conservation Areas, the safeguarding of designed landscapes and historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County; and
- to support the actions in the County Wicklow Heritage Plan, in order to enhance the understanding, appreciation and protection of Wicklow's built heritage.'

Archaeological Heritage (Valette Convention), which relates to the protection of the setting and context of archaeological sites; the Framework and Principles for the Protection of the Archaeological Heritage (1999 DHGI), which outlines guiding

policies for the protection of the archaeological heritage of Ireland; the Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention), which was drawn up by the Council of Europe and ratified by Ireland in 1997; relevant provisions of the amended Planning and Development Act 2000 that allow development plans to include provisions for protecting or preserving (either in situ or by record) places, caves, sites, features and other objects of archaeological, geological, historical, scientific or ecological interest.

The strategies are also framed within the structures and provisions of the National Monuments Acts 1930-2004, which provide 'the primary legislative framework for the protection of archaeological heritage in Ireland' and which extend protection to previously unknown archaeological items and sites as well as to all known archaeological features. It is noted that 'through the definition of monuments, historic monuments, and national monuments a wide range of structures and features fall under the remit of these Acts.'

The definition of National Monuments was codified with the establishment of the Record of Monuments and Places (RMP) under Section 12 of the National Monuments (Amendment) Act 1994. As defined, a National Monument 'refers to any artificial or partly artificial building or structure, that has been carved, sculptured or worked upon or which appears to have been purposely put or arranged in position. It also includes any, or part of any prehistoric or ancient tomb, grave or burial deposit, or ritual, industrial or habitation site. Monuments that predate 1700 AD are automatically accorded the title Historic Monument. A 'National Monument' is defined in the National Monuments Acts (1930-2004) as a monument or the remains of a monument, the preservation of which is of national importance by reason of the historical, archaeological, traditional, artistic or architectural interest.

It should be noted here that, under Section 12 of the National Monuments (Amendment) Act of 1994, the Zone of Archaeological Protection of Bray (County Development Plan ID 13), has been listed in the RMP as Recorded Monument WI004-001----. The proposed site area lies within this zone (and see Sections 1.3.5. and 2.1. below).

CPO 8.1

To secure the preservation of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally.

CPO 8.2

No development in the vicinity of a feature included in the Record of Monuments & Places (RMP) will be permitted which seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value.

CPO 8.3

Any development that may, due to its size, location or nature, have implications for archaeological heritage (including both sites and areas of archaeological potential / significance as identified in Schedule 08.01 & 08.02 and Maps 8.01 & 8.02 of this plan) shall be subject to an archaeological assessment. When dealing with proposals for development that would impact upon archaeological sites and/or features, there will be presumption in favour of the 'preservation in situ' of archaeological remains and settings, in accordance with Government policy. Where permission for such proposals is granted, the Planning Authority will require the developer to have the site works supervised by a competent archaeologist.

CPO 8.4

To require archaeological assessment for all developments with the potential to impact on the archaeological heritage of riverine, intertidal or sub tidal environments.

CPO 8.5

To facilitate new or improved public access to and erection of appropriate interpretive signage at National Monuments, archaeological sites, castles, sites of historic interest and archaeological landscapes in State or private ownership, as identified in Schedule 08.02 and Map 8.02 of this plan, in co-operation with landowners.

CPO 8.8

To protect and promote the characteristics of historic towns in County Wicklow identified as zones of archaeological potential in the Record of Monuments and Places (RMP), ensuring that cognisance is given in relevant development proposals to retaining existing street layout, historic building lines and traditional plot widths where these derive from medieval or

earlier origins.

Of the nine archaeology objectives for Wicklow set out in the CDP, six are of relevance or potential relevance to the proposed development area. These are:

The Bray Municipal District Local Area Plan 2018-2022

The current relevant District Local Area Plan for Bray is that of 2018-2022. As stated in the preamble to that document, the plan's purpose 'is to put in place a land use framework that will guide the future sustainable development of the Bray Municipal District, which includes the settlements of Bray, Enniskerry and Kilmacanogue' (written statement, p.1). Prior to the dissolution of town councils in 2014 as part of the implementation of the Local Government Reform Act, 'the development plan for Bray Town was a stand-alone policy document, prepared under a process separate to the Wicklow County Development Plan'. Consequently, previous development plans for Bray 'were required to include the entire suite of policies, objectives and development standards that would be relevant to and would apply in the Bray Town Council jurisdiction' (ibid.). With the dissolution of the town councils, 'Wicklow County Council has become the planning authority for Bray town and therefore the provisions of the Wicklow County Development Plan now apply directly in Bray town'.

As the relevant archaeological provisions applicable to the proposed development area have been outlined in Section 1.3.1., these are not repeated in this section. At a broader level, however, the Bray Municipal District LAP has at its core an identical vision to that articulated for the county as a whole (see written statement, Chapter 2, p. 3). As part of this broad planning framework, the LAP characterizes Bray as 'the largest town in County Wicklow, located in a strategically important position within the metropolitan area and at the eastern gateway to the County and with the best transport links in the county (ibid., p. 4). It also articulates the positive value of the district's built and natural heritage, noting that 'The protection and enhancement of heritage and environmental assets through this plan will help to safeguard the local character and distinctiveness of the area and its surroundings, providing local economic, social and

environmental benefits' (ibid, p. 21).

While the LAP refers readers to the County Development Plan for detailed accounts of planning provisions relating to archaeology and National Monuments, (concentrating instead on Bray's architectural and biodiversity heritage; ibid., p. 52), it also includes three broad heritage strategies, aimed at protecting the natural, architectural, archaeological and maritime heritage of the district (Bray Municipal District LAP 2018-2024, written statement, p. 21).

These are:

- To enhance the quality of the natural and built environment, to enhance the unique character of the towns in the district as a place to live, visit and work;
- To promote greater appreciation of, and access to, local heritage assets; and
- To promote greater appreciation of, and access to, local heritage assets.

As part of the emphasis placed on architectural heritage within the plan, the LAP includes a list of Protected Structures in Bray, which reproduces and expands upon the overall county list as set out in Volume 4 of the County Development Plan. Given the occasional overlap between archaeological sites and monuments and Protected Structures, an account of relevant Protected Structures is included in Section 1.3.6. below.

As also noted below, Schedule 10.01 of the LAP identifies 'Areas of Archaeological Potential and Significance'. The Zone of Archaeological Potential of Bray town, within which the entirety of the proposed site area lies, has been designated as CDP ID 13 in this list.

The LAP also includes Schedule 10.02, which lists 'Major Sites of Archaeological Importance in Bray Municipal District in State Ownership or Guardianship'. No such sites lie within or immediately adjacent to the proposed development area.

The County Wicklow Draft Heritage Plan 2025-2029

The County Wicklow Draft Heritage Plan covering the period 2025-2029 is a strategy for how to identify, protect and manage heritage, and was



Location of site in relation to the Constraint Zone surrounding W1004001, Bray Historic Town

prepared by the Wicklow Heritage Forum, ‘a partnership group set up by Wicklow County Council and facilitated through the Heritage Officer’ (County Wicklow Draft Heritage Plan 2025-2029, p. 7)

The plan sets out a series of actions to be achieved over the period. The Heritage plan identifies seven key strategic outcomes that it wants to achieve. These are: 1. Enhance heritage capacity, skills, resources and expertise within Wicklow County Council; 2. Heritage policy is reflected in all Council programmes and plans; 3. Additional Conservation Management Plans prepared for key and vulnerable sites; 4. More appropriate care and maintenance of historic structures; 5. increase investment in protection of heritage; 6. Enable high quality community-led heritage projects; and 7. Enhance protection of Wicklow’s heritage. While these broadly underpin many of the heritage activities undertaken in the county since 2017, none of the specific actions or programmes described within the plan are directly relevant to the proposed development site and none have directly impacted its area.

Zone of Archaeological Potential (ZAP) of Bray Town

The proposed development area, together with the greater part of the centre of Bray lie within the Zone of Archaeological potential of Bray (Fig. 11). The extent of this area is mapped on two of the

Heritage Objectives Maps of the Bray Municipal District LAP 2018-2024, namely Map H1 Built Heritage and Map H3 Bray Settlement Built Heritage. In Schedule 10.01 ‘Areas of Archaeological Potential and Significance’ of the Bray Municipal District LAP, the zone has been designated as CDP ID No. 13.

Record of Protected Structures

Appendix 4 of the Wicklow County Development Plan contains the Record of Protected Structures for the County as a whole. In the introduction to the schedule of buildings included in the Record, it is noted that ‘Each development plan must include policy objectives to protect structures or parts of structures of special interest within its functional area under Section 10 of the Planning and Development Act, 2000. The primary means of achieving this objective is for the planning authority to compile and maintain a record of protected structures to be included in the development plan. A planning authority is obliged to include in the Record of Protected Structures every structure which, in its opinion, is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.’

The introduction also defines a protected structure as ‘any structure or specified part of a structure, which is included in the Record of Protected Structures’ and notes that ‘A structure is

defined by the Planning and Development Act, 2000 as ‘any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure’. It is further stated that ‘In relation to a protected structure, the meaning of the term ‘structure’ is expanded to include: (a) the interior of the structure; (b) the land lying within the curtilage of the structure; (c) any other structures lying within that curtilage and their interiors, and (d) all fixtures and features which form part of the interior or exterior of the above structures.’ The text continues that ‘Where indicated in the Record of Protected Structures, protection may also include any specified feature within the attendant grounds of the structure which would not otherwise be included.’

These provisions mean that, in some instances, Protected Structures and their curtilages may be of archaeological, historical and cultural as well as architectural significance, and in some examples, Protected Structures will also be designated as Record Monuments within the lists of the national Sites and Monuments Level. As noted in Section 9.1. of the Bray Municipal District LAP (p. 53 of the written statement), Protected structures can include ‘any structure or specified part of a structure, which is included in the RPS’, the purpose of the which is ‘to protect structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest’.

For that reason, a list of Protected Structures in

the immediate vicinity of the site has been included in this section of the report. However, it should be noted that no Protected Structure lies within or immediately adjacent to the proposed site area and no Protected Structure will be directly impacted by the development as proposed. This observation applies to the current garage structure that occupies most of the site area and also to the late 19th-century building of the former Primitive Wesleyan Methodist Chapel (currently the ‘Olive 3’ commercial premises) which forms the south-eastern boundary of the proposed site on Parnell Road. This former chapel and Union Hall is not listed in the schedules of either the Wicklow or Bray MD LAP Records of Protected Structures nor in the National Inventory of Architectural Heritage (NIAH).

Protected Structures in the wider vicinity of the proposed site

The following table has been included in order to contextualize the proposed site within its wider setting and, as noted above, the development will not directly impact any of the buildings listed. As noted in both the Wicklow County Development Plan, the ‘County Wicklow RPS also includes all structures currently listed within the Bray Plan’ and the separate Protected Structures list included in the Bray Municipal District LAP has also been consulted in the course of compiling this report.

The following table conflates the RPS entries for both of these documents and it is noted that, insofar as the two streets considered are concerned, both sets of entries are identical (i.e.

Table 1: Protected Structures on Main Street and Parnell Road, Bray

Ref. No.	Building Location	Street / number	Designation
B44	Main Street*	Victorian Pillar Boxes	Structure
B45	Main Street	Hall and fountain	Entirety
B46	Main Street	Courthouse and fountain	Structure
B47	Main Street	No.90- F. Doyle	Structure
B48	Main Street	Church of the Holy Redeemer	Structure and interior
B49	Main Street	St. Pauls Church	Structure and interior
B50	Main Street	No. 108 **	Structure
B66	Parnell Road	2-4 Old Brighton Terrace	Structure

* Junction Sidmonton Rd. & Loreto Av., & elsewhere

**Former Offices of Alliance and Dublin Consumers Gas Co.

both RPS lists contain exactly the same number and location of sites). It will also be seen from the table that, with the exception of St Paul's church at the northern end of Main Street, all of the structures listed reflect the 19th- and early 20th-century development of Bray as a seaside resort and all are local examples of Victorian or Edwardian building styles.

Architectural Conservation Areas (ACA)

The proposed development and site, and centre of Bray as a whole do not lie within any Architectural Conservation Area as set out within either the Bray Municipal District LAP 2018-2024 or the County Wicklow Development Plan 2022-28.

Section 2 Archaeological Background

Introduction

In this section, extensive use has been made of the HeritageMaps.ie GIS heritage resource, which is described on the Heritage Council landing page (from which it can be accessed) as 'a web-based spatial data viewer which focuses on the built, cultural and natural heritage around Ireland and off shore' (<http://www.heritagemaps.ie/>; accessed 16-07-10). The site allows viewers to look at a wide range of built and natural heritage data sets in map form and synthesizes datasets that were collected by both government departments and local authorities. The HeritageMaps.ie project was co-ordinated by the Heritage Council, working with the Local Authority Heritage Officer network. The national and international policy context

within which the project partners are working 'include, inter alia: the Water Framework Directive, and the Marine Strategy Directive, the Floods Directive, Birds and Habitats directives, Strategic Environmental Assessment, INSPIRE, planning legislation, National Monuments legislation, National Landscape Strategy, County Development Plans, and Regional Planning Guidelines'.

In compiling this report, the HeritageMap.ie viewer and data-sets have been consulted in order to access statutory archives compiled by statutory and national archives containing information relating to archaeological sites. These include the Sites and Monuments Record (SMR) of the National Monuments Service; the find locations

Table 2 Recorded Monuments included within the Bray Town RMP listing and lying within c. 0.5km of the proposed site area

Monument Number	Class	Townland	Approx. distance from site
WI004-001001-	Cross-slab	[Little] Bray	0.6km to NNW
A cross-inscribed slab was found at a location on N side of Castle Street at junction with Dublin Road to N of Dargle. Cross-slab now in the National Museum of Ireland (NMI Register 1965:50)			
WI004-001006-	Castle – tower house	Little Bray	0.49km to NNW
'Castle' indicated on the First ed. OS 6-inch map. No visible trace survives and the site now forms part of the road.			
WI004-001003-	Castle - unclassified	Bray	0.24km to N
Location unknown but possibly to the S of Bray Bridge. Medieval castle referred to as 'my castle beyond the river' by de Ridelesford, lord of Bray, in burgage grant to St Mary's Abbey Dublin in c. 1225 AD. 'A mill was reported to have stood below the castle.			
WI004-001004	Church	Bray	0.31km to N
Situated on level ground. The present 19th-century parish church, now in commercial use, may stand on the site of an early wooden church called the 'Dear Teach' or 'oak house' in several Anglo-Norman documents. This, in turn, may have been the site of a subsequent Norman foundation. The present church may incorporate portions of one erected in 1609 although nothing visible survives. Two 17th-century graveslabs are located to the S of the church.			
WI004-001002	Redundant record	Bray	0.44km to NNE
A point is shown on the 1838 OS 6-inch map and named 'Fairy Hill' which is suggested by Price (1957, 327) to have been the site of a monument. The site is now occupied by a house shown on the 1908 OS 6-inch map and the record has been declassified due to the absence of any evidence that the site was an archaeological monument.			
WI004-001008-	Font	Bray	0.5km to S
Comprising a sandstone cube measuring c. 52cm x 50cm across, with a central hollow or depression (diam. 28.5cm). Found in August 2004 in the graveyard of St. Paul's Church, Bray.			

Monument Number	Class	Townland	Approx. distance from site
DU026-068001	Church	Cork Great	1.05km to N
Formerly located in a low-lying coastal situation and known, according to OS Letters (1837) as Cork Abbey and associated with a graveyard. Reported to have been built on the site of an earlier abbey. Possibly stood on site of Corke House, which was demolished to build a housing estate			
DU026-068002	Graveyard	Cork Great	1.05km to N
Graveyard associated with the above church/ecclesiastical site.			
DU026-069----	Ritual site – holy well	Cork Great	0.98km to N
Marked on Duncan's map of 1821. SMR entry notes that 'The OS Letters (1837) describe the Abbey Well which was located to the E of a burial ground associated with old Cork Abbey (DU026-068001-). This was a fine spring well, encased in brick and vaulted (O'Flanagan ed. 1926, 32). The site is E of Oldconnaught Village on the Bray coastline. There is a housing estate on the site today and there is no visible trace of the holy well.'			
WI004-005----	Linear earthwork	Ravenswell	0.95km to NNE
A continuous curving section of flat-topped bank which runs on a NNE -WSW axis, following the line of the county boundary in flat coastal terrain. Possibly part of the Pale Ditch. Archaeological investigations, carried out as part of the Shanganagh and Bray main drainage scheme in 2005 (Excavation Licence 02E1717 ext.), uncovered a low much-degraded bank with an associated ditch to the S.			
DU026-124----	Linear earthwork	Cork Great	1.04km to NNE
Possibly part of the Pale Ditch.			
WI004-002----	Martello tower	Bray	0.79km to NE
Listed in the NIAH, where it was described as a 'Detached multiple-bay two-storey former Martello tower, built 1804-5, and now in use as a private residence.			
WI004-006----	Pier/jetty	Killarney	1.19km to WSW
On southern bank of the Dargle river and uncovered here in 1995 as part of works associated with widening the river. One of timbers 14C dates to c. 4661-4360. Although the identification of these timbers as an archaeological structure is not certain, the excavator suggested that 'the most likely purpose for a structure at Killarney was as a landing place for log boats'.			
WI008-001001-	Ecclesiastical enclosure	Kilbride	1.24km to SW
Possible ecclesiastical enclosure around church described in following entry.			
WI008-001002-	Church	Kilbride	1.24km to SW
The SMR entry notes that this site was 'Situated on a gentle SW-facing slope. The modern housing estate which now occupies most of the site is believed locally to be built on the site of a church and graveyard. Not visible at ground level. The 1907 OS 6-inch map shows an approximately semicircular curve in the field boundary which may represent the line of an enclosure and the adjacent field is named 'Glebe' on the 1838 edition.			
WI008-001003-	Cross-slab	Kilbride	1.24km to SW
Associated with the church of the previous entry. SMR entry records that 'A cross-slab (H 1.22m), said to be situated in the graveyard (O'Flanagan 1928, 28), stands to the E of the estate between it and the road. It has an irregular cross in relief on the upper part of one face flanked under the arms by two raised bosses.			
WI008-001004-	Graveyard	Kilbride	1.24km to SW
Graveyard associated with church of Kilbride and other features listed in preceding entries.			
WI008-065----	Habitation site	Newcourt	1.23km to SE
Prehistoric flint scatters plus pits etc.			
WI008-048----	Excavation miscellaneous	Newcourt	1.29km to SE
Single pit containing charcoal and fragments of burnt bone.			
WI008-049----	Pit circle	Newcourt	1.31km to SE
SMR entry records that 'A series of pits, containing charcoal and human and animal bone, enclosed a central burnt area which also had inclusions of burnt and crushed bone, were excavated here in 2001 (Excavation Licence 01E0252). A number of worked flint tools were recovered from the site. (Clutterbuck 2003, 414)'.			
WI008-004----	Church	Newcourt	1.6km to SE
SMR entry records that this church is a 'National Monument in state ownership No. 262. Situated on a small level platform overlooking a marked NE-facing slope with steep ground uphill to the SW. A nave and chancel church (L 10.8m; Wth 5.9m) with walls of irregular uncoursed masonry (H 1.5-2.5m; Wth 0.85m). The gables are substantially intact. The door in the N wall, which is slightly W of the centre, plays inwards and parts of the cut granite jambs survive. There are simple round-headed windows in the E and W gables and a single niche occurs in the S wall towards the W end. The church has been substantially conserved. A rectangular area of rubble and mortar (dims. 4m x 2m) immediately E of the church may represent the foundations of another building. The church is known as Raithín a' Chluig, or 'little rath of the bell'.			
WI004-004----	Burials	Bray	0.96km to ESE
Possible Roman burials along sea-front			
WI004-003----	Martello tower	Bray	1km to ESE
Demolished during Ballygannon rail extension c. 1km to ESE			

Table 3 Recorded Monuments included within the Bray Town RMP listing and lying within c. 1.5km of the proposed site area

mapped by the National Museum of Ireland and historical maps and aerial photographs produced by the Ordnance Survey; local authority, townland, parish and barony boundaries; and the building

records of the National Inventory of Architectural Heritage. In addition to the HeritageMaps.ie viewer, additional online resources have also been consulted during the compilation of this section,

including the Excavations Bulletins database and duchas.ie, the website of the National Folklore Archive.

Recorded Monuments

Both the statutory Record of Monuments and Places (RMP) and the Sites and Monuments Record (SMR) consist of list of sites recorded by the Archaeological Survey of Ireland and by officers of the National Monuments Service. As mapped on the heritagemaps.ie resource, the 'database and archive', which effectively conflates both lists, 'contain records of all known or possible monuments pre-dating AD 1700 that have been brought to its attention and also include a selection of monuments from the post-AD 1700 period'. (Guide to the datasets in HeritageMaps.ie, p. 2). It is further noted that the term 'national monument' as defined in Section 2 of the National Monuments Act (1930) means a monument 'the preservation of which is a matter of national importance by reason of the historical, architectural, traditional, artistic or archaeological interest attaching thereto'.

In some instances, the hardcopy county-based lists and maps of the RMP, which formed the primary dataset for the recording of monuments prior to the development of the recent digital resource, gave separate reference numbers to individual site features that are currently contained under single overall site descriptions in the HeritageMaps.ie GIS. In the course of compiling this report, both the hardcopy RMP lists and the online SMR database were consulted and information from both has been incorporated in the following table listing Recorded Monuments that lie within c. 1km of the proposed development. Where the County Dublin RMP manual, which was compiled in 1998, recorded information or sub-features not listed in the digital SMR database on the HeritageMaps.ie resource, these have been included in the table below in blue font.

As the relevant information from both RMP and SMR listings has been integrated into Section 3.0., which concerns the historical background to the proposed site area, summary accounts of these monuments have not been included in this section.

The individual digital SMR entries for each monument can be viewed online using the National Monuments Service archaeological

dataset of the HeritageMaps.ie GIS tool.

No Recorded Monument lies within the boundaries of the site and, as proposed, the development of the site will have no direct impact upon any Recorded Monuments in its immediate vicinity.

However, as has been noted in preceding sections of this report (see Section 1.3.5. above), the site area lies within the overall archaeological listing of the historical urban centre of Bray town. In the County Wicklow RMP Manual of 1995 and in the online SMR database, this listing was designated as RMP No. WI004-001--- and characterized as a 'town' or 'historic town', extending over parts of the townlands of Bray, Little Bray, Bray Commons and Ravenswell. This RMP designation broadly corresponds with the Bray town Zone of Archaeological Potential as defined in the Wicklow CDP and Bray Municipal District LAP (Fig. 11).

Within this overall listing, several additional features, sites and structures of archaeological potential have been identified, and these have been given individual RMP numbers and files within the archives and online datasets of the SMR. Although the proposed development will have no impact upon them, a list of Recorded Monuments lying within c. 1km of the proposed site have been included in this report in order to contextualize the site within its wider historical and archaeological setting.

As can be seen from the above table below, the Recorded Monuments included within the RMP listing for the historic town of Bray are largely clustered on the banks of the Dargle on either side of the bridge and earlier fording point. This is likely to reflect a continuity in earlier medieval settlement patterns in the locality that spanning the pre- and post-Norman periods, and that reflected the strategic location of the crossing point over the river as well as the status of the river as an access route into the hinterlands of the kingdoms and lordships of Wicklow to the west and south-west.

In addition to the individual features and monuments included within the historic town record, a number of other monuments were recorded in the townlands encircling Bray's possible medieval urban core. These are listed in Table 3.

NMI Reg. No.	Townland/Location	Object description	Approx. distance
1965: 50	Southern portion of Little Bray Td	Cross inscribed slab	0.46km to NNW
IA/27/2005	Boundary of Ravenswell & Bray Commons	Sherd of medieval pottery	0.63km to NNE
1935: 795	Eastern Bray	Small stone vessel (natural?)	0.76km to ESE

Table 4: Objects mapped by the NMI Finds Database within c. 1km of the proposed site.

The sites listed in the preceding table illustrate the rich, multiphase archaeological heritage of the greater Bray area, and reflect patterns of occupation of the landscape that reflect varying patterns of past behaviour as well as varying degrees of disturbance of archaeological remains. Among the patterns discernible are the use of the rising hills to south and west as occupation, tool-working and potential ritual sites in prehistory; the location of early medieval church sites in a rough ring around the present town centre, generally sited on rising ground in the vicinity of streams and local routeways; the strategic importance of the River Dargle as a link between coastal and inland zones; and the status of Bray as a coastal location vulnerable to attacks as well as open to visitors from Britain and further afield.

As previously noted, none of the sites listed above

will be impacted by the development and they have been included in this report in order to contextualize the development area within its wider vicinity.

Topographical files

Among the data-sets mapped by the HeritageMaps.ie viewer is the Finds database of the National Museum of Ireland (NMI). This database draws upon NMI archives such as the Topographical Files (which map archaeological finds reported to or purchased by the Museum on a townland by townland basis) to graphically represent the geographical spread of recorded NMI material.

According to the pdf Guide to the Datasets of

This table lists artefacts recovered from the surrounding townlands. These, like the three finds referred to above have been included for contextualization purposes only, and to date no artefacts have been recovered from within or adjacent to the proposed development site.

NMI Reg. No.	Townland/Location	Object description	Approx. distance
IA/174/62	Shanganagh	Classical antiquities	2.62km to NNW
1940: 111-117	Junction of Kilcorney, Kilbride & Ballywaltrim townlands	Number of Long Cists and Early Slabs & Broken bronze pin, (117) [pottery Sherd (116). Given location and nature of the finds, the artefacts relate to a previously unidentified early medieval church site.	2.23km to SSW
1940: 106	Ballyman	Decorated stone.	2.44km to SSW
1979: 83-86	Ballyman	2 incomplete enlarged food vessels;	2.44km to SSW
No reg. no.	Old Connaught, Co. Dublin	2 incomplete cremations Stone object and bones	2.58km to NW

Table 5: Objects mapped by the NMI Finds Database within c. 1.5km and 2.5km of the proposed site.

Heritage Maps (p. 2), it should be noted, however, that ‘Find locations shown on the Heritage Map Viewer are not an accurate representation of the actual find spot’ and ‘in some cases ‘the location symbol may only represent the townland within which the find was located’. This lack of precise geographical information regarding some finds is not a reflection of technical or other problems associated with the digital database, but often reflects the circumstances in which the objects recorded in the Topographical files and other archives came to the attention of Museum officers.

The absence of specific find locations therefore generally reflects a broader lack of information available to Museum officers regarding the places where particular objects were found and the circumstances of their discovery. It should also be noted that the original files themselves frequently contain very little information, and often merely record the object’s NMI Record number, its approximate find location and the broad artefact category to which it can be assigned on the basis of its type and morphology.

Information from the NMI finds database on artefacts recovered within c. 1km of the proposed development site. The NMI finds database maps only three files within c. 1km of the proposed development. (Table 6)

As is noted above, the relative paucity of finds does not necessarily reflect an absence of human activities within the wider vicinity of the proposed site. By cross-referencing the above short list

with finds recovered at a distance greater than 1km, together with artefacts found during recent archaeological investigations and also recorded in the SMR, the three items above add to the overall picture of varies and ongoing human occupation of Bray and its adjacent townlands from prehistory to the present day.

Previous excavations

The excavations.ie website contains summary accounts of the majority of excavations carried out in Ireland, both North and South, from 1970 to 2013 onwards (<https://excavations.ie/about/>; accessed 28/02/19). It has been ‘compiled from the published Excavations Bulletins from the years 1970–2010’ and includes additional online-only material from 2011 onwards.

The website records a total of 27 archaeological excavations within Bray and its wider hinterland. Of these, only three were carried out on sites on or bordering Main Street. As these investigations are potentially of most relevance to the proposed development, information regarding their results has been included in both tabular and summary form. Of the remaining 23 sites, 13 were undertaken in the townlands of the Bray urban core, namely Bray, Little Bray and Ravenswell. Information on these 13 sites has been included in this section in tabular form only, for reference purposes and to contextualize the proposed development site within its wider archaeological

Licence No.	Location	Excavator	Description
04E0163	Quinsboro Rd/Main St/ Florence Road, Bray	William O. Frazer	No archaeological significance. Within rectangular block of land lying to NE of proposed site on other side of Main Street. Excavations Ref. 2004: 1854
01E0919	34-44 Main Street, Bray	Georgina Scally	No archaeological significance. Archaeological investigation in advance of construction of Bray Civic Centre, 16 trenches opened, no remains of archaeological significance identified. Excavations Ref. 2001: 1343
01E0919 ext.	34-44 Main Street, Bray	Ellen O’Carroll	No archaeological significance. See previous entry, site shown to the rear of Main St properties immed. to north of access road leading from Main St to Civic Centre campus. More or less across road from & slightly to N of proposed site.

Table 6: Licenced archaeological excavations carried out on Main Street, Bray.

Licence No.	Location	Excavator	Description
05E0392 ext	Old Bray Golf Club, Ravenswell Road	David J. O'Connor	No archaeological significance. To north of site adjacent to railway bridge over Dargle. Soil stripped in order to construct works compound as part of Shanganagh Bray Main Drainage Scheme. Excavations Ref. 2010: 835
12E343	Bed of River Dargle adj. to Bray Bridge	John Purcell	No archaeological significance. Area extensively excavated previously, suggesting dredging and/or construction activities associated with erection of 19th-century bridge. Excavations Ref. 2012: 639
12E123	Bray Little Little/Ravenswell Bray Commons/Killarney	John Purcell	19th-century stone bridge and 12th-century wooden bridge. Features identified at Bray Bridge during monitoring of flood relief works along 4km stretch of Dargle. Excavations Ref. 2012: 641
13E0121	Bray Little	John Purcell	19th-century Bray bridge over Dargle noted during ongoing monitoring of flood relief scheme. Identification of earlier buttresses and timber underpinnings associated with earlier bridge construction phases of 1736 and 1741. Excavations Ref. 2013: 509
16E0340	Ravenswell	Aidan O'Connell	No archaeology found. Site marked to N of river Dargle, green field site on which two schools were to be constructed. Excavations Ref. 2016: 366
17E0035	Mill Lane	Ellen O'Carroll	Urban – non-archaeological. Site on S side of lane extending westwards from N end of Main Street adjacent to bridge and church & graveyard complex. Fills identified all of modern date. Excavations Ref. 2017: 074
98E0022	Presentation College, Newcourt	Rosanne Meenan	UnknownSite to S of Putland Road to N of rising flank of Head. Feature of uncertain date, modern fill, and possible that feature was portion of removed field boundary. Excavations Ref. 1998: 687
01E0220	Corke Great	C. McLoughlin	Vicinity of medieval abbey (no archaeological material identified). Site located to N of Dargle a short distance inland from the sea and to W of railway line; five test trenches opened in advance of development, no features or archaeological material identified. Excavations Ref. 2001: 1342
01E0084	Putland Road, Newcourt	R. Clutterbuck	Archaeological monitoring (19th-century remains, two areas of worked, probable prehistoric flint). Site consisted of a north-facing field and a former playing pitch of the Presentation College; archaeological material included 19th-c drainage works, evidence of 19th-c potato cultivation and two areas of concentrated worked flint of probable prehistoric date. Excavations Ref. 2001:1344
01E0198	Putland Road, Newcourt	R. Clutterbuck	Pit of probable prehistoric date. See previous entry; pit with fill consistent with refuse pit containing fragments of animal bone and a possible hammer stone; several worked flint artefacts recovered from adjacent topsoil. Excavations Ref. 2001: 1345
01E0252	Putland Road, Newcourt	R. Clutterbuck	Pit circle of probable prehistoric dateSee previous entry; two areas, second of which comprised subcircular collection of 24 pits, focused on a central burnt area. Some pits marked by postholes and some containing fragments of burnt animal and human bone. 101 mainly flint artefacts also recovered from the adjacent topsoil. Excavations Ref. 2001: 1346
02E1717	Corke Abbey	Margaret Gowen	Urban medieval. Site to N of Dargle. Test trench opened across section of possible Pale Ditch or ditch associated with Corke Abbey and medieval land management activities. No evidence of ditch cuts or pre-modern layers, although these may lie below the exposed fills of the investigation. Excavations Ref. 2002: 1960
02E0628	Diamond Valley, Bray	Dermot Nelis	No archaeological significance. Residential development site off the Upper Dargle Road on N bank of river. No subsurface features or portable finds identified and approximately half of site showing evidence of considerable recent disturbance. Excavations Ref. 2002: 1961

Table 7: Licenced excavations carried out within townlands encompassing Bray town

setting. Information on the remaining sites has not been included, as the majority of the sites investigated lay in the rural hinterland of the town and reflected a multi-phase pattern of human activity within the wider area, (including prehistoric, early medieval and medieval settlement, manufacturing, ecclesiastical and other sites) that has already been documented within the preceding sub-sections of this report.

Quinsboro Road, Main Street and Florence Road, Bray, Licence No. 04E0163

In March 2004, archaeological testing was carried out in advance of development on a site to the east of Main Street, which was 'bounded on the north by buildings fronting onto Quinsboro Road, on the east by the rear of private dwellings fronting onto Eglinton Road, on the south by Florence Road and on the west mainly by buildings fronting onto Main Street.' It thus lay partly within the Zone of Archaeological potential of Bray and the RMP listing of Bray's historic core (WI004-001--). The excavator noted that 'Underground services criss-crossed the site – which was tested when the site was still in use as a carpark, prior to demolition – and were a factor in the methodology and layout of the testing regime.' A total of 90.1m of trenches were excavated to sterile natural subsoil at 0.65-1.2m below the existing ground level. The excavator further recorded that 'While disturbed layers associated with the laying of the carpark tarmac contained occasional to moderate amounts of mid/late 19th-century finds, no significant archaeology was unearthed anywhere on the site'. (<https://excavations.ie/report/2004/Wicklow/0012974/>; accessed 26-05-26).

340-344 Main Street, Bray, Licence No. 01E0919

The excavator of this site reported that 'Test excavation in advance of the construction of Bray Civic Centre was requested as the development site lies within the area of archaeological potential for Bray town'. The site lay to the rear of the existing Urban District Council offices on the eastern side of Main Street. Although sixteen trenches were excavated by mechanical digger, no 'finds, features or structures of any archaeological significance [were] uncovered' in the course of the investigation. (<https://excavations.ie/report/2001/Wicklow/> accessed 26-05-26).

34-44 Main Street, Bray, Licence No.01E0919 ext.

This excavation was carried to the east of Main

Street, 'in the carpark area of St Cronan's House, Bray Civic Centre, Co. Wicklow'. The excavator noted that archaeological testing had previously been carried out in 2001 by Georgina Scally in advance of construction of the new civic centre and nothing of archaeological significance had been recorded at that time (see previous summary). This second excavation was undertaken as 'a carpark to the side and rear of St Cronan's UDC building was not accessible for testing' during the initial investigation by Scally and it was required that this area be tested prior to any further development on site. The excavator noted that analysis of the stratigraphy of the two test-trenches opened suggested that the area had been infilled in the past; within the trench areas, the identified layers mainly consisted of 'modern infill material which lay on natural subsoils'. O'Carroll concluded that this infilling 'was probably completed during the construction of the carpark' and she concluded that '[n]othing of archaeological interest was recorded at the site.' (<https://excavations.ie/report/2001/Wicklow/0018995/>; accessed 26-05-26).

Industrial Heritage

Irish industrial heritage can be broadly be said to consist of the upwards of 100,000 surviving sites that reflect 'Ireland's built environment in the period of European industrialisation' from the 17th- to the earlier 20th- centuries (Rynne 2015, 8). At a local level, Irish industrial archaeological remains can include a broad range of sites of all sizes and in a range of geographical locations, from 'small rural limekilns (probably the most common) to Ballincollig gunpowder mills, Co. Cork', which was 'the second largest of its type ever to have been constructed in Europe' (ibid., 8). As Rynne further notes due to 'severe resource constraints in Ireland – principally the lack of coal and iron ore – eighteenth and nineteenth-century Irish industrial industries tended to be concentrated around port towns' (ibid., 8; Rynne 2006, 5) and where consumer networks were relatively dense. Phenomena associated with industrial activity, and that often grew up in association with manufacturing plants and the identification and extraction of resources often included the temporary settlement of immigrant populations in the vicinity, the construction of workers' accommodation, the dedication of parcels of land

NIAH Reg. No.	Name/Address	Date	Description and approx. distance from site
16301310	1 Brighton Terrace, Bray	1865-1885	End-of-terrace two-bay two-storey over basement double-pile house, built c.1875 as part of a row of four similar properties with simplified Gothic styling. Appraisal: 'This relatively modest yet distinctive Victorian house is part of a well preserved terrace whose Gothic styling adds interest to the streetscape.' Site area includes part of the former back-garden of this property & it abuts the site to the SW.
16301311	2 Brighton Terrace, Bray	1865 - 1885	Terraced three-bay two-storey over basement double-pile house, built c.1875 as part of a row of four similar properties with simplified Gothic styling. Appraisal as previous. Next door to No. 1 Brighton Terrace. c. 9m to SW
16301312	3 Brighton Terrace, Bray,	1865 - 1885	Terraced three-bay two-storey over basement double-pile house, built c.1875 as part of a row of four similar properties with simplified Gothic styling. Appraisal as previous. Next door to No. 2 Brighton Terrace c. 12m to SW
16301313	4 Brighton Terrace, Bray,	1865 - 1885	Terraced three-bay two-storey over basement double-pile house, built c.1875 as part of a row of four similar properties with simplified Gothic styling. Appraisal as previous. Next door to No. 3 Brighton Terrace c. 18m to SW
16301277	Hillview House, 2 Old Brighton Terrace, Bray	1850 - 1860	Terraced two-bay two-storey over basement house, built in 1855. Appraisal: 'This generally well-preserved house belongs to what would appear to be Bray's second oldest surviving terrace, and is noteworthy for this alone.' c. 68m to W
16301278	3 Old Brighton Terrace, Bray	1850 - 1860	Terraced two-bay two-storey over basement house, built in 1855. Appraisal as above. Next door to No. 2 Brighton Terrace. c. 68m to W
16301279	4 Old Brighton Terrace, Bray	1850 - 1860	Terraced two-bay two-storey over basement house, built in 1855. Appraisal as above. Next door to No. 2 Brighton Terrace. c. 82m to W
16301282	43-44 James Connolly Square Main Street (off), Bray	1900-1920	End of terrace grouping consisting of a pair of two-bay two-storey local authority houses of c.1910. 'The value of these properties lies not only in their relatively good state of preservation but also in the fact that they form part of a simple Edwardian development, which, based around a spacious green, demonstrates the influence of model or garden village ethic on the planners of the day. c. 107m to NW
16301281	2 Saint Kevin's Square, Main Street (off), Bray	c. 1930	Terraced three-bay two-storey local authority house, built c.1930. Appraisal: 'Well preserved, and as such increasingly rare, example of an early to mid 20th century local authority terraced dwelling.' c. 50m to NW
16301280	1 Saint Kevin's Square Main Street (off), Bray	c. 1930	Terraced three-bay two-storey local authority house, built c.1930. Appraisal: as above. Next door to No. 2 Saint Kevin's Square. c. 50m to NW
16301275	Town Hall Bookshop, 73 Main Street, Bray	1835 - 1845	Terraced six-bay two-storey pair of houses, built c.1840, now in use as a house and two shops. Appraisal: 'Though somewhat altered in more recent years with the insertion of the shop doorway and the enlarging of some windows, this terraced block still retains something of its simple mid 19th-century character and remains of value to the streetscape'. c. 20m to NE
16301276	Michael Doherty, 68 Main Street, Bray	1830 - 1850	Terraced three-bay two-storey shop, built c.1840 with shopfront of c.1930. Appraisal: 'This shop with its c.1930s curved glass window is one of Bray's most attractive and memorable commercial properties, and remains a valuable asset to the streetscape. c. 8m to E

Table 8: Structures included in the NIAH lying within c. 100m of the proposed development

to serve industries (ibid., 8-9).

While industrial archaeology has had some degree of statutory legal protection since the passing of two successive national monuments amendments in 1987 and 1994, industrial heritage has been recorded and accorded protection at local authority level since the 1960s (Rynne 2006, 8). The current Wicklow CDP 2016-2022 defines industrial heritage as 'such structures as mills, watermills, windmills, roads, bridges, railways, canals, harbours, dams and features associated with utility industries such as water, gas and electricity'. It is recorded in the plan that this heritage 'is an important part of Wicklow's socio economic [sic] history and contributes greatly to the interest of the Wicklow landscape' (Chapter 10, Sub-section 10.2.4).

Industrial heritage: Record of Protected Structures

In the case of the proposed site area, the Record of Protected Structures does not list any specifically industrial archaeological structure, feature or features within the proposed development site.

Industrial heritage: National Inventory of Architectural Heritage (NIAH)

No building or structure of potential industrial heritage value has been listed in the NIAH within or immediately adjacent to the proposed development.

Potential industrial heritage remains lying adjacent to/within the proposed site area

As the site of a former garage, the proposed development site can be asserted to form part of the industrial fabric of Bray town centre. The large bulk of the rectangular garage building that dominates the site, its approximate two-storey height, large doorway and the utilitarian nature of its concrete construction are all consistent with this industrial status. However, cartographic analysis as well as its concrete structure indicate that the garage building was built in the second half of the 20th-century (it post-dates the compilation of the Cassini map series of the 1920s to 1940s; Fig. 9) and as such it is of relatively modern date.

While a modern date does not preclude assertions of the industrial archaeological value of a structure or feature, in the case of the proposed development site, the location of the former

garage building to the rear of Main Street and its general lack of visibility from the street is likely to have lessened public awareness of its existence. It is also one of a number of similar structures, such as the approximately three-storey bulk of the Platinum Motorcycles Workshop immediately to the north, that together form a sub-industrial cluster of buildings to the rear of the commercial premises on Main Street. The garage building on the proposed site is not distinguished from its neighbours by any architectural features or historical references. It can be argued that its construction reflects the fact that the site area, at the time of the building's construction, was probably not considered to be suitable for either housing purposes (where the semi-detached houses further to the west on Parnell Street were preferred) or significant industrial manufacturing or other activities (which in Bray were historically concentrated on the banks of the Dargle to the north). It can therefore be asserted that, while the garage can be categorized as an industrial building, its national and local value as an industrial archaeological element is low.

Built heritage

Conceptions of built and cultural heritage have developed in tandem with each other and since the early 1960s and have been expressed at an international level through a series of conventions and charters proposed and adopted by organizations such as UNESCO (United Nations Educational, Scientific and Cultural Organization) and ICOMOS (International Commission on Monuments and Sites) as well as by individual national governments and authorities. In addition to physical objects, structures and places created by human actions and valued for their 'outstanding universal value from the point of view of history, art or science' (UNESCO World Heritage Convention 1972, Articles 1.1. to 1.3.; Ahmad 2006, 295) the importance of incorporeal heritage was emphasised by UNESCO when in 2003 it adopted a convention to protect intangible cultural heritage. This intangible heritage was defined as the 'practices, representations, expressions, knowledge, skills, instruments, objects, artefacts and cultural spaces associated with communities, groups and individuals' (Article 2, Definition; Ahmad 2006, 297). It included 'oral traditions and expressions, language, performing

arts, social practices, rituals, festive events and traditional craftsmanship' (Ahmad 2006, 299).

As noted in Sections 1.3.7. and 1.3.6. above, the proposed development area does not lie within an Architectural Conservation Area, nor does it contain any Protected Structures as listed the schedules of either the Wicklow CDP 2016-2022 or the Bray Municipal District LAP 2018-2024.

It is also noted that this sub-section of the report is not intended as a comprehensive architectural or conservation survey of the buildings on or immediately adjacent to the site; instead, it is included in order to contextualize the site and its overall cultural heritage significance within the wider area. In the event that a detailed building report is produced by architectural conservation specialists appointed in advance of development, relevant information from any such report may be appended to this desktop study at a later date.

Former Primitive Wesleyan Methodist Chapel and possible Union Hall (now Parnell Tattoo)

While the structure of the former garage that occupies a large portion of the site area can be argued to be of low architectural heritage value (and see Section 2.4. above), a higher value might be tentatively assigned to the late 19th-century former Primitive Wesleyan Methodist chapel immediately to the east of the Parnell Road entrance to the site. While this structure does not lie within the immediate site area, its western wall forms the eastern boundary of the southern portion of the site. Historically, it also appears to

have been the dominant element in the rectangular approximately north-south oriented yard or area depicted extending from Parnell Road to the rear of the chapel on the Ordnance Survey Historic Twenty Five Inch sheet of c. 1883-1913. The garage building was built across the northern part of this area, and thus occupies space that was formerly associated with the chapel building. While the chapel building does not form part of the development proposal, it played a role in determining the layout of the proposed site and it may also have had a significant role in determining the nature of any potential subterranean archaeological remains that may lie under the footprint of the garage building.

At the time of writing, this structure is not listed in either the Bray Record of Protected Structures or in the National Inventory of Architectural Heritage (NIAH). However, the character and historical associations of this building as a former site of religious worship and as a possible Union or even Orange Hall (Davies 1998, 11) suggest that it might be considered in light of Objective BH22. This objective is one of the four historical and cultural heritage objectives outlined in the Wicklow CDP and it articulates the Council's intention to 'protect and facilitate the conservation of structures, sites and objects which are part of the County's distinct local historical and cultural heritage, whether or not such structures, sites and objects are included on the RP[S]'. While the development proposal does not directly relate to the former chapel building, and while it lies outside the proposed site area, its proximity to the Parnell Road entrance to the site means that it may be at moderate to low risk of damage related to construction or demolition activities on site.

Former Wesleyan Methodist Chapel from Parnell Road now a commercial premises (taken in May 2026)



National Inventory of Architectural History (Structures listed within c. 0.5km of the proposed site)

The National Inventory of Architectural Heritage (NIAH) 'was established in 1990 to fulfil Ireland's obligations under the Granada Convention through the establishment and maintenance of a central record documenting and evaluating the architectural heritage of the country'. The NIAH 'includes in its surveys a broad range of structures and sites covering the period from 1700 to the present day' (from the pdf 'Frequently Asked Questions' document available for consultation on

NIAH Reg. No.	Name/Address	Date	Description and approx. distance from site
16301310	1 Brighton Terrace, Bray	1865-1885	End-of-terrace two-bay two-storey over basement double-pile house, built c.1875 as part of a row of four similar properties with simplified Gothic styling. Appraisal: 'This relatively modest yet distinctive Victorian house is part of a well preserved terrace whose Gothic styling adds interest to the streetscape.' Site area includes part of the former back-garden of this property & it abuts the site to the SW.
16301311	2 Brighton Terrace, Bray	1865 - 1885	Terraced three-bay two-storey over basement double-pile house, built c.1875 as part of a row of four similar properties with simplified Gothic styling. Appraisal as previous. Next door to No. 1 Brighton Terrace. c. 9m to SW
16301312	3 Brighton Terrace, Bray,	1865 - 1885	Terraced three-bay two-storey over basement double-pile house, built c.1875 as part of a row of four similar properties with simplified Gothic styling. Appraisal as previous. Next door to No. 2 Brighton Terrace c. 12m to SW
16301313	4 Brighton Terrace, Bray,	1865 - 1885	Terraced three-bay two-storey over basement double-pile house, built c.1875 as part of a row of four similar properties with simplified Gothic styling. Appraisal as previous. Next door to No. 3 Brighton Terrace c. 18m to SW
16301277	Hillview House, 2 Old Brighton Terrace, Bray	1850 - 1860	Terraced two-bay two-storey over basement house, built in 1855. Appraisal: 'This generally well-preserved house belongs to what would appear to be Bray's second oldest surviving terrace, and is noteworthy for this alone.' c. 68m to W
16301278	3 Old Brighton Terrace, Bray	1850 - 1860	Terraced two-bay two-storey over basement house, built in 1855. Appraisal as above. Next door to No. 2 Brighton Terrace. c. 68m to W
16301279	4 Old Brighton Terrace, Bray	1850 - 1860	Terraced two-bay two-storey over basement house, built in 1855. Appraisal as above. Next door to No. 2 Brighton Terrace. c. 82m to W
16301282	43-44 James Connolly Square Main Street (off), Bray	1900-1920	End of terrace grouping consisting of a pair of two-bay two-storey local authority houses of c.1910. 'The value of these properties lies not only in their relatively good state of preservation but also in the fact that they form part of a simple Edwardian development, which, based around a spacious green, demonstrates the influence of model or garden village ethic on the planners of the day. c. 107m to NW
16301281	2 Saint Kevin's Square, Main Street (off), Bray	c. 1930	Terraced three-bay two-storey local authority house, built c.1930. Appraisal: 'Well preserved, and as such increasingly rare, example of an early to mid 20th century local authority terraced dwelling.' c. 50m to NW
16301280	1 Saint Kevin's Square Main Street (off), Bray	c. 1930	Terraced three-bay two-storey local authority house, built c.1930. Appraisal: as above. Next door to No. 2 Saint Kevin's Square. c. 50m to NW
16301275	Town Hall Bookshop, 73 Main Street, Bray	1835 - 1845	Terraced six-bay two-storey pair of houses, built c.1840, now in use as a house and two shops. Appraisal: 'Though somewhat altered in more recent years with the insertion of the shop doorway and the enlarging of some windows, this terraced block still retains something of its simple mid 19th-century character and remains of value to the streetscape'. c. 20m to NE
16301276	Michael Doherty, 68 Main Street, Bray	1830 - 1850	Terraced three-bay two-storey shop, built c.1840 with shopfront of c.1930. Appraisal: 'This shop with its c.1930s curved glass window is one of Bray's most attractive and memorable commercial properties, and remains a valuable asset to the streetscape. c. 8m to E

Table 8: Structures included in the NIAH lying within c. 100m of the proposed development

<http://www.buildingsofireland.ie> website). These include 'structures of simple design and function, such as post boxes and waterpumps, to grand architectural statements including cathedrals and country houses'. The schedules and building lists of the NIAH are available for consultation at the www.buildingsofireland.ie website, and information on the structures listed within its databases has also been mapped onto the HeritageMaps.ie resource.

As with the Record of Protected Structures, there can be an overlap between buildings listed in the NIAH and features and structures considered to be of archaeological or cultural heritage importance. For that reason, information from the Inventory has been included in this report. However, as a relatively large number of buildings on Main Street, Bray, have been listed in the NIAH, and as many of these are of limited relevance to the proposed site, only those sites lying within c. 100m of the site edges on the western side of Main Street have been included in the following table. As the site location points on the digital maps of the HeritageMaps.ie viewer can be inaccurate, the distances cited below are approximate only. None of the structures listed lie within the site area and, as proposed, the development will have no direct impact upon them.

Cultural Heritage

While the tangible, built character of the town of Bray as a whole is clearly visible in the form of its houses, road layout, scale and environment, some of the intangible aspects of its cultural heritage are preserved in the numerous and complex relationships, memories and stories that link its inhabitants. These can often be reproduced in local history volumes, in memoirs and in other written forms and information from such sources has been integrated into Section 3.0. of this report, which concerns the historical background of the proposed development site. In addition to these sources, the National Folklore Collection, which is held in University College Dublin, also records a range of often orally transmitted stories and information on the places, local history, people and activities of Ireland's parishes and townlands. A search of the online datasets of the National Folklore Collection for information on Bray yielded 71 possible results, all of which were drawn from the Schools Collection. None of the transcripts involve included any information on the

immediate site area or its vicinity. While this was true of Main Street and the town's urban fabric in general (with the exception of several references to the use of the castle in Little Bray, the destruction of the medieval castle of Bray and to fires that broke out in the 1930s in the former Royal Marine Hotel on Quinborough Road and at Scraggs Brothers Garage), the absence of references supports suggestions that for some decades, the proposed site has had a relatively low profile in the wider public consciousness. On this basis, its cultural heritage value might be stated to be low.

Section 3 Historical Background

Prehistoric Period

The topographical location of Bray adjacent to the sea and on the banks of the Dargle, close to a fording point and the river mouth meant that, for much of the prehistoric period, it lay within a natural environment that was likely to have attracted human hunting, gathering and settlement activity. The presence of the remains of a drowned ancient forest along part of the north shore at Bray (Flynn 1986, 11), which radiocarbon dating suggested dated to c. 6,750 years BP also indicate that prehistoric settlements and activity probably took place within a largely wooded landscape. The wooded slopes of the surrounding hills would have provided local inhabitants with access to timber and to other forest plants as well as to the wild game that lived among the trees. As Stout (1989, 127) records, attested archaeological evidence for coastal settlement in Wicklow extends back to approximately 5500BC to 3500 BC. More recent evidence generated by archaeological excavations carried out in the townlands ringing Bray to the south suggest that, in the two millennia BC, the sloping hills of Newcourt and other townlands were the sites of flint working as well as potential hunting, ritual and burial activities (*ibid.*, 128; and see Sections 2.1. and 2.2.).

While no evidence of prehistoric activities have been recovered from Main Street or from the wider urban core of Bray town, this does not preclude such activity having taken place. However, it is likely that the absence of prehistoric finds from Bray town centre reflects the high levels of disturbance associated with 19th-century and subsequent building campaigns and the relatively low levels of interest in reporting stray finds among builders, contractors and members of the wider public. One exception to this general trend, however, was the reporting of the discovery of a number of human skeletons during the digging of a foundation near Bray Head and the entrance to the Putland demesne in 1835 (Flynn

1986, 11-12; Lewis 1837, Vo. 1, 223). While the burials themselves were consistent with early medieval inhumations in stone-lined graves, each of the skeletons uncovered were reported to have been associated with one or more copper coins. These, when examined, were found to be of first or second century AD Roman origin, dating to reigns of Hadrian and Trajan.

Although Flynn (1989, 12) suggested that these burials might reflect the interment of the victims of a Roman shipwreck by some of its survivors, they might also be related to a pattern of Romano-British contact with the eastern seaboard of Ireland (Bateman 1973; Freeman 1995, 69), which resulted in the recovery of Roman material from sites on Lambay Island and southwards along the coast from north county Dublin. Moreover, recent studies have positioned Ireland ‘as a transmarine frontier of the Roman empire’ and the few contemporary references to Ireland in Roman texts suggest that Ireland ‘was viewed in much the same way as other frontiers, as an economic opportunity to be exploited’ (Johnston 2018, 107).

Against this backdrop, the Bray Head burials might be understood as evidence of trade or other forms of contact between Irish populations in the vicinity of the Dargle mouth and Bray Head and travellers from Roman Britain or further afield. In this context, it is worth considering the tentative 19th-century association between the site of ‘Rath Inver’, where Saint Patrick was said to have been driven away by a hostile local population, and the harbour at Bray (D’Alton 1838, 908). The placename, which can be translated as the fort of the river mouth (e.g. <https://www.logainm.ie/en/35417>), suggests that in the later Iron Age, the strategic as well as environmental importance of river mouths as access points to inland settlements and land was recognized. Although the mouth of the Dargle at Bray may not have been St Patrick’s Rath Inver, it is not implausible that a such a fortification might have existed in that

location, particularly given the successive military fortifications that occupied the high ground above the river near the fording point into the medieval period. This suggestion is perhaps supported by the possible Roman burials, as they might suggest that, in the later Iron Age, the coast of Bray and the mouth of the Dargle were a potential destination for goods and people travelling through the Irish Sea and into the western parts of Wicklow via the Dargle.

Early medieval period

By the fifth century, Bray lay firmly within the bounds of the kingdom of Leinster, which extended southwards from the southern bank of the Liffey, where it bordered the kingdom of Brega.

While the exact nature of the pre-Norman Gaelic kingdoms in the vicinity of Dublin is unclear, in the early medieval period, the area to the south of the Liffey appears to have been held by the Ui Briuin Cuala, a branch of the Ui Dunchadha, which controlled much of the territory from the Liffey as far south as southern Wicklow (Clarke 1977, 37; Price 1953, 130). It is probable that many of the churches and ecclesiastical sites that were established in the townlands adjacent to Bray were founded under their auspices, including those of Kilbride and Kilcrouney on higher ground to the south, and the church of Kiltuck to the north of the Dargle, which was reported to have stood on the site of Corke House (and see Section 2.1.).

Among these church sites was a foundation named as a 'der teach' or 'dairthech' in later Anglo-Norman documents. Edwards (1996, 122) has translated this term to mean 'oak house', suggesting that at Bray, as at other early medieval sites, the original church structure was made of wood. It is likely that this church stood on the site of the present St Paul's church, and its location adjacent to Bray Bridge would have allowed it exploit the trade, transport and other opportunities associated with the fording point on the Dargle. In this context, it is worth noting that, in his analysis of the topographical development of Dublin further to the north, Clarke (1977, 38, 41) noted the possibility that at strategic points, such as the ford, secular settlements or forts may have existed in conjunction with nearby ecclesiastical sites. Consequently at Bray, as at other sites adjacent to locally significant routeways and

strategic river-points, some sort of fort may have been situated at the northern end of Main Street prior to the construction of the Anglo-Norman castle in this location.

While there is no evidence to suggest that any form of early medieval activity occurred in or near the proposed development site, its proximity to the church site and to additional potential secular sites and a possible fortification suggests that it may have lain within an agricultural zone associated with a the population of these centres. With the advent of the Vikings in the 8th and 9th centuries, the strategic value of the ford and river mouth of Bray would have been immediately obvious to ships' captains intent on raiding inland along the Dargle. Historical accounts indicate that some Viking raids on Glendalough were launched from a base of operations at Bray (Flynn 1986, 12). Precedent further to the north at Dublin and elsewhere suggests that use may have been made of established Gaelic sites and it is possible that the Viking base at Bray re-used an existing fortification or rath.

With the establishment of the city of Dublin in the 9th century and the extension of Viking control over an extensive hinterland, the area around the river mouth was granted to the MacTurcail family 'whose domain extended from Donnybrook to Glencree' (ibid.). This is likely to have put significant pressure on the local Ui Briuin overlords, and it is possible that this pressure contributed to the apparent assimilation of their lands as well as that of other branches of the Cuala by the MacGiollamocholmog dynasty of the Ui Dunchadha by the 11th or 12th century (Price 1953, 125). Thus, by 1169, when Anglo-Norman forces invaded, the wider territory within which Bray was set and which was still known as Ui Briuin Cualann, was subdivided between Domhnall MacGiollamocholmog, son-in-law to Dermot McMurrough, king of Leinster, and one of the sons of the ruling MacTurcail king of Viking Dublin (Flynn 1986, 13).

Medieval period

In 1173, the lands of Bray were among those granted by Strongbow to Sir Walter de Ridelesford, an Anglo-Norman knight who had distinguished himself in battle against the unsuccessful forces of

Askulv MacTurcail, who had attempted to re-take the Viking city of Dublin. Within about a year, de Ridelesford had taken possession of the 'dearteach' or 'derdac' and had started to build a castle commanding the ford across the Dargle. Historical accounts also suggest that de Ridelesford established a town at the same time, as in 1180, he granted a burgage adjacent to his castle to the Abbey of St Thomas, Dublin, together with additional lands and the right to carry away timber from the lands of Bray (D'Alton 1838, 908). As O'Keeffe (2000, 91-2) notes, however, the existence of burgages do not always presuppose the existence of a town as tenants, as in the case of the Abbey of St Thomas, did not necessarily live upon their holdings. Moreover, many boroughs were 'speculative creations, as the Anglo-Normans sought to use borough status to attract settlers to Ireland from rural England' (ibid., 92).

At Bray, however, the layout of the town's urban core is reminiscent of other Irish towns, where burgage plots of regular width were laid out along a long axial street (ibid., 95). The regular lengths of the plots of the individual premises on both sides of Main Street as they extend either eastwards or westwards away from the main carriageway is also reminiscent of Anglo-Norman town lay-outs, with variations occurring where the castle and church interrupted the overall pattern and where the Main Street properties approached the fork of Killarney and Vevay Roads. Also suggestive is the roughly parallel field boundaries that existed to east and west of both sides of Main Street, (clearly visible on the 1837 and subsequent Ordnance Survey maps), which created an additional zone of land between the rear of the Main Street properties and the fields and open ground beyond. Thirteenth-century historical references to the existence of Robert Chapman, bailiff of the town, and to its dean, Philip Makagan also suggest as functional town, rather than a virtual or unsuccessful borough, as do 13th-century references to fines levied on some occupants for unlawfully scavenging shipwrecks and burying bodies without inquests (Flynn 1986, 15).

In this context, the layout of Main Street, with its relatively consistent plot widths, broadly uniform rear yard lengths, and the cultivation zone or small fields behind these may reflect traces of burgage plots laid out in the later 12th or early

thirteenth centuries. The location of the proposed development site to the west of Main Street would place it firmly within this potential medieval layout. It is possible, therefore, that the garage structure as well as the current ground surfaces lie on top of medieval property boundaries or other medieval features. Countering this suggestion, however, is the fact that no medieval remains or remains of archaeological significance were identified in any of the three licenced

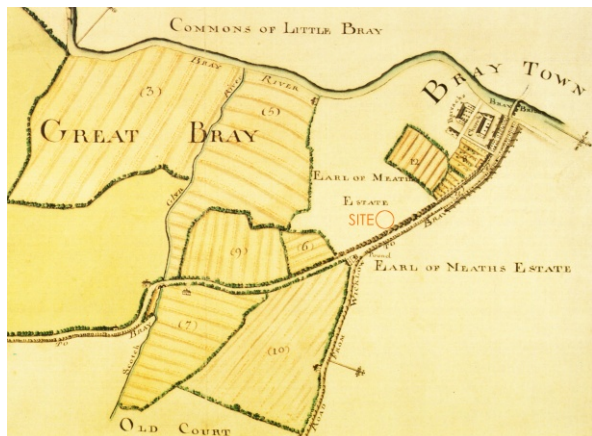
Sketch map of information derived from the Down Survey
Survey
(c. 16546) drawn by Arthur Flynn.

(Source: Flynn, A. (1986)
History of Bray, Dublin and Cork, p. 21).

As much of the lands of Bray were not confiscated following the wars of the 1640s, the Down Survey maps contains little information on the location of the current town of Bray, other than to note the relative location of the castle on the southern bank of the Dargle adjacent

to the established ford. Flynn's sketch does, however, indicate the pattern of mixed Catholic, predominantly Old English and Protestant landownership of the surrounding townlands in the mid 17th century.





Extract from 'Part of 'A map of Great Bray in the County of Wicklow ...' 1762, by Jonathan Barker [etc.]'.

Scale approximately 1: 6,300.

(Source: Davies, K. M. (1998)

Irish Historic Towns Atlas Vol. 9 Bray, map 4).

On Barker's map, the proposed site lies within a large area to the west of the main road through Bray, which was designated as part of the estate of the Earl of Meath. While no features were depicted inside this area, the map suggests that no buildings stood along the southern portion of the current Main Street of Bray, and that this area, like those to the west, consisted of agricultural, possibly arable land, bounded by hedgerows. The lack of boundaries depicted within the greater area of the site does not necessarily mean that these were absent, and it is possible that the field boundaries to west and north of the proposed site area on the First Edition Ordnance Survey map of 18378 were in existence when the 1762 map was drawn up.

archaeological excavations that were carried out on Main Street. Additionally, two survey maps of Bray, which were produced in the 1760s show no plots or structures along Main Street at the location of the proposed site; instead, houses were concentrated further to the north, while one of the 18th-century maps showed the Main Street frontage as a continuous line of hedgerow. It is possible, therefore that the regularity of the Main Street building plots in the vicinity of the proposed site and the outer cultivation zone were the result of 19th-century urban planning by the estate of the Earls of Meath, rather than a survival of an earlier medieval layout. Further

archaeological investigation would be required in order to establish the accuracy of either of the two scenarios outlined above.

At a higher social level, the ownership of Bray as a whole was relatively well documented throughout the 14th and 15th centuries. As a manor, it bounced (through inheritance and by royal grant) between various high ranking Anglo-Norman noble families, such as that of Theobald le Botiller, ancestor of the Butlers of Ormonde, before being granted at various times to less prominent individuals, such as Geoffrey Crumpe in 1334, or to various members of the Walsh and Lawless families of south Dublin (D'Alton 1838, 909-10; Flynn 1986, 15-16). This reflected the 14th-century resurgence of the political power of the Gaelic lords in the lands adjacent to the Anglo-Norman Pale, which resulted in frequent attacks on nearby Anglo-Norman settlements. By the 15th century, the dominant Gaelic families in the region to the south and south-west of Bray were the O'Byrnes and the O'Tooles who had originally occupied lands in Kildare, but had been displaced to the Wicklow uplands after the Anglo-Norman conquest (Flynn 1986, 14-15). In 1313, at the time of the Bruce invasion, Bray, Arklow and Newcastle were burned by Gaelic forces and any settlement at Bray is likely to have contracted back within the walls of the castle. Due to its position overlooking the Dargle ford, this fortification gained an even greater strategic importance as a means of controlling one of the routes by which attacking Irish forces reached Dublin. Thus, while garrisons continued to occupy the castle, the lands of Bray underwent frequent changes of ownership, including the granting of custody of 'all the castles, manors and lordships of Bre [sic] and Kilruddery to Walter, the Abbot of the House of the Blessed Virgin Mary (near Dublin' by the Duke of Norfolk as Lord Lieutenant of Ireland (ibid., 16).

Early modern period

This complicated pattern of grants and ownership continued into the 16th century, at which time, the lands of Bray that had formerly been in the possession of various ecclesiastical houses changed hands. To the north and south of Bray, the Old English Walsh, whose primary seat was at Carrickmines in south county Dublin benefitted from the confiscation of church lands, while the

manor and lands of Much and Little Bray were granted to Patrick Archbold, also of Old English stock. In 1547 Sir Anthony St Leger was granted the rectory of Bray and various appurtenances that since the 12th century, had belonged to the nunnery of Grany, Co. Kildare (D'Alton 1838, 910). Following the Elizabethan wars of the later 16th and early 17th centuries, there was some change of land-ownership, with Thomas Fitzwilliam being seised of a castle and 250 acres in Little Bray to the north of the river. The relatively hybridized cultural context of Bray as a border settlement between the Pale and Gaelic lands at this time is



Extract from 'Part of 'A map of several plots of ground and houses in and about the town of Bray ...', 1764 (redrawn in 1873) [etc.].'

Scale approximately 1: 6,300. (Source: Davies, K. M. (1998) Irish Historic Towns Atlas Vol.9, Bray, map 5).

This map shows in more detail the large parcel of land to the west of the current Main Street, which encompassed the site area. Although the boundaries of the parcel of land have been depicted using information from 19th century Ordnance Survey maps, the presence of only a single house along what was to become the western side of Main Street reinforces the suggestion that this area was undeveloped in the latter part of the 18th century. As on the 1762 map, houses and activity were concentrated to the northeast of the site area adjacent to the bridge and the medieval church of St Paul.

demonstrated by the a reference in a royal visitation of 1615, in which it was noted that Maurice Byrne was vicar of Bray, that the church was in good condition (Ronan 1941, 40-41), that he read services in the Irish language, and that the Book of Common Prayer that was used in the parish church was printed in Irish (D'Alton 1838, 911).

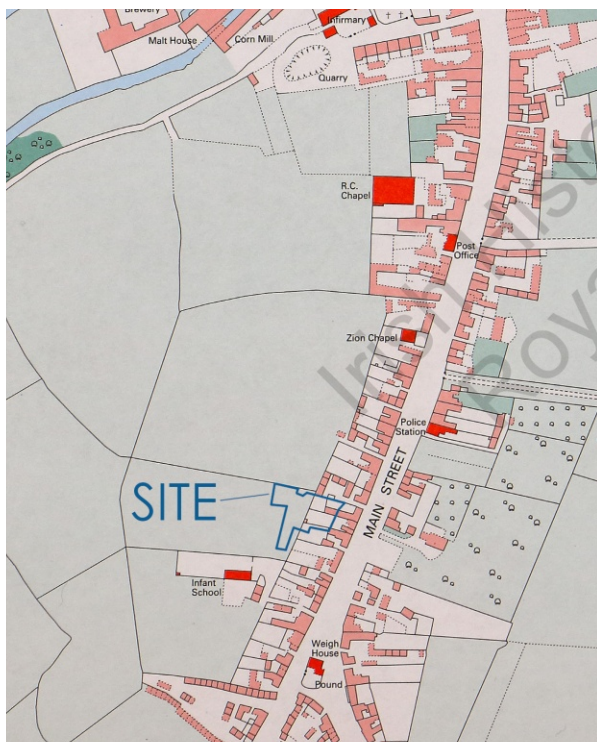
While the Catholic Walshes and Archbolds continued to wield power in the area, shifts in the Irish administration under successive Tudor monarchs meant that local land-holding patterns also shifted to accommodate the arrival of members of a new Protestant, English elite. Thus, a patent of Kilruddery was granted to Sir William Brabazon by Henry VII, who built castles at Fassaroe and Powerscourt to the south-west in c. 1535, which he rented out to Peter Talbot. Brabazon is also likely to have come into possession of some lands within the town of Bray itself at this time as, following the dissolution of religious houses in Ireland, he had been granted the possessions of the former Abbey of St. Thomas (Lewis, Vol. 1, 221). Considering this grant and the earlier 12th-century de Ridelesforde grant of a burgage to the abbey, it is of interest that in the 18th century, the Bray holdings of the Brabazon family included a large area that encompassed much of the southwestern side of Main Street and that extended from the carriageway as far west as the bank of the Dargle. While the Brabazon estate also included land to the east of Main Street, it is possible that the large parcel of land on the west of the street, which included the area of the proposed site within its bounds formed part of abbey's original burgage grant. It is therefore possible that some form of property boundaries existed or were recorded within the area, which might in turn have dictated the early 19th-century town layout promoted by the Earls of Meath along Main Street, Bray.

In 1602, after the crown asserted its claim to the manor of Bray, both the Archbolds and Fitzwilliams laid claim to its castle and lands, and the dispute was not settled until a partition agreement was signed by the Earl of Meath (Flynn 1986, 19). During the wars of the 17th century, Bray was once again the site of conflict between Irish and government forces, this time those of the Catholic Old English landowners, who had largely sided with the Royalists and the Cromwellian

army. Fasssaroe Castle was destroyed by the Cromwellian forces as they marched southwards through Bray after the massacre of Confederate forces at Drogheda (ibid., 20). In 1690, the defeated forces of King James I also passed through Bray the day after the battle of the Boyne, resulting in a skirmish between Williamite forces and some of James' troops, who had been ordered to hold the bridge over the Dargle (which had replaced the ford as the main crossing point) to allow James time to escape southwards. Between these two events, the political landscape of Bray and its hinterland had shifted once again, with the dispossession of the Catholic Walshes, Talbots and Archbolds who had supported the Confederacy. The Protestant Brabazons, by contrast, had maintained their holdings at Bray, which in 1654 also included 12½ acres in Little Bray to the north (D'Alton 1838, 911). Despite adhering to the Royalist cause, the Earls of Tyrconnell branch of Fitzwilliam family managed to regain control of a moiety of Great Bray, which included the core of Bray town following the Restoration of Charles II in 1666. This effectively meant the partition of the

town of Bray between the Brabazons and Fitzwilliams and both families continued to play a role as major landlords in the townland of Bray and its hinterland into the 18th century (Davies 1998, 2).

By 1668, however, only fourteen houses were listed in Great Bray to the south of the river (Price 1931, 167). Of these, 9 were listed as having one hearth, 2 had no chimney and probably only had a hole in the roof to let out smoke, while the remaining three were more substantial; these were the houses occupied by Robert Gregory, with 3 hearths; George Atherley, with 2 hearths; and Robert Wichell with 8 hearths (ibid.). These properties formed part of the holdings of both the Meath and the Fitzwilliam estates, and the Fitzwilliam portion included 'seven dwellings and gardens adjacent to the churchyard on the west side of the main street, while the Earl of Meath received the castle, the mill, the mill dam and weirs, the rabbit warren, one house on the west side of the main road and, apparently, half a dozen or so houses on the east side' (Davies 1998, 2).



Extract from 'Bray 1837-38',
published by the Royal Irish Academy
Scale 1: 2,500 (Source: Davies, K. M. (1998)
Irish Historic Towns Atlas Vol. 9
Bray, Dublin: Royal Irish Academy, map 5)

By 1837-8 when the First Edition Six Inch map of Bray was published, the current configuration of the western side of Main Street had been established as a series of relatively modest commercial buildings forming a single almost continuous street frontage. The eastern part of the proposed site occupies an area that was formerly subdivided into small sub rectangular yards lying to the rear of three properties fronting Main Street. The line of its northern edge was established by the existence of a ENE-SSE field boundary that extended from the back wall of the Main Street properties, while much of the western part of the site lay with a sub-rectangular field that lay to the west of these buildings. Although no boundaries were shown on the 1762 and 1764 maps, it is possible that both the rear wall of the Main Street properties and the adjacent fields represent relict field boundaries that originally delineated an unsuccessful medieval borough.

The 18th century

A consultation of two survey maps drawn up in the early 1760s show that, broadly speaking, the pattern of settlement described in 1668 persisted for over a century. The survey of Bray that was completed in 1762 by Jonathan Barker showed a cluster of larger two-storey houses on both sides of Main Street adjacent to the bridge, with a further straggle of one storey cottages or cabins on both sides of the road as far south as a point between Florence and Novara Roads on the eastern side of the street. As noted above, the western side of Main Street behind which the proposed development site lies was depicted as a continuous hedgerow bounding the edge of black featureless space designated as 'Earl of Meaths Estate'. The redrawn map of 1764, confirms this pattern, but locates the single property that stood along this stretch of the main road a short distance from the junction between the present-day Killarney and Vevay Roads. Despite the absence of structures in this area, however, both maps suggest that earlier patterns of field boundaries may have persisted within this blank area that preserved possible traces of medieval zones of activity associated with

the town of Bray. The westward bulge at the south-western corner of the Earl of Meath's parcel of land persisted to the south-west of the proposed development into the 1830s, as did the large sub rectangular field or cultivation area that extended behind the early 19th-century Catholic church towards the river (Fig. 5). As noted above, it is possible that the network of boundaries that ran connected these two areas and that defined a potential suburban medieval cultivation zone to the rear of a former burgage layout along Main Street also survived, despite not being shown on the map.

Although not showing the area of the proposed site in any detail, it is probable that, like the striped fields shown to the south and west on the 1762 map, that by the later 18th century, it was under cultivation. Given the heavy concentration on arable farming in the preceding century as described in various surveys, it is possible that the proposed site area may have been subjected to frequent ploughing, with obvious consequences for the survival of any potential earlier archaeological remains.



Extract from 'Bray, 1853, By Edward Vaughan [etc.]'.

No scale given.

(Source: Davies, K. M. (1998)

Irish Historic Towns Atlas Vol. 9 Bray, Dublin:

Royal Irish Academy, map 6).

No significant changes to the proposed site area occurred between 1837-8 and the production of Vaughan's map of 1853. The map does illustrate the continuity of landownership, as the buildings along Main Street, their yards and the adjacent fields or cultivation areas to the west remained part of the single large portion of land owned by the Earls of Meath and depicted on the two maps of the 1760s. On the 1853 map, this large parcel of land is designated 'Mill Park', and its area is subdivided by faint lines that correspond with the course of those defining the cultivation areas to the west of the Main Street properties. This again suggests that these may reflect the existence of established property boundaries that potentially defined the edge of the lands of the medieval settlement of Bray.

Extract from 'Bray, c. 1870, by D.E. Heffernan [etc.]'.

No scale given.

(Source: Davies, K. M. (1998) *Irish Historic Towns Atlas* Vol. 9 Bray, Dublin: Royal Irish Academy, map 7)

The 1870 tourist map of Bray produced by D. E. Heffernan suggests that, other than the construction of the first part of Bright Terrace to the west of the proposed site, abutting the NNE-SSW boundary of the cultivation area/field to the rear of the Main Street properties, there was no change to the layout and nature of the proposed site area.



As Davies (1998, 2) noted, 'Bray, then, in the middle of the eighteenth century, was no more than a small market town, little more than a village, serving the population of north-east Wicklow and south-east Co. Dublin'. She further observed that 'It might have been expected to grow slowly as a local centre, comparable to other small towns within easy reach of Dublin city.' However, in the latter part of the 18th century, three aspects of Bray's topographical situation, its proximity to Dublin, the sea and the mountainous uplands of central Wicklow played a part in its development as a nascent tourist centre. With the development of Romantic and picturesque landscape aesthetics, the Wicklow mountains formerly characterized as inhospitable wastelands became a destination for middle-class travellers in search of wild natural landscapes (e.g. Cosgrove 1984, 231; O'Flanagan 1981, 325; Slater 2007). A related fashion for sea-bathing, combined with the proximity of Bray to both Dublin and to Kingstown (now Dun Laoghaire) where many ships from England docked combined to make Bray an increasingly popular resort (Davies 1998, 2). The status of Bray as a point along the later 18th-century coach routes from Dublin encouraged the development of Quin's, later the Royal Hotel to the east of Main Street in 1776, and several other establishments, such as Moran's Sun Inn, which was the 'first known venue of a golf club in Ireland' (Davies 2002, 84).

The 19th century

With the influx of visitors came a growth in the number of shops and tradespeople to serve their needs; thus, by the 1760s, 'grocers, butchers, victuallers, bakers, inn-keepers, millers, brewers, publicans, shoemakers, weavers, woollen drapers, saddlers, cordwainers, masons, carpenters, builders and a wigmaker' all plied their trade in Bray (Flynn 1986, 25). The expanding population required additional accommodation and by the 1830s, when the First Edition Six Inch Ordnance Survey map of Bray was produced (Fig. 5), commercial premises had been constructed along both sides of Main Street to form an almost continuous street frontage. In Lewis' *Topographical Dictionary* of 1837 (Vol. 1, 221), Bray's houses were considered to be 'in general neatly built, and the town [had] a cheerful and interesting appearance'. That construction work was ongoing at the time the entry in the *Dictionary* was written is indicated by the fact that the town's trade 'exclusively of what is required for the supply of the town' mainly consisted of fuel and building materials, such as coal, timber, slates and limestone (ibid., 222). Though there was no common lighting scheme and although the streets had not been paved by that date, the main road through the town was nonetheless kept in good order. Once established, many of these early 19th-century buildings remained in use throughout the



Extract from Ordnance Survey First Edition Twenty-Five Inch sheet, Bray, c. 1888-1913
(Source: HeritageMaps.ie GIS; accessed 1-06-26).

As depicted, the First Edition Twenty-Five inch sheet shows the extension of houses along the eastern part of Brighton Terrace and the establishment of narrow, rectangular southern portion of the site allowing access onto what would subsequently be re-named Parnell Road. The rear gardens of the Brighton Terrace houses had also been established by this date, and the western part of the site area occupies what was formerly the gardens of two of these, resulting in the removal of part of the eastern boundary wall of No 1 Brighton Terrace. While the area and layout of the yards to the rear of the Main Street properties were unchanged, several small outhouses or service structures were built along the walls to the rear of the yards. These too were demolished when the current garage structure was built. The Twenty-Five Inch map shows no traces of the structures that stood along the rear walls of the Brighton Road houses, and it is likely that these were erected in the early 20th century.

19th and into the twentieth centuries (see NIAH listings), their upper elevations remaining largely unchanged despite frequent alterations to the ground floor shop fronts (Garner 1980, 4). Cartographic and architectural analysis suggest that the Main Street buildings immediately to the east of the proposed site area were constructed at this time. Although the construction of the current garage building involved the demolition of the early 19th century walls to the rear of these buildings and the removal of any out-houses or service structures associated with the, subterranean traces of these might survive below the footprint of the garage building.

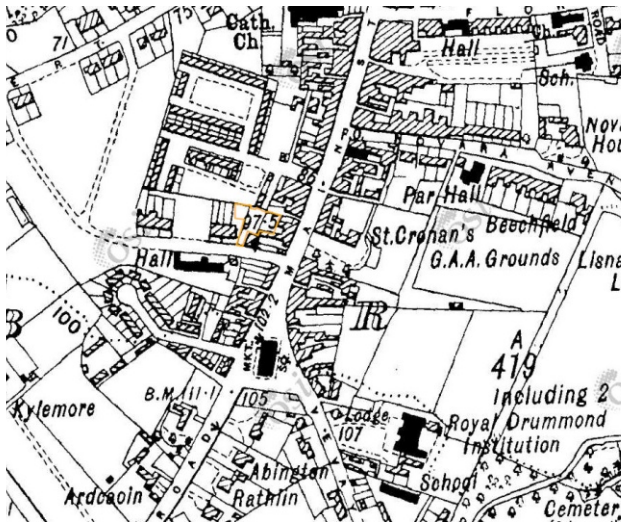
The extension of the Dublin Railway line from Kingstown to Bray in 1854 sparked a major building boom in hotels and tourist facilities that 'converted Bray into a large-scale holiday resort' (Clare 2007, 15). Much of this building work was concentrated on the eastern side of the town, where an esplanade and rows of terraced houses were constructed along the sea-front. This 'new Bray, planned as a seaside resort after the English fashion' (Davies 1998, 4) self-consciously styled itself as a new Brighton, which during the first two decades of the 19th-century had gained a new popularity as a resort patronized by the Prince Regent. By the 1860s, some development activities

were expanding into the older, western side of the town, and the terraced houses of Old Brighton Terrace to the west of the southern part of the site on the short spur of road that was subsequently to become Parnell Road, are probable examples of this residential spill-over. While the shopfronts of Main Street were relatively modest in scale and ambition (Garner 1980, 4), the fronts of the new terraced houses were decorated with Gothic revival details that aped the adoption of this style

'Main Street, Bray, looking south, c. 1900 (Irish Architectural Archive)'.

(Source: Davies, K. M. (1998) Irish Historic Towns Atlas Vol. 9 Bray, Dublin: Royal Irish Academy, plate 2).





Extract from Ordnance Survey Six Inch Cassini map of Bray, c. 1920s to 1940s.

(Source: HeritageMaps.ie GIS; accessed 1-06-26).

Once again the configuration of the proposed site area remained largely unchanged into the first half of the twentieth century, consisting of the yards to the rear of the Main Street properties, the sub-rectangular access-way to Parnell Road, and part of the rear garden of No 1 Brighton Terrace. The primary change to the wider area was the establishment of the Saint Kevin's Square residential development to the north. As this development respected the established ENE-SSE field or cultivation area boundary that formed the northern edge of the proposed site, the intensification of housing to the north of the site area was likely to have had little direct impact on the site area itself.

by the wealthier members of Bray Society, most notably the Brabazon family at their Kilruddery seat (and see NIAH listings).

By the time of the compilation of the First Edition Twenty Five Inch Ordnance Survey map (Fig. 8) between c. 1883 and 1913, the approximately east-west course of what was to become Parnell Road still terminated abruptly at the property boundary that possibly preserved the course of Bray's medieval town enclosure to the west. The piecemeal nature of the development of the terraces is indicated by the area of undeveloped land that separated Old Brighton Terrace to the west from the four houses comprising New Brighton Terrace to the east. The garden plots to the rear of the Brighton Terrace houses had also been established and a structure or possible extension had been built between the eastern wall of No. 1 Brighton Terrace and its eastern property boundary. This probable extension did not survive into the 20th century, as it is not shown on the Ordnance Survey Six Inch Cassini sheet of c. 1920 to 1940.

Significantly for the proposed site area, the Twenty Five Inch map shows that a rectangular yard had been established between the eastern wall of No. 1 Brighton Terrace and the rear wall of

the Main Street properties. At the south-eastern corner of this yard, a rectangular building had been constructed that in scale, orientation and in the projection of a stubby porch from its eastern wall was identical to the current Olive 3 Studio premises that bounds the south-eastern corner of the proposed development site. This building, which morphologically resembles a small, relatively plain chapel, is probably the Primitive Wesleyan Methodist Chapel that Davies (1998) lists on Brighton Terrace (1998, 11). While Davies equates this structure with the Methodist chapel recorded in 1846 and again in 1852, these two earlier historical references may relate to a different chapel, the location of which is unknown.

Later references which suggest that it was possibly constructed in 1864 accord better with its appearance on later 19th century maps of the proposed site area. They also accord better with the statement that it was a probable Primitive or Wesleyan chapel, i.e. a chapel built by a portion of the local Methodist population which had split from the main Methodist congregation, which was in turn based in St Andrew's church off Eglinton Road (Garner 1980, 13).

The 20th century

Local information recorded by Davies (1998, 11) indicated that by 1878, the chapel had ceased to function as a place of worship, as the local Wesleyan and Primitive Wesleyan congregations reunited. According to Davies, by 1889 the building had been converted for use as a Union Hall. Cartographic analysis of the Ordnance Survey Six Inch Cassini map of c. 1920-1940 suggests that this conversion had no impact on the footprint of the chapel building, which remained as first depicted on the Twenty Five Inch sheet. The configuration of the site area as a whole remained constant between the publication of the two maps. With the exception of some minor changes to the out-houses that stood against the back walls of the yards to the rear of the Main Street premises, the configuration of the site area prior to the construction of the garage building remained largely unchanged into the 1920s to 1940s. The greatest change to the proposed site area after that date was the construction of the current garage structure, the roof of which is visible on the 1995 black and white Ordnance Survey aerial photograph of Bray .



Extract from 1995 Series Ordnance Survey
black & white 1m per pixel orthophotographic
image showing site area.

(Source: HeritageMaps.ie GIS;
accessed 1-06-26)

By the latter part of the 20th century, the current configuration of the proposed development area had been established with the construction of the former garage building, which had necessitated the demolition of any small structures in the yards to the rear of the Main Street properties as well as part of the garden wall of No 1 Brighton terrace. As the garage occupied the greater part of the site area, no additional features of potential archaeological significance are visible on the 1995 or on subsequent aerial photographs.

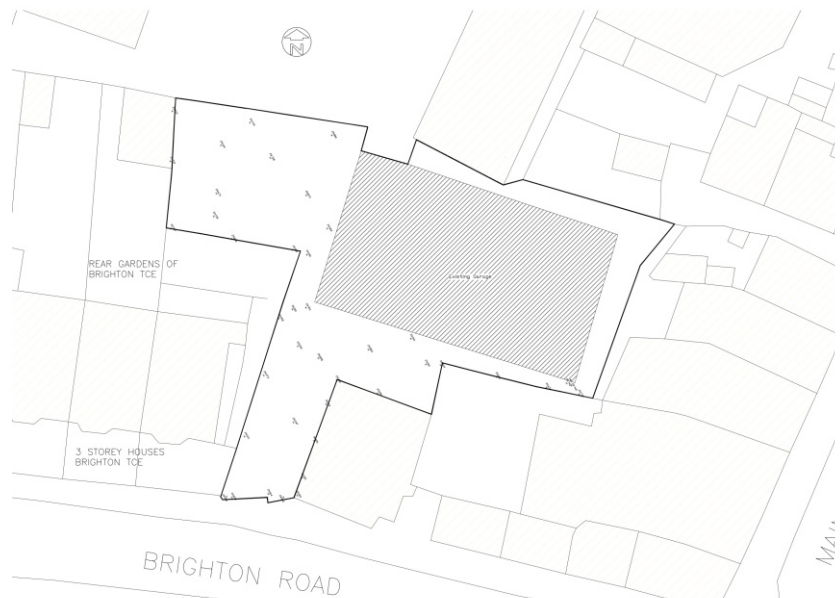
Section 4 Site Inspection

Site description

The site inspection was carried out by Alva Mac Gowan on the 26th of May 2026 in dry sunny conditions.

The site is set back from Parnell Road to the south and accessed via a short laneway running along the west side of the former Methodist church, which fronts onto the street.

The interior of the site is occupied by a large concrete breezeblock garage building, which has two-storey offices to the south and full height garage space to the north. The entrance is along the southern façade with vehicle accesses in the north and south façade at the western end and an additional side entrance at the northern end of the east façade. The building appears to be late 20th century in date, possibly dating to the 1980s.



(Above) Plan of site with existing garage

The main access is via a front gate on Parnell Road, position east of the former Wesleyan Church. The iron gate is modern along with the gate piers that are constructed from cement blocks.

Site boundary

The site boundary is formed by a number of different elements. The western side of the entrance lane is bounded by a granite wall 1.6m in height and 0.4m in width. This appears to be at least partially rebuilt. The northern return of this boundary and the southern boundary of the yard to the west is formed by a modern breeze block wall.

The western boundary of the yard is formed by a damaged granite and rubble wall with some limestone blocks also note. This wall survives to a height of 1.5m above the garden to the west and is topped with 0.4m of concrete walling and is 0.4m in width. The garden to the west is a minimum of 0.6m below the level of the yard.

(Below) Entrance from Parnell Road, next to former Wesleyan Church



The boundary to the north of the yard is a substantial granite wall a minimum of 2.6m in height and 0.4m in width. A blocked pedestrian opening in the wall is apparent to the west of a larger blocked vehicle access, both of which lie to the west of the garage itself.

To the east of this and north of the garage a vehicle access connects the northern side of the garage with St. Kevin's Square to the north. A pedestrian passage is present between the garage and the site boundary to the east of this point. To the east of vehicle access the site boundary is formed by the southern wall of an industrial unit fronting onto St. Kevin's Square. A small pedestrian access leads to the north along the eastern side of the industrial building and can access Hall's Court laneway, which leads to Main Street to the east. The remainder of the northern boundary was a concrete wall 2.4m in height and 0.25, in width. A lean-to was constructed in the northeast corner along this wall.

The eastern site boundary was also formed by a concrete wall, which was a minimum of 1.8m in height and 0.23m in width. It appears an additional lean-to was present along this side of the garage. The stub of small concrete wall return running to the west was noted suggesting the lean-to along this side was sub-divided.

To the south of the garage the wall boundary wall was of rubble and granite construction with concrete facing and was 2m in height and 0.23m in width. Along the short return between this wall and the former church a blocked pedestrian gate was noted.

The final eastern portion of the site boundary was bounded by the former church, where the western façade lined the eastern boundary of the entrance lane. There was no barrier present between the church building and the site.

Additional findings

The ground level of the interior of the site to the west and south of the garage has been used for dumping in recent years with small spoil heaps and waste evident across the ground, particularly to the west of the garage. Ground disturbance caused by site investigation works in March 2026 is also evident in this area. It was noted that the ground level of the site is higher than the ground

level of the surrounding properties on all sides and it is likely that the land was built up prior to the construction of the garage.

A probable waste water or sewer line running north-south is represented by two manholes to the east of the garage. An ESB substation is present between the rear of the former church and the garage, east of the entrance. A gas connection is present along the southern end of the western side of the garage. A service control point was also noted to the west of this suggesting either water or gas pipes are present within the yard to the west. An oil tank for a neighbouring property was also noted in the southwest corner of the yard to the west of the garage.

To the south of the southern garage car access a large iron plate was noted on the ground surface. It is unclear whether this is lying over and protecting a subsurface feature. It is possible that a below ground pit was present for accessing the lower portions of vehicles. It is also possible that fuel tanks for refilling vehicles may have been associated with the garage. There was no definitive evidence for this, however caution should be taken in this part of the site and the presence of underground structural elements confirmed prior to any future archaeological works.

No visible archaeological remains were noted during the inspection.

The presence of the church immediately to the south of the site suggested that an inspection for potential burials should be undertaken, however due to the amount of relatively recent spoil across the entrance lane and yard to the west a thorough inspection for this was not possible.

The boundary wall to the west of the laneway and at the western and northern ends of the yard may be the boundary wall depicted on the later 19th century maps. None of the features encountered are likely to predate this period.



(Left) Front gate facing onto Parnell Road, (right) View of Parnell Road from inside front gate



(Above left) West side elevation of the former Wesleyan Church and the vehicular entrance on the southwest corner of the former garage (Above right) Main vehicle access lane to the site from Parnell Road

(Below left) Southern facade of garage and ESB substation (Below right) rear boundary wall to 66E Parnell Road





(Above left) Entrance to Garage



(Above right) Interior view from west of office and main garage space



(Right) Garage interior from northeast

(Below) Garage interior from east





(Above left) External west gable of garage



(Above right) Northern boundary wall

(Below left) Former vehicular entrance in northern boundary wall



Below right) open space west of garage with adjoining properties



Section 5 Impact Assessment

General background

This report concerns the development of a proposed site that occupies unit 66b, an irregular approximately T-shaped area to the rear of Nos 68, 69 and 70, Main Street, Bray, Co. Wicklow. The site lies to the south of the river Dargle in the townland and parish of Bray and in the barony of Rathdown.

The site area is bounded to the east by the Main Street premises listed above and by a portion of the rear (western) wall of No 67 Main Street, to the north-east by the garage building occupied by the Platinum Motorcycles Workshop and to the south-east by the northern and western elevations of the Parnell TATTOO premises. Much of the northern and north-western boundary is formed by a wall of probable early 19th-century date that subdivides the site area from an open parking lot that extends southwards from the laneway to the rear of the houses on the southern side of St Kevin's Square. To the west and south-west, the proposed site is bounded by the western garden wall of No 2 New Brighton Terrace, and by the northern property boundary of No 1 New Brighton Terrace, which is currently subdivided into apartments.

Access to the site is via its southern portion, which opens onto Parnell Road, between No. 1 New Brighton Terrace, which has been listed in the National Inventory of Architectural Heritage and the Parnell TATTOO premises, which occupies a former Primitive Wesleyan Chapel building of late 19th-century date. Neither of these structures have been listed in the Bray of County Wicklow Record of Protected Structures. A large, rectangular, approximately two-storey building of relatively recent date extends across a significant portion of the site area and, until recently, was in use as a garage.

In compiling this report, a range of statutory and institutional databases and sources have been consulted, including the Wicklow County

Development Plan 2022-2028, the associated Record of Protected Structures for Dublin city and the Dublin City Heritage Plan. Use has been made of the datasets mapped on the HeritageMaps.ie web-based spatial data viewer, which has been co-ordinated by the Heritage Council, working with the Local Authority Heritage Officer network. Datasets consulted include the Sites and Monuments Record and the Record of Monuments and Places listings compiled by the National Monuments Service, the Dublin City and County Archaeology GIS resource, the Database of Irish Excavation Reports, and the National Inventory of Architectural Heritage. Additional online databases and a range of primary and secondary printed sources were also consulted and these have been cited in the references list at the end of this section.

The proposed site area does not contain or include any part of any Recorded Monument or Protected Structure, nor does it lie within any Architectural Conservation Area or Local Area Plan area. The Topographical Files of the National Museum of Ireland did not contain any references to any artefacts recovered from the proposed site area.

The site does, however, lie within the Zone of Archaeological Potential of Bray town (RMP No. WI004-001---), although no individually listed archaeological sites and features have been identified within its boundaries.

Results of desktop analysis

While the town of lies in a rich, archaeological landscape that spans the period from prehistory to the present day, no significant prehistoric remains have been identified within the area of the town centre to date. This may reflect patterns of past human behaviour in prehistory as well as disturbance due to 19th-century building activities and a general under-reporting of finds. While subterranean prehistoric remains within the site

area cannot be ruled out, the presence is unlikely. With the exception of the two potential archaeological aspects of the site outlined in the following paragraphs, no features or monuments of archaeological potential have been identified within or adjacent to the site area in the course of compiling the desk-top sections of this report.

Potential subterranean medieval remains

The Zone of Archaeological potential of Bray town centre reflects its former historical status as a possible 12th century Anglo-Norman borough and medieval town. While this potential borough is likely to have contracted in size during the 14th century resurgence of Gaelic clans, it is possible that the line of the boundaries to the rear of the Main Street properties, together with a further boundary line running approximately parallel to the west reflect and part of the northern site boundary represent preserved traces of medieval urban property boundaries and enclosures. It is further possible that subterranean traces of medieval activity survive within the site area although no significant archaeological remains have been uncovered on analogous sites elsewhere during licenced archaeological investigations.

Potential human remains associated with the former Primitive Wesleyan Chapel

As noted above, the current Parnell TATTOO occupies the shell of a former Wesleyan Methodist Church, which was probably built between 1864 and 1870. The current southern access-way of the proposed development site and the eastern portion of the garage structure occupy the former original yard or plot of land associated with the chapel. While there is no documentary evidence to suggest that human burials were ever carried out in its immediate vicinity, and while later 19th-century burials generally occurred in public cemeteries, the presence of burials within the former yard of the church cannot be ruled out without further archaeological excavation.

Results of field inspection

No visible archaeological remains were encountered during the site inspection. Some of the granite boundary walls to the west may be 19th century in date. The site is also bounded by the western and northern wall of the former Methodist church to the south of the site with no additional boundary between the church building and the site itself.

Archaeological Impact Assessment

There are no known archaeological sites within the boundary of the proposed development site or in its immediate vicinity. The site does lie within the Constraint Zone of the Historic Town of Bray (WI004-001--). This indicates that while no known archaeological features may be evident there is potential for elements of the former town being uncovered within the zone that may help in the understanding of how the town developed over time. As previously mentioned, there is a possibility that medieval burgrave plots extended along Main Street and elements of this urban layout may survive within the boundary of the proposed development. Other features may also be found that may indicate the activities being carried out in the rear garden plots of the buildings fronting on to Main Street.

It was not possible to assess whether there were burials associated with the 19th century church forming part of the southern boundary of the site, however it is unlikely given the denomination and date of the church. The potential for burials within the site boundary should be considered when carrying out works within the site and these works should be archaeologically monitored.

As the interior of the site has been built up and is higher than surrounding properties, it is likely that if archaeological remains are present within the site they will have survived up to this point as there is no indication of recent ground level reduction.

The development of the site will not negatively impact any known archaeological sites.

Section 6 Recommendations

Based on the results of the Archaeological Desktop Assessment the following recommendations are made:

1. An iron plate was identified in front of the southern vehicle access. This should be investigated to see whether this seals a sub-surface structure.
2. As the existing building occupies the majority of the site the opportunity for archaeological testing is limited. It is recommend that archaeological testing be carried out on the site in advance of the development.
3. Following this, it is recommended that all groundworks for the development are archaeologically monitored. If archaeological material is uncovered time should be given to fully investigate and record any features uncovered. This is in keeping with the site being located within the Constraint Zone of the Historic Town of Bray.
4. Care should be taken and temporary fencing put in place to protect the 19th century former church that forms part of the site boundary to the south.

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Bray Municipal District Local Area Plan 2018-2024	Written statement: https://www.wicklow.ie/Portals/0/Documents/Planning/Development-Plans-Strategies/Local-Area-Town-Settlement-Plans/Bray/Bray-Municipal-District-Local-Area-Plan-2018/WRITTEN%20STATEMENT%20-%20Bray%20Municipal%20District%20Local%20Area%20Plan%202018-2024.pdf (accessed 13-06-19)
Bray MD LAP 2018-2024 Record of Protected Structures	https://www.wicklow.ie/Portals/0/Documents/Planning/Development-Plans-Strategies/Local-Area-Town-Settlement-Plans/Bray/Bray-Municipal-District-Local-Area-Plan-2018/Bray%20MD%20LAP%202018%20-%20Heritage%20Schedule,%20ACA%20&%20RPS.pdf (accessed 13-06-19)
Bray MD LAP Appx 13 'Plans, policies, strategies and legislation' that have influenced the objectives of the Development Plan	https://www.wicklow.ie/Portals/0/Documents/Planning/Development-Plans-Strategies/National-Regional-County-Plans/Wicklow%20County%20Development%20Plan/Wicklow-County-Development-Plan-2016-2022/Appendix_13_-_Plans__Policies__Objectives_influencing_CDP.pdf (accessed 13-06-19)
County Wicklow Heritage Plan	http://www.countywicklowheritage.org/documents/CountyWicklowHeritagePlan_2017_22.pdf
<u>HeritageMaps</u> GIS resource	https://heritagemaps.ie/ (accessed multiple times between 08-06-19 and 17-06-19)
Database of Irish Excavation bulletins	https://excavations.ie (accessed 09-06-19 and 10-06-19)
<u>Placenames</u> Database of Ireland	Definition of <u>inver</u> (from Mayo townland of the same name); https://www.logainm.ie/en/35417 (accessed 16-06-19)
National Folklore Collection, UCD, Digitization Project	https://www.duchas.ie/en (accessed 16-06-19)
National Inventory of Architectural Heritage (NIAH)	http://www.buildingsofireland.ie/ (accessed 15-06-19)
NIAH 'Frequently Asked Questions' (FAQ) pdf	http://www.buildingsofireland.ie/FindOutMore/Frequently%20Asked%20Questions%20(15.09.2017).pdf (accessed 15-06-19)
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