

**Archaeological Desktop Study of the
Proposed Refurbishment of Nos. 6-9
Upper Patrick St., Kilkenny City.**

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Client: Kilkenny County Council
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1. Introduction

This report describes the findings from an archaeological desktop study of proposed re-development works at Nos. 6-9 Upper Patrick St., Kilkenny City. The study was commissioned by Kilkenny County Council who are presently undertaking a feasibility study of a proposal to alter and refurbish three vacant dwelling houses located on Upper Patrick St., Kilkenny City. Should the design and project progress, Kilkenny County Council will seek planning permission in accordance with Part 8 of the Planning and Development Regulations 2001 to 2021.

2. Method of Study

This study comprised an inspection of the buildings and their environs, as well as a desk-based study. No on-site intrusive archaeological investigations were undertaken, whilst the site inspection entailed an examination of the proposed development site for known and potential archaeological features/remains. This was to gain an overall understanding of the archaeological heritage landscape. A photographic survey and written descriptions were undertaken as part of the site inspection.

The desk study entailed an examination of documentary, cartographic and aerial photographic sources. Sources examined included the following:

- Documentary Sources, both Primary and Secondary.
- Ordnance Survey series of published maps: 1840, 1901-05 and 1945-46.
- Review of Aerial Photographs.
- Sites and Monuments Record (SMR) for County Kilkenny.
- Record of Monuments and Places (RMP) for County Kilkenny.
- Consultation of the Archaeological Survey Database, Archaeological Survey of Ireland, National Monuments Service, Department of Housing, Local Government and Heritage.

- Urban Archaeological Survey of Kilkenny City. OPW.
- Kilkenny City and County Development Plan, 2021-2027.
- Kilkenny City Record of Protected Structures (RPS).
- National Inventory of Architectural Heritage (NIAH) for County Kilkenny.
- Archaeological Excavations Bulletin Database.

3. Existing Environment

3.1 Site Location

Located in the townland of Gardens and within the parish of St. Patrick's., the proposed development site (PDS) is located *circa* 300m to the south of Kilkenny City centre. Upper Patrick St. is a continuation of Patrick St., linking the city centre to the Waterford Rd. The PDS fronts the east side of Upper Patrick St., with the entrance to the Old School Yard immediately to the south which accesses a small development of sheltered housing units, opened in 2002, to the rear of the PDS.

Upper Patrick St. is predominantly a residential street with occasional commercial business premises. St. Patrick's Graveyard is approximately midway along the street, occupying a large site on its east side and bounded by Father Hayden Road to its south. The PDS is *circa* 50m south of the line of the medieval town defences on which formerly stood St. Patrick's Gate, now long demolished.

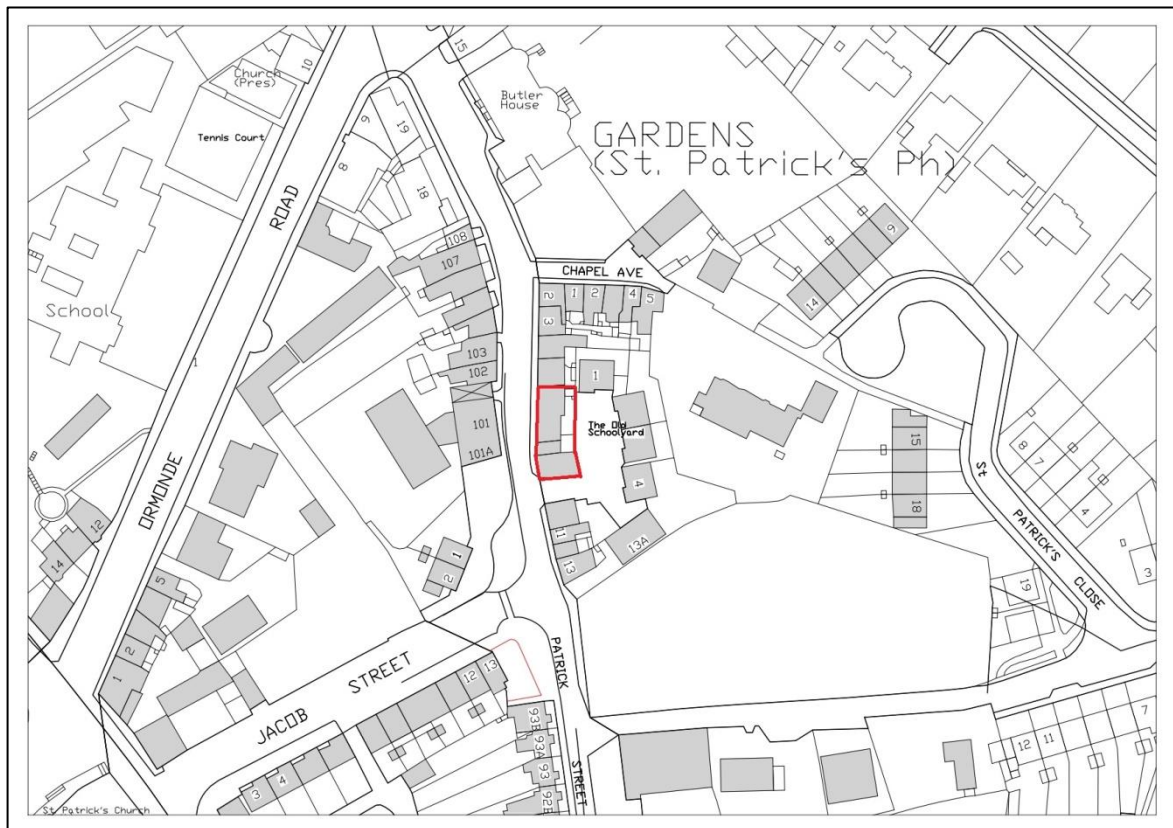


Figure 1. Ordnance Survey Map Showing site Location Highlighted in Red.

3.2 Development Proposal

Kilkenny County Council propose to re-develop Nos. 6-9 Upper Patrick St., Kilkenny City into four residential apartment units. Nos 6 and 7 Upper Patrick St. will each comprise one-bedroom apartment unit, whilst No. 8 will be used for storage and a stair access. No. 9 will comprise a two-bedroom apartment unit. As part of the construction project it may be required, due to structural issues following on from an engineering assessment, to demolish Nos. 6 and 7 Upper Patrick St. and rebuild in the new. An existing extension to the rear No. 9 will have to be demolished to at least first floor level with the possibility, subject to further engineering appraisal, rebuilt in its entirety. New floors will need to be laid for both Nos. 8 and 9. Consideration is being given to using the existing small rear yards at Nos. 6-8 as private open space with new openings in the site's rear (east) boundary wall to allow access and facilitate storage of bins, etc. Alternatively a proposal may be considered as part of the design to build onto the yards in order to accommodate some element such as a stairway.

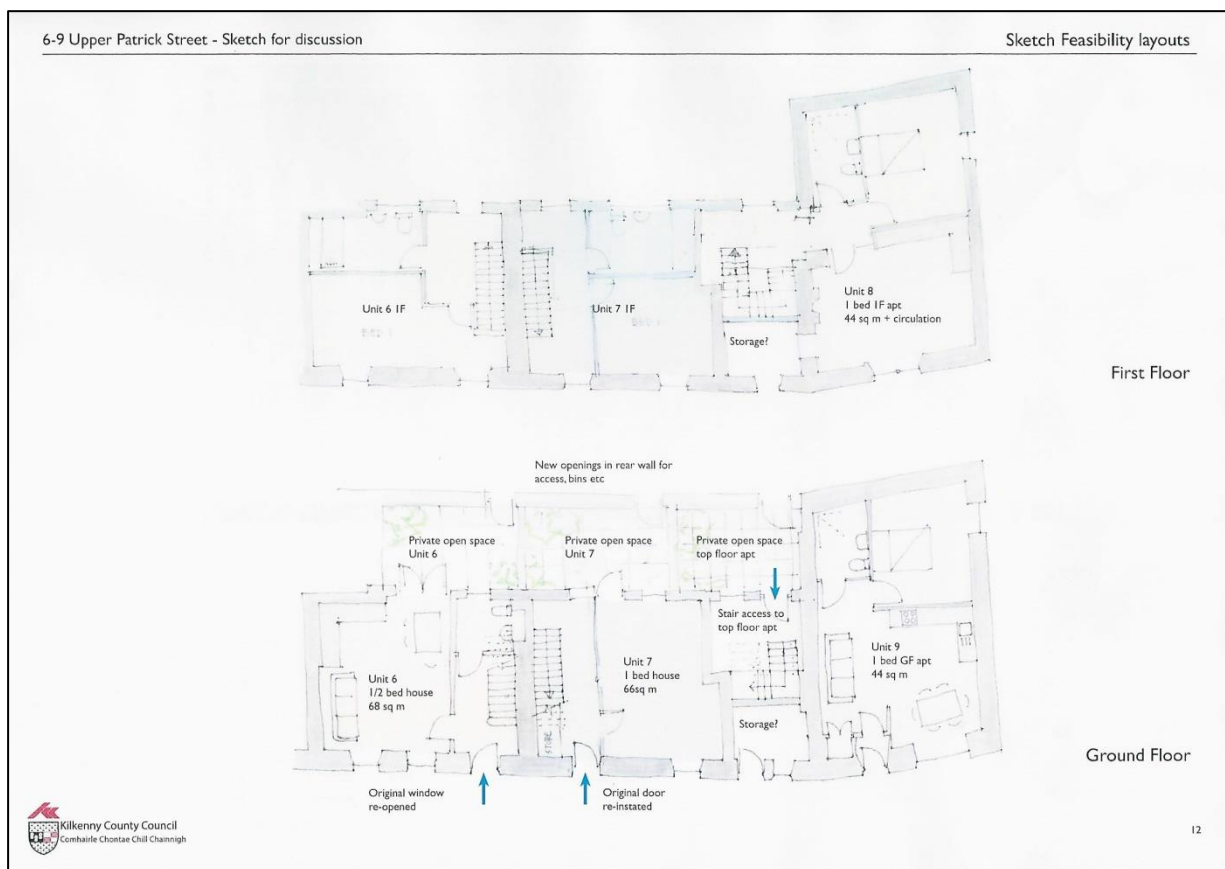


Figure 2. Proposed Indicative Layout.

3.3 Site Inspection

The site was inspected in early December 2022, with weather conditions good. The four vacant houses front the east side of Upper Patrick St., (*Pl.1*) forming part of an eight-house terrace between Chapel Avenue to the north and the Old School Yard to the south. Located within the extra-mural historical suburb of Donoghmore, the site is *circa* 50m to the south of the medieval walled city (Hightown); and *circa* 25m north of the northern boundary of St. Patrick's Graveyard (KK019-026172) and St. Patrick's church (KK019-026098).



Pl. 1 Front Façade of Nos.6-9 Upper Patrick St.

In varying states of disrepair, the four houses date from between *circa* 1825 to 1875, with No. 9 the more recent. The houses comprise two-storeys, roofed with artificial slate and painted render along the front façade. Numbers 6 and 7 are two-bay, whilst Nos. 8 and 9 are single-bay. The roof line of No. 9 is higher than the other three houses. In contrast to the other three houses, No. 9 also has an extension to its rear which is denoted on the 1871 Ordnance Survey (OS) map. The internal stairs within No. 9 to the first floor level has been removed, probably as part of renovation works when the property was used as a hair salon. Access to the first floor is via No.8. Numbers 6 and 7 were altered previously to convert the houses into one unit with one front door serving both properties.

Comprising an area of 34.5m², No. 6 Upper Patrick St., (*Pls.2-5*) shares its front door with No. 7, is the most northern of the properties. Its front wall is 700mm (28 inches) thick and

rendered with a light blue painted plaster. A two-bay house, with modern wooden windows and a relatively modern artificial slated roof, this house has been subjected to internal alterations. An internal door in its south wall links this property to the adjoining house, No. 7. The ground floor comprises one large room to the front with a smaller room at its rear. The rear back wall has been removed and rebuilt (*Pl.4*). The first floor level is occupied by a stairway landing and three rooms.



Pl.2. Front Façade of No. 6 Upper Patrick St.



**Pl.3. Looking from No. 6
to No. 7 Upper Patrick St.**



Pl. 4. Rear Room: Ground Floor Level to No.6.



Pl. 5. First Floor Room in No.6.

The adjoining house to No. 6 is also a two-bay, two-storey house, with a similar roof line and shared artificial slate roof with No. 6 and No. 8 (*Pls.6-8*). The ground floor level of No. 7 is slightly lower than street level. Access to No. 7 is through a door in the south wall of No. 6. This doorway is situated at the base of the stairway in the landing of No. 6 (*Pl.3*). The front façade of No. 7 is rendered with a dull pink, painted plaster with modern wooden windows at both floor levels. Smaller than No. 6, it covers an area of 28.5m². The original back wall appears to have been rebuilt and tied in as a flat roof to the original roof (*Pl.8*).

The ground floor level comprises one large room with three rooms at first floor level. Denoted on the 1903 OS map (*Fig.5*), are two small outbuildings abutting the rear wall of both Nos. 6 and 7.



Pl.6. Front Façade of No. 7 Upper Patrick St.



Pl.7. Upper Stairway Connecting No. 6 to No.7.



Pl.8. Rear Wall of No. 7.

A small yard survives to the rear of Nos. 6 and 7, which was not accessible from either property. This yard was not sub-divided between Nos. 6 and 7; but is separated from No. 8 by a stone wall. A small boiler house and oil tank occupies the north end, whilst an outdoor toilet occupies its southeast corner, abutting the dividing boundary wall with No. 8 (*Pl.11*). This yard, along with the other two properties (Nos. 8 and 9), is bounded to the rear by a high stone wall which can be readily viewed from its east side (i.e. within the grounds of the Old School Yard housing estate [*Pl.9*]). This rear boundary stone built wall has a height of 3.2m-3.5m and retains some ivy roots along its upper courses (*Pl.10*) with the east face still retaining extensive vegetation cover (*Pl.9*). The wall, built of limestone and occasional red brick, is roughly coursed with small and medium pieces of irregular rounded and angular shaped stones as well as small packing stones. It is bonded with a very hard lime mortar. There is a blocked ope/former entrance, with supporting concrete lintel, in the wall (*Pl.12*). Its top six/seven courses comprise red brick (*Pl.13*) which appear to be a later add-on. Within the yard of No. 7 a stone plinth is built up against the face of the boundary wall (*Pl.14*). Approximately 4-5m long and 300mm thick, this plinth extends to the outdoor toilet in the southeast corner of the yard.



**Pl.9. View of East Face of Site Boundary Wall
(from Old School Yard Housing Estate).**



Pl.10. Rear Site Boundary Wall to Nos. 6 & 7.



Pl.11. Rear Boundary Wall and Outdoor Toilet.



Pl.12. Upper Section of Rear Wall and Remains of Blocked up Ope.

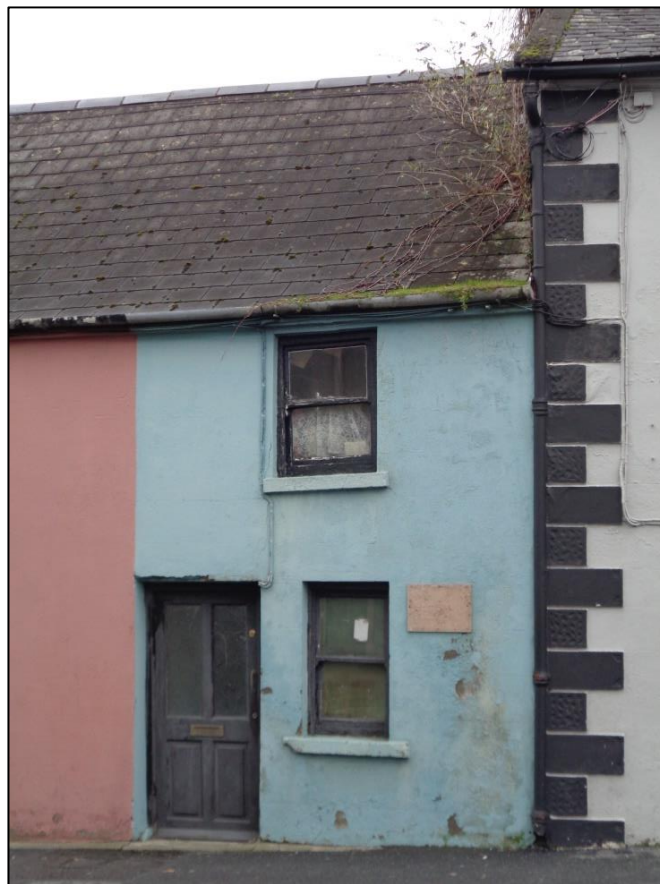


Pl.13. Red Brick in Rear Wall of Nos. 6 & 7.



Pl. 14. Plinth at Base of Boundary Wall at No. 7.

Adjoining No. 7 is No. 8 Upper Patrick St. (*Pls.15-17*) the smallest of the four houses. Covering an area of 12.6m², it was built *circa* 1825 but re-roofed and windows replaced *circa* 1950. It comprises a single-bay, two-storey terraced house, retaining a shared artificial slate roof with No. 7. Its front wall, 700mm (28 inches thick), is painted blue render, ruled and lined walls with replaced small timber sash windows and a relatively modern front door. In a poor state of repair (*Pl.16*), it retains a concrete floor which is below street level. Attempts have been made to dry-line its interior. Internally it has been greatly altered to provide a stairs to the first floor of No.9. Its first floor connects to the upper floor of No.9. There is direct access to its enclosed rear yard. This yard is contained by the rear of the house (*Pl.17*), the site's rear boundary wall, a wall separating it from No. 7 to the north (*Pl.18*) and the extension to No.9 to the south (*Pl.19*).



Pl.15. Front Façade of No. 8.



Pl.16. Interior of No.8.



Pl.17. Rear Wall of No.8.



Pl.18. North Boundary Wall of Yard to No.8.



**Pl.19. South Boundary Wall of Yard to No.8
(Extension Building to No.9).**

Adjoining No. 8 is No. 9 (*Pls.20-25*), the most recently constructed of the four houses. Covering an area of 47.2m², it was built *circa* 1875. An end of terrace house, single-bay, two-storey house, it was renovated *circa* 1975. Its ground floor has been re-purposed to facilitate commercial use. There is no stairway to provide access to the first floor, with access to this level via No.8. It is likely the stairway was removed when there was a change of use. Its roof is of slate and clay ridge tiles, with a single red brick chimney stack. Painted a light grey/brown, its front façade comprises ruled and lined walls over random rubble stone

construction and rendered quoins to ends having inscribed details¹. Its exposed south gable is covered with a rough cast render. Part of its north elevation is also visible (*Pl.22*). With some of the render gone, exposed sections reveal it was built of random rubble stone and a section of red brick irregular bond construction. Its extension to the rear post-dates the main building but was in place by the time of compiling the 1903 OS map. This extension is in poor repair, built of rubble stone and red brick with a wooden door and window in a poor state of preservation (*Pl.23*). In contrast to the other three properties there is no rear yard with the house and extension occupying the entire plot. The rear stone boundary wall, as bounds the east side of the rest of the properties, is incorporated into the back wall of the extension. Visible from the Old School Yard housing estate, this wall is very overgrown.

Its ground floor window is modern and a square-headed door opening with modern timber panelled door. The first floor level window in the front façade is a square headed-window opening in bipartite arrangement with cut-stone sill². The window opening is in the style of the ‘Kilkenny Window’³ (*Pl.24*) and still retains its shutters. Two modern wooden windows survive in the exposed gable wall. Internally the ground floor has been greatly altered to accommodate change of use (*Pl.25*). The stairs has been removed with access to the first floor level from the adjoining property. All internal walls have been dry-lined. Its front wall had a thickness of 750mm with the back wall 900mm thick.



Pl.20. Front Façade of No.9.

¹ National Inventory Architectural Heritage. County Kilkenny. 2004.

² *Ibid.*

³ *Ibid.*



Pl.21. North Elevation of No.9.



Pl.22. Rear of Upper Level: North Elevation.



Pl.23. North Elevation of Extension.



Pl.24. First Floor Window:No.9.



Pl.25. Internal Ground Floor: No.9.

4. History and Archaeology of the Site and Environs

4.1 Historical and Archaeological Background

Kilkenny derives its name from the Irish *Cill Chainnigh*, which appears to originate from an early monastic site located in the northern part of the present city and founded by St. Canice. According to the Annals of Ulster, St. Canice died about 600 A.D. The possibility that it was founded at a later date by a disciple of St. Canice must, however, be acknowledged and a definite date for its foundation cannot be given⁴. St. Canice's church was situated on a knoll overlooking a ford on the River Nore, in the northern part of the city now known as Irishtown. The existing street pattern would suggest it stood within a large enclosure, covering an area possibly 300m by 225m, or *circa* 15 acres.

The town's strategic significance, both in the centre of the fertile plain of Kilkenny and on an important ford over the River Nore, led to its predominance as a seat of secular power probably from the end of the ninth century. By 1169, with the arrival of the Normans, it was already the largest and most important settlement in the county⁵.

The attraction of an established settlement situated at a crucial crossing of important land and river routes was not lost on the Anglo-Normans and it seems the castle was established by 1173 by Richard de Clare, better known as Strongbow. Rather than encroach on the lands of the church, the castle was sited on a knoll some 750m to the south of the existing settlement and an adjacent borough established before 1176, with its own parish of St. Mary's. This borough would appear to have developed in two stages, at first reaching only as far north as the present James Street but later, probably between 1207 and 1225, extended further to the north to the River Bregagh, across which was the older pre-Norman settlement. Thus was the framework established for the medieval town, with Hightown south of the River Bregagh and Irishtown to the north⁶.

⁴ J. Farrelly & C. O'Brien. Urban Archaeological Survey. Vol. 1. 1993. OPW.

⁵ J. Bradley. The Early Development of the Medieval Town of Kilkenny in Kilkenny: History & Society. W. Nolan & K. Whelan. (Eds.). 1990.

⁶ *Ibid.*

Under the aegis of William Marshall, Strongbow's son-in-law, the town also expanded to the east and south. An Augustinian monastery was founded in *circa* 1211 on the east bank of the Nore and a settlement, known as St. John's, grew around it in the thirteenth century⁷. To the south was the borough of Donoghmore, which contained St. Patrick's church (whose site is preserved by St. Patrick's graveyard), and whose main thoroughfare is probably represented today by Upper Patrick Street⁸. It is suggested in the Urban Archaeological Survey a pre-Norman settlement may have existed there, centering on St. Patrick's church⁹.

The town was based around a single main street, High Street, with two streets - James Street and Walkin Street - extending perpendicularly from it towards the west; and a back street, now known as St. Kieran's Street, extending diagonally from it on the east. Long, narrow burgage plots project back on both sides of High Street, to the town wall on the west and to St. Kieran's Street and the river on the east. A number of narrow lanes provided access to individual houses and churches. The market place was in High Street and the market cross was erected in 1331. To the east of the river, in St. John's, narrow burgage plots extended north and south from John Street¹⁰.

The town defences of the Hightown enclosed a roughly rectangular area of *circa* 29 hectares. The defences cover an area measuring *circa* 750m by 300m with no wall on the eastern side of Hightown as the River Nore provided a natural line of defence. There were seven gates: Castle Gate, St. Patrick's Gate, Walkin's Gate, St. James' Gate, Black Freren Gate, Irishtown Gate and Bridge Gate. Murage grants are known from 1250 to 1460¹¹. Surviving remains are mostly of late thirteenth-early fourteenth century date or of fifteenth century character. There was no wall on the riverside¹².

Irishtown was centred on the pre-Norman church of St. Canice, adjoining Hightown to the north. It was protected by its own walls though these did not enclose the whole of the Early Christian enclosure, leaving the north and west parts outside the medieval wall. Four gates

⁷ J. Farrelly & C. O'Brien. Urban Archaeological Survey. Vol. 1. 1993. OPW.

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ J. Bradley. The Early Development of the Medieval Town of Kilkenny in Kilkenny: History & Society. W. Nolan & K. Whelan. (Eds.). 1990.

¹¹ A. Thomas. The Walled Towns of Ireland. 1992.

¹² J. Farrelly & C. O'Brien. Urban Archaeological Survey. Vol. 1. 1993. OPW.

are known: Water Gate, Dean's Gate, Troy Gate and Green's Gate. It is thought that this wall was completed by 1400 and, as in Hightown, there was no riverside wall with the river Nore forming a natural defence line on its eastern side and a tributary of the Nore, the river Breaghagh, serving as its southern defence line¹³. The area around St. John's was also walled but the earliest references to it do not pre-date the seventeenth century.

The castle, situated at the southern end of the town, was established before 1173, probably as a motte and bailey, the first stone structure being built by William Marshall in 1204. The present structure is mostly of mid-thirteenth century date, though much altered in the late seventeenth century by the first Duke of Ormonde and extensively refurbished again in the nineteenth century¹⁴. It is thought a fosse and outer walls originally protected it, but are no longer present. The centre of an important manor, it passed from the Marshalls to the De Clares and Le Dispensers before being sold to James Butler, third Earl of Ormond, in 1391, in whose family it remained until 1969 when it became public property.

St. Mary's, the parish church of Hightown, was established before 1206 to the east of the southern end of High Street. The thirteenth century nave, transepts and part of the chancel are today incorporated into a Protestant parish hall. Nearby is the Almshouse, also known as Shee's Hospital, founded in 1582 and now serving as the tourist office¹⁵.

The Franciscan Friary was founded by Richard Marshall in 1232 and built in the northeast corner of Hightown, bounded on the north and east by the rivers Bregagh and Nore respectively. The ruined choir and central tower now stand in the grounds of Smithwick's Brewery and some of the walls of the domestic buildings have been incorporated into the brewery buildings. This friary occupied about two acres and was accessed from Irishtown by a bridge across the River Bregagh known as Grey Freren Bridge. William Marshall founded the Augustinian Priory of St. John in *circa* 1211. Much of the choir remains and the Lady Chapel, originally built in the thirteenth century, was rebuilt in 1817. In 1780 most of the church and priory were demolished to make way for a military barracks¹⁶.

¹³ J. Farrelly & C. O'Brien. Urban Archaeological Survey. Vol. 1. 1993. OPW.

¹⁴ *Ibid.*

¹⁵ *Ibid.*

¹⁶ *Ibid.*

Outside the western circuit of the town wall, the Dominican Friary, known as the Black Abbey, was founded *circa* 1225 and dedicated to the Holy Trinity. The chancel of the old church was demolished in the eighteenth century but the nave and south aisle, dating from the thirteenth century, remains, as does the fourteenth century south transept, the sixteenth century crossing tower and a west tower of fifteenth century date. Parts of the claustral buildings also remain to the west, overlooking the River Bregagh¹⁷.

Several other churches are known from the records¹⁸. They include St. Maul's, St. Rioc's and three other chapels, dedicated to SS. James, Nicholas and Brigid, cannot now be located. Two medieval hospitals are referred to in the records, that of St. Mary Magdalen being situated in Maudlin Street where a small castle protecting the entrance still survives. The other hospital, dedicated to St. John the Baptist and belonging to the Order of St. Thomas of Acon, was founded before 1219 and is referred to only in the mid-thirteenth century, leading to speculation that its existence was short-lived.

Throughout the medieval period Kilkenny played an important role in Anglo-Irish affairs¹⁹. This importance continued into the later medieval period, as it was the seat of the influential Earls of Ormond. In the early seventeenth century James I granted a Royal Charter which conferred Kilkenny city status. Between 1642 and 1648 the Catholic Confederation assembled in Kilkenny and served as a National Parliament²⁰. In 1650 Cromwell attached the city but it surrendered after a short siege. However, it regained prestige with the restoration of the monarchy in 1660 and the rise to prominence of the 1st Duke of Ormonde. In 1690 James II granted Kilkenny city a new charter.

By the mid-nineteenth century Hightown and Irishtown were amalgamated as one city with one Corporation and one civic head.

¹⁷ J. Farrelly & C. O'Brien. Urban Archaeological Survey. Vol. 1. 1993. OPW.

¹⁸ A. Thomas. The Walled Towns of Ireland. 1992.

¹⁹ J. Bradley. The Early Development of the Medieval Town of Kilkenny in Kilkenny: History & Society. W. Nolan & K. Whelan. (Eds.). 1990.

²⁰ J. Farrelly & C. O'Brien. Urban Archaeological Survey. Vol. 1. 1993. OPW.

4.2 Archaeological Background of Upper Patrick St.

The PDS is located in the south part of the zone of archaeological potential for Kilkenny city (KK019-026). Located *circa* 50m to the north is the location of the medieval town defences including the site of St. Patrick's Gate whilst *circa* 25m to the south is St. Patrick's graveyard (KK019-026172), ecclesiastical enclosure (KK019-026173) and the site of St. Patrick's church (KK019-026098).

The earliest reference to the ecclesiastical enclosure around St. Patrick's church and graveyard is in *circa* 680 when it is referred to in the writings of Tírechán as the 'Martartech' ('house of relics') and is repeated in the Life of St. Patrick, written between 895 and 901. The site is mentioned in the twelfth-century Life of St. Canice.

Bishop Rothe wrote that the church of St. Patrick was first known as the church of St. Mary's/Donoghmore, retaining this name until the construction of St. Mary's church within Hightown when it received the new name of St. Patrick which became an extra-mural suburb known as the borough of Donoghmore²¹. This borough was first referred to in *circa* 1245. Patrick St. and St. Patrick's church was a central part of the manor of Donaghmore, which was part of the episcopal lands of Ossory after diocesan reforms in the twelfth-century. Donaghmore borough had its own market place and cross, likely to have been sited at the junction of New St. and Patrick St.²².

Despite its early importance there is nothing within or near the churchyard that can be said conclusively to be of pre-Norman date. Such sites tended to be enclosed by large circular enclosures and traces of an inner ecclesiastical enclosure may be represented by the curving northern boundary wall of the present graveyard²³. The early church was superseded by a medieval parish church. After the Reformation the church was taken over by the Established church. It returned briefly to Catholic possession in the early and mid-seventeenth century. In 1649 Cromwell attacked Kilkenny city from St. Patrick's church, and according to correspondence between Cromwell and W. Butler, Governor of Kilkenny, two demi-cannon

²¹ Rev. W. Carrigan. History and Antiquities of the Diocese of Ossory. Vol. III. 1905.

²² J. Bradley. Irish Historic Atlas: Kilkenny. 2000.

²³ J. Farrelly & C. O'Brien. Urban Archaeological Survey. Vol. 1. 1993. OPW.

and one culverin were planted in the graveyard²⁴. According to Rev. Carrigan this is the last reference to St. Patrick's church with nothing surviving of the building. The large graveyard (*Pl.26*) contains 66 known tombstones, which date from the thirteenth to the seventeenth century, and a seventeenth-century wayside cross²⁵ and several slabs with crosses or inscriptions, or both²⁶.



Pl. 26. Interior View of St. Patrick's Graveyard.

Located *circa* 50m to the north of the PDS is the southwest/northeast aligned south circuit of the medieval town defences for Hightown. Sited approximately midway along the circuit, between Castle gate to the northeast and Talbot's corner tower to the southwest, is the site of St. Patrick's Gate. This gate was situated between Upper and Lower Patrick St., between Butler House and another house which was demolished in 1973 to accommodate a building for a Workers Union (*Pl.27*). This gate and castle over it were granted to Richard Rothe FitzEdward by the Mayor of Hightown in 1626. Both the gate and castle were demolished in the early twentieth century with there now being no trace²⁷.

²⁴ Rev. W. Carrigan. *History and Antiquities of the Diocese of Ossory*. Vol. III. 1905.

²⁵ J. Farrelly & C. O'Brien. *Urban Archaeological Survey*. Vol. 1. 1993. OPW.

²⁶ Rev. W. Carrigan. *History and Antiquities of the Diocese of Ossory*. Vol. III. 1905.

²⁷ J. Farrelly & C. O'Brien. *Urban Archaeological Survey*. Vol. 1. 1993. OPW.



Pl.27. Location of St. Patrick's Gate (Site of).

4.3 Previous Archaeological Works in the Vicinity

The archaeological excavations (www.excavations.ie) database – 1978 to 2022 - was consulted and the following summary of the excavations undertaken within the environs of the proposed development site are set out as follows:

13 Patrick St.

Entry No. 202:224

Excavation Licence No. 22E0367

Archaeological test-excavations were carried out on 27 June 2022 as part of an Archaeological Impact Assessment relating to proposed alterations to an existing building at 13 Patrick Street, Kilkenny. The work was carried out in compliance with the further information request by Kilkenny County Council.

Two test trenches were machine-excavated under archaeological supervision within the rear yard at 13 Patrick Street. Excavated material consisted made ground comprising a mix of concrete slabs, cement, and mid-brown silty clay, with natural subsoil found below c.1m. No features or finds of archaeological significance discovered. G. Fagan. Shanarc Archaeology.

102 Upper Patrick St.

Entry No. 2015:277

Excavation Licence No. 15E0397

Five test trenches were opened inside the structure where internal demolition was to occur. Test trench 1 was situated at the rear (western) end of the site. The stratigraphy comprised a rubble overburden 0.3m in depth. This was loosely compacted, dark brown in colour and contained numerous red brick fragments, mortar, small and medium rounded stones. A clay drainage pipe ran east-west the length of the trench.

Stratigraphy in Test trench 2 comprised a layer of concrete, 0.05m in depth, overlying a mid-brown layer of loosely compacted rubble that contained numerous red brick fragments, mortar, small and medium sized rounded stones. The drainage pipe that was found with Trench 1 also extended through the north side of this trench and could be seen in the west-

facing section of the baulk. The stratigraphy in Trench 3 was the same as in Trench 2. Some animal bone fragments and modern white ware pottery shards were found within the upper rubble layer.

Test trench 4 was situated within the interior of the original house. The trench extended from inside the front door back as far as the western boundary wall. The stratigraphy comprised of 0.07m of concrete floor slab overlying 0.6m of loosely compacted, dark brown building rubble. This deposit contained frequent fragments of red brick, mortar & small and medium sized sub-rounded stones. A number of oyster shell fragments were found in this layer along with a corroded British half penny coin, possibly dated 1854. Trench 5 was also located within the interior of the original house. The stratigraphy was the same as that in Trench 2. Some sherds of modern white ware pottery were recovered. S. Shanahan, Shanarc Archaeology.

No. 11 Patrick St.

Entry No. 2007:972

Excavation Licence No. 06E0230 Ext.

An assessment with testing was undertaken at No. 11 Patrick Street, Kilkenny, in advance of a proposed development comprising alterations to the existing building and construction of a three-storey office building to the rear. The site is located on the east side of Patrick Street within the zone of archaeological potential for Kilkenny city. The site is defined by a high random rubble wall on the northern and eastern sides, which is a protected structure. Forty medieval pits, a fence-line and curvilinear features were uncovered and excavated within a former burgage plot. The site was overlain by a series of post-medieval pits and working surfaces. J. Kiely, Eachtra Archaeological Projects.

No. 11 Patrick St.

Entry No. 2007:972

Excavation Licence No. 06E0230 (Ext.)

An assessment with testing was undertaken at No. 11 Patrick Street, Kilkenny, in advance of a proposed development comprising alterations to the existing building and construction of a three-storey office building to the rear. The site is located on the east side of Patrick Street within the zone of archaeological potential for Kilkenny city. The site is defined by a high random rubble wall on the northern and eastern sides, which is a protected structure. The adjoining site to the south has previously been excavated (Excavations 1999, No. 450, 99E0757).

Four test-trenches were excavated within the proposed development in 2006 (Excavations 2006, No. 1061). Subsequent excavation took place in 2007 under an extension to the same licence. Most of the archaeological features recorded during this excavation included 26 pits, two walls and a well. The pits were in general were sub-circular and oval in plan, and, with the exception of one pit, were on average 2.06m long by 1.36m wide by 0.61m deep. The fills of the pits were a mix of dark-grey/brown silty clay with occasional animal bone and pottery. The evidence from the excavation suggests that the area originally formed part of an Anglo-Norman burgage plot, which was intensively utilised. No evidence of a medieval structure was recorded on site. Any form of medieval house site may have been destroyed during the construction of the buildings that fronted on to Patrick Street or they may have been located further west, under the footpath and/or road surface. The archaeological material recorded at Patrick Street is comparable to that of earlier excavations in this part of Kilkenny city and in particular to the adjoining site to the south. J. Kiely, Eachtra Archaeological Projects.

No. 11 Patrick St.

Entry No. 2006:1061

Excavation Licence No. 06E0230

An assessment with testing was undertaken at No. 11 Patrick Street, Kilkenny, in advance of a proposed development comprising alterations to the existing building and construction of a

three-storey office building to the rear. The site is located on the east side of Patrick Street within the zone of archaeological potential for Kilkenny city.

Four test-trenches were excavated on the footprint of the proposed development. The remains of six pits and two walls were recorded in the trenches. The nature of the pits and the width of the walls would suggest that the features are medieval in date. They are morphologically similar and lie in close proximity to the medieval features encountered in the adjoining site at Stratham's Garage (99E0757 ext.). The site was further investigated in 2007 (see above Entry No. 2007:972. J. Kiely, Eachtra Archaeological Projects.

Father Hayden Road

Entry No. 2005:813

Excavation Licence No. 05E1409

An assessment of a proposed single-house development at Father Hayden Road, Kilkenny, was undertaken in 2005. The site was of great archaeological potential: it is within the rear of a probable medieval burgrave plot and 5m from the southern boundary wall of St Patrick's graveyard, an important Early Christian ecclesiastical foundation. Testing succeeded in identifying, beneath a deep garden soil deposit, what is likely to be a substantial section of the ditch of the inner ecclesiastical enclosure. The ditch, up to 4m wide, contained animal bone fragments. The proposed formation levels for the development were raised to provide for a 0.5m buffer above the archaeological levels. C. Ó'Drisceoil. Kilkenny Archaeology.

Upper Patrick St./Jacob St. Junction

Entry No. 2004:899

Excavation Licence No. 04E1422

Testing was carried out just south of the Upper Patrick Street/Jacob St. junction in 2004. The proposed development involves the construction of three apartment blocks and four terraced townhouses, with parking and ancillary services. The proposed development site straddles the southern perimeter of the archaeological constraint zone for the historic town of Kilkenny.

A total of 180m of trenching was undertaken in the form of four test-trenches. Each trench was excavated to the natural clays or the top of archaeological deposits, with their locations based on the footprint of the proposed buildings. Two anomalous drain-type features were recorded in Trenches 1 and 4. Upon investigation they were considered to be of little archaeological significance. The remains of a stone-and-mortar French drain were recorded in the northern end of the site. This drain appeared to traverse the site in an east-west direction, following the line of a former property boundary. E. Kieran, Moore Group.

101 Patrick St.

Entry No. 2002:1025

Excavation Licence No. 02E1570

Testing in advance of redevelopment at No. 101 Patrick Street was carried out. This site is directly opposite Nos. 6-9 Upper Patrick St. Five trenches were excavated by machine. The site is in an extra-mural location in the parish of St. Patrick, centred on the site of the former church and existing graveyard, which is located to the southeast. The fills of Trenches 1–3 were broadly similar, consisting of a substantial layer of topsoil sitting on top of natural clay-and-gravel subsoil. Trench 4 was excavated onto clay natural at a depth of 0.4m. The fill was topsoil and undisturbed subsoil. A small platform of cut stones, with a centrally positioned piece of iron projecting from the top, was observed on the surface in Trench 4. To the immediate south of the stone, just below the humic layer, was a large, roughly circular stone (1.6m in maximum diameter, with a centrally positioned circular stone c. 0.3m wide), similar to a 19th-century millstone, again with a projecting piece of metal. Local information holds that some sort of forge or smithy operated here until the mid-20th century; these stone features are probably associated with this. Trench 5 produced a similar profile to those of the previous trenches, except for a cut into the subsoil, 1.6m deep and 2m wide, at the southern end of the trench. This had been backfilled with rubble, and used as a foundation for a stone-built structure in the south-west corner of the property. The wall seen in section corresponds with scarring in the standing west wall. The form of bonding and build of the wall are post-medieval; fragments of 19th-century brick were recovered from the rubble fill of the

foundation cut. It is probable that this feature was contemporary with the industrial activity in the rear of the yard. D. Noonan. Eachtra Archaeological Projects.

Upper Patrick St.

Entry No. 2001:712

Excavation Licence No. 01E0272

Testing was carried out in advance of development of five residential properties on this site, which lies within the zone of archaeological potential for Kilkenny city and immediately adjacent to the remains of St. Patrick's Church and graveyard. The highest point of the site is located to the south; from here the ground slopes sharply to the north and west.

Eleven test-trenches were opened across the area of the proposed development. Nine of the trenches revealed a considerable quantity of infill that had been used to raise the level of the site. This infill was up to 2m deep and consisted of 18th–19th-century rubble. The remaining two trenches revealed material of archaeological interest. Both of these trenches were located to the south-east, at the highest point of the site. The first trench measured 19.5m by 1m and was excavated to a depth of 0.9–1.2m. Packed directly against this sloping subsoil to the east was a brown organic deposit that contained several sherds of Kilkenny-type cooking ware, dating from the 13th–14th centuries. Overlying the medieval deposit and sloping west was a dark organic post-medieval fill similar to that uncovered in the other trenches. The second trench was opened adjacent to the boundary wall of St Patrick's Graveyard. Redeposited disarticulated human bone was uncovered below the present ground surface. No evidence for in situ burial was uncovered at this level. No additional archaeological deposits were uncovered during monitoring. A. M. Lennon. Mary Henry Archaeological Services.

4.4 Architectural Heritage

The buildings, Nos. 6-9 Upper Patrick St., are not Protected Structures in the Kilkenny City Record of Protected Structures (Kilkenny City and County Development Plan, 2021-2027). However, their location is within an Architectural Conservation Area (ACA). In addition Nos. 8 and 9 Upper Patrick St. are recorded in the National Inventory of Architectural Heritage (NIAH)²⁸. No. 8 was built in 1825 with No. 9 constructed 50 years later. Both were renovated in the mid/latter part of the twentieth century.

No. 8 Upper Patrick St. is described in the NIAH as follows:

A ‘terraced single-bay two-storey house, built circa 1825. Reroofed and refenestrated, circa 1950. Now disused. Pitched (shared) roof with replacement artificial slate, circa 1950, clay ridge tiles, no chimney stack, and iron rainwater goods on rendered eaves. Painted rendered, ruled and lined walls. Square-headed window openings with squared stone sills, and replacement one-over-one timber sash windows, circa 1950. Square-headed door opening with replacement glazed timber panelled door, circa 1975. Road fronted with concrete footpath to front’.

It is appraised in the NIAH as a ‘*picturesque small-scale house of modest architectural ambitions presenting an early aspect, thereby contributing positively to the streetscape value of Patrick Street Lower*’²⁹.

No. 9 Upper Patrick St. is described in the NIAH as follows:

An ‘end-of-terrace single-bay two-storey house, built circa 1875. Renovated, circa 1975, with opening to right ground floor remodelled to accommodate commercial use. Pitched slate roof with clay ridge tiles, red brick running bond chimney stack, rendered coping, and cast-iron rainwater goods on rendered eaves. Painted rendered, ruled and lined walls over random rubble stone construction (section of red brick irregular bond construction to side

²⁸ www.buildingsofireland.ie

(north) elevation) with rendered quoins to ends having inscribed details, and rendered fascia to first floor. Square-headed window openings (in bipartite arrangement to first floor; remodelled to ground floor, circa 1975) with cut-stone sills (replacement concrete sill, circa 1975, to remodelled opening), and one-over-one timber sash windows having replacement timber casement window, circa 1975, to remodelled opening. Square-headed door opening with replacement timber panelled door. Road fronted with concrete footpath to front’.

It is appraised in the NIAH as ‘*a pleasant small-scale house distinguished in the streetscape on account of inventive features including a bipartite arrangement to the window opening in the manner of the so-called "Kilkenny Window" together with detailed rendered dressings, all of which enhance the architectural design value of the site. While the retention of much of the early fabric maintains the integrity of the composition the external expression of the house has not benefited from alterations made to the ground floor’.*³⁰

³⁰ www.buildingsofireland.ie

4.5 Cartographic and Aerial Photographic Sources

An examination of earlier maps was undertaken including Rocques map (1757) and the Ordnance Survey (OS) map series which included the First Edition 6-inch series (1839 [Fig.3]), OS map 1871 (Fig.4), 25-inch OS series (1903 [Fig.5]) and the revised 6-inch OS series (1945-46). Buildings are denoted at the PDS on earlier maps with the street-line intact along the east side of Upper Patrick St. for much of the nineteenth century. However by the time of compiling the 25-inch OS map in 1903 there is a break in the street-line to the south of No. 9 Upper Patrick St. (Fig.5). The house at No. 9 Upper Patrick St., of circa 1875 construction as indicated by the NIAH, is denoted on the 1871 OS map (Fig.3). In contrast to Nos. 6-8 this house projects fully back to the sites rear boundary wall with the other three retaining their original back line with small out buildings/sheds attached.



Figure 3. First Edition OS Map (1839). Site Location Highlighted in Red.



Figure 4. OS Map (1871). Site Location Highlighted in Red.



Figure 5. 25-Inch OS Map (1903). Site Location Highlighted in Red.

5. Impact of the Proposed Development

There may be a direct impact where sites of archaeological, architectural and cultural heritage significance are located within the footprint of a proposed development, which can potentially be impacted upon by sub-surface ground disturbances. In relation to the proposed development, there is high possibility for archaeological remains to be present within the proposed development's footprint.

It is evident from the review of known recorded archaeological monuments and the database of archaeological excavations, that the proposed development is located in an area of archaeological potential. As a result, there is potential that ground works associated with the proposed residential development could have an impact on previously unrecorded archaeological deposits/remains that the site may retain.

The PDS is located within the heart of the Donaghmore borough, which was first referenced in the mid thirteenth century and only 25m to the south of an important Early Christian ecclesiastical foundation (KK019-026173) containing St. Patrick's church and graveyard. This was the central part of Donaghmore borough and results from previous archaeological investigations at close proximity to the site highlight the archaeological potential of the area. In 2005 a site was archaeologically investigated on Father Hayden Rd. This area is an area of great archaeological potential; within the rear of a probable medieval burgage plot and 5m from the southern boundary wall of St Patrick's graveyard. The investigations revealed what was likely to be a substantial section of a ditch of the inner ecclesiastical enclosure. This ditch had a width of up to 4m and contained animal bones³¹.

Another site close-by was investigated in 2002. Located at No. 101 Upper Patrick Street and directly opposite Nos. 6-9 Upper Patrick St., post-medieval/early industrial activity was revealed. Archaeological testing uncovered evidence for a forge or smithy, whilst a foundation for a post-medieval, stone-built structure was also revealed in the south-west corner of the site; and likely to have been contemporary with the forge³².

³¹ C. O'Drisceoil. Excavations Bulletin (I. Bennet Ed.) 2005.

³² D. Noonan. Excavations Bulletin (I. Bennet Ed.) 2002.

As part of the re-development proposal for Nos. 6-9 Upper Patrick St., substantial ground works may be required including foundations for new build at Nos. 6 and 7; and laying of new floors and extensive internal works at Nos. 8 and 9. New services will be required throughout including connections to public mains and other utilities. Final designs for foundations and services have not yet been finalized. To create private open space at the rear of Nos.6-8, levels may have to be reviewed and altered whilst new opes will be created in the rear site boundary wall at three locations.

In conclusion these extensive sub-surface works will potentially have an archaeological impact that can only be further assessed as outlined below.

6. Mitigation Measures

6.1 Introduction

The development site is located within the zone of archaeological potential for Kilkenny city. Located between Patrick's Gate, on the medieval city wall circuit (Hightown) and an Early Christian ecclesiastical enclosure, which incorporated the medieval St. Patrick's Church and graveyard, the site is in an area of high archaeological potential. Central to the extra-mural borough of Donoghmore, Upper Patrick St. led out from the walled Hightown, with St. Patrick's church and graveyard on its east side, the market place and market cross at the junction with New St. In proximity to a number of recorded sites and monuments and an assessment of the archaeological excavation database, the evidence suggests the likelihood of further archaeological features and deposits being uncovered at this location.

In accordance with statutory guidelines as set out in 'Framework and Principles for the Protection of Archaeological Heritage', it is recommended that archaeological testing of the development site be undertaken once demolition works have been undertaken at Nos. 6 and 7 Upper Patrick St. and the rear extension at No. 9 if it is to be demolished.

6.2 Pre-construction Stage Mitigation Measures

The proposed development area includes the environs of an ecclesiastical enclosure (KK019-026173) now occupied by St. Patrick's church (KK019-026098) and graveyard (KK019-026172) and within the zone of archaeological potential of the historic town of Kilkenny (KK019-026). Appropriate Ministerial Consents and/or Archaeological Licences should be applied for at least two months prior to the commencement of any on-site works associated with this project.

Advanced archaeological test trenching should be carried out where the proposed internal and external works for the redevelopment construction works pose greatest risk of impacting on archaeological remains/features.

6.3 Construction Stage Mitigation Measures³³

- Archaeological monitoring of all sub-surface ground works associated with the re-development of Nos. 6-9 Upper Patrick St. is required to ensure there is no impact on known/unknown archaeology.
- Any proposed demolition works, such as creating new opes in the site's rear boundary wall and the demolition of the rear, or part of, the extension at No. 9 Upper Patrick St., will require archaeological supervision/monitoring.

Mary Henry Archaeological Services Ltd.

8th February 2023.

³³ All Mitigation Measures are subject to approval by the National Monuments Service, Department of Housing, Local Government and Heritage.