

Archaeological Desktop Assessment

Nos. 18 & 20 Upper Bridge Street

Callan, Co. Kilkenny

Client: Kilkenny County Council

Issue date: April 2024

Prepared by: Marion Sutton, Shanarc Archaeology Ltd.



Copies of this report have been presented to:	The client, Kilkenny County Council.
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Please Note:	<p>The International and European conventions on the protection of cultural heritage ratified in Ireland have been taken into consideration for the purposes of this report. The National Monuments Acts 1930-2014, the Heritage Act 1995, Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999, The Planning and Development Act 2000 (as amended), and guidelines issued by the statutory bodies have been consulted in the assembly of this report.</p> <p>All of the recommendations made within this assessment are based on design plans and information provided by the client at the time of writing. Should any alterations be made to design plans or development proposals, further assessment may be necessary.</p> <p>Recommendations are subject to approval by the National Monuments Service at the Department of Housing, Local Government and Heritage, and by the National Museum of Ireland.</p>
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Acknowledgements	Shanarc Archaeology acknowledges the information supplied by the client; information gathered from the SMR, RMP and The Archive Unit within the National Monuments Service (NMS); and information from the Topographical Files supplied by staff at the National Museum of Ireland (NMI).
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1. Introduction

This archaeological desktop assessment had been prepared by Shanarc Archaeology Ltd. for Kilkenny County Council, and relates to two currently vacant properties on Upper Bridge Street in Callan, Co. Kilkenny – the ‘Power & Co.’ building at 18 Upper Bridge Street, protected structure ref. C30, and ‘Lynch’s’ at 20 Upper Bridge Street, protected structure ref. C799 (Figure 1). The assessment relates to a proposal by the Council to renovate both buildings so that they meet current building regulations.

The purpose of the archaeological desktop assessment is to identify potential archaeological constraints and impacts in respect of the development proposals at Nos. 18 and 20 Upper Bridge Street. To that end, the purpose of the report is to:

- (i) evaluate the nature and extent of known archaeological assets at, and around the site;
- (ii) address potential impacts on archaeological assets, including potential visual effects, potential impacts on sub-surface archaeological remains, and potential impacts on upstanding fabric of medieval or post-medieval origin; and
- (iii) provide mitigation recommendations to address potential impacts on archaeological assets.

1.1 Site Location

Nos. 18 and 20 Upper Bridge Street are sited within Callan South townland, part of the barony and civil parish of Callan, on the principal north – south thoroughfare within the modern urban core of Callan. The properties are located to the east side of Upper Bridge Street, which forms the southern approach to a crossing (KK026-010083-) on the King’s River, and the northern arm of a crossroads street pattern that is understood to be original to the medieval town at Callan (KK026-010----) (Figure 2). Nos. 18 and 20 Upper Bridge Street lie within the core of the historic town at Callan, within the line of the medieval town defences (KK026-010007-), and falls within the Zone of Notification or Zone of Archaeological Potential for the historic town. The historic town core at Callan is also designated as an Architectural Conservation Area.



Figure 1 Location of Nos. 18 and 20 Upper Bridge Street (outlined red) in wider Callan context (Tailte Eireann Surveying Licence No. CYAL50392781).

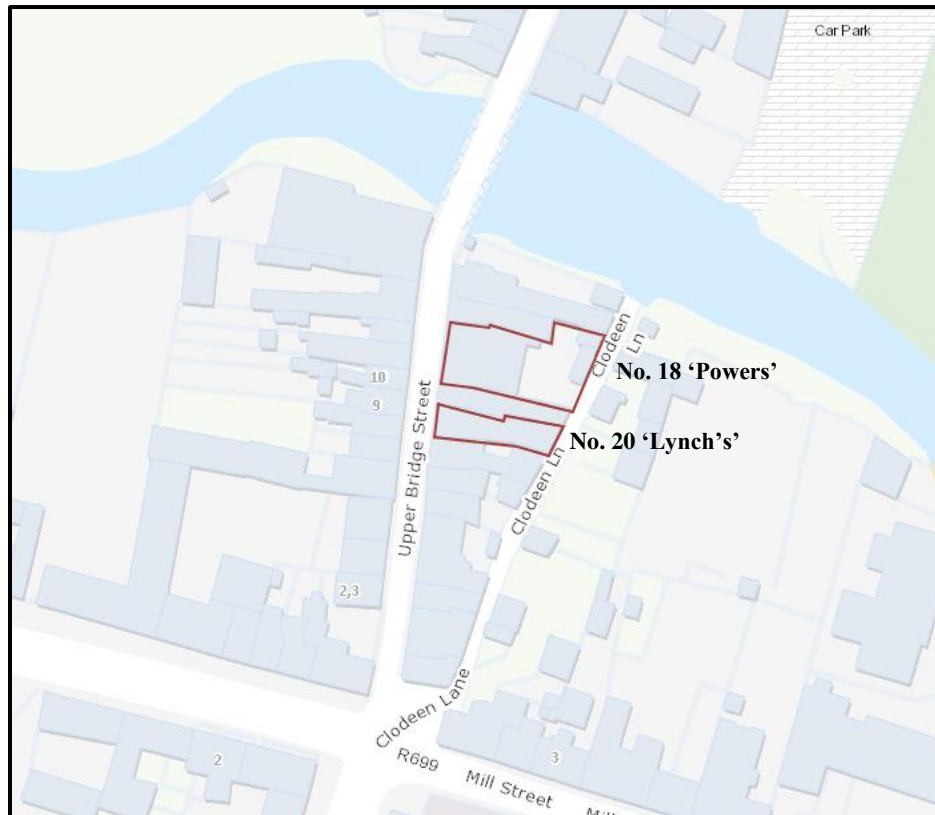


Figure 2 Location of Nos. 18 and 20 Upper Bridge Street (outlined red) in local Callan context (Tailte Eireann Surveying Licence No. CYAL50392781).

1.2 Site Description

Nos. 18 and 20 form part of a terrace having street frontage to the east side of Upper Bridge Street, the properties both extending to Clodeen Lane, which forms the rear boundary. No. 18, currently vacant, is a four bay two storey house with a dormer attic, last used as a retail unit, formerly 'Power & Co.', a haberdashery, at ground floor level, with residential space at first floor level. The house incorporates rear extensions, the property's large rear yard containing outbuildings abutting the Clodeen Lane boundary. No. 20, similarly vacant, is a two bay three storey house, with a former retail unit/public house at ground floor level, residential space at first and second floor level and a modern rear extension; the rear extension, a single-storey former lounge, covers the entirety of the footprint of the rear yard.

1.3 Proposed Development

Kilkenny County Council propose to refurbish Nos. 18 and 20 Upper Bridge Street to align both properties with current building regulations, so that both can be used as a retail unit at ground floor with social accommodation provided above. Detailed proposals are currently in development; however, it is intended that new ground floor slabs and insulation will be provided at both properties, that modifications to internal layouts will be required, and rear extensions to both properties will be demolished and rebuilt. Required excavation depths to facilitate the refurbishment and any new builds, along with ancillary services, are still in development. At No. 20, it is envisaged that the existing lounge to the rear will be uncovered, replaced with an open rear yard.

2. Assessment Methodology

This assessment report is based on a desk-top study of relevant archaeological, architectural and cultural heritage sources, supported by an on-site inspection. The assessment is guided by relevant legislation, standards and guidelines in respect of archaeology, architecture and cultural heritage, as follows.

2.1 Legislative Protection for Archaeological, Architectural and Industrial Heritage

Ireland has ratified several international and European conventions on the protection of cultural heritage, principally:

- UNESCO World Heritage Convention 1972;
- Charter for the Conservation and Restoration of Monuments and Sites (Venice) 1964;
- European Convention on the Protection of the Archaeological Heritage (Valetta Convention) 1992;
- European Convention on the Protection of the Architectural Heritage (Grenada Convention) 1985;
- European Council Directive on Environmental Impact Assessment (85/337/EEC) (as amended).

National legislation protecting cultural heritage sites comprises:

- National Monuments Acts 1930-2014;
- Heritage Act 1995;
- Cultural Institutions Act 1997;
- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999; and
- Planning and Development Act 2000 (as amended).

The following standards and guidelines were also consulted as part of this assessment:

- Frameworks and Principles for the Protection of the Archaeological Heritage (1999), Department of Arts, Heritage, Gaeltacht & the Islands;
- Policy and Guidelines on Archaeological Excavation (1999), Department of Arts, Heritage, Gaeltacht & the Islands;
- Archaeology & Development: Guidelines for Good Practice for Developers (2000), The Heritage Council;
- National Policy on Town Defences (2008), Department of the Environment, Heritage and Local Government;

- Guidelines for the Assessment of Archaeological Heritage Impacts of National Road Scheme (2005), National Roads Authority;
- Guidelines for the Assessment of Architectural Heritage Impacts of National Roads Schemes (2005), National Roads Authority; and
- Architectural Heritage Protection Guidelines for Planning Authorities (2011), Department of Arts, Heritage, Gaeltacht & the Islands.

2.2 Desktop Study

The following were the principal desk-based sources consulted:

National Monuments

Under the National Monuments Acts 1930-2014, archaeological sites in the ownership or guardianship of the State or a Local Authority and sites under Preservation Orders are designated as National Monuments. Such sites are offered the highest level of protection under Irish legislation, as the preservation of such sites is considered of national importance.

Record of Monuments & Places and Sites and Monuments Record

The Record of Monuments and Places (RMP) was established under Section 12 of the 1994 National Monuments (Amendment) Act. The statutory RMP is a list of archaeological monuments known to the National Monuments Service (NMS). The RMP is based on the Sites and Monuments Record (SMR) files housed at the National Monuments Service, with new sites identified being added to the SMR and then scheduled for inclusion in the statutory RMP.

Topographical Files of the National Museum of Ireland

The topographical files of the National Museum of Ireland (NMI) are the national archive of all known antiquities recorded by the NMI. These files relate primarily to artefacts but also include references to monuments and contain a unique archive of records of previous excavations. The find-spots of artefacts can be an important indication of the archaeological potential of an area. Any archaeological object found without a known owner at the time it was found is protected under National Monument's legislation and is deemed to be in the ownership of the State.

Excavations Bulletin and Excavations Database

The Excavations Bulletin is both a published annual directory and an on-line database that provides summary accounts of all the excavations carried out in Ireland – north and south – from 1969 to the present. The on-line database has been compiled from the published Excavations Bulletins from the years 1970-2010, with additional online-only material from 2011 onwards. The database gives access to summary descriptions of archaeological investigations, and is updated on a constant basis.

The Urban Archaeological Survey

The Urban Archaeology Survey, 1982-1995, was established to record archaeological monuments and information relating to Irish towns, in particular former medieval boroughs that developed into modern urban settings. One of the main objectives was to highlight the archaeological potential of Irish towns and the Survey produced maps and plans highlighting monuments and zones of archaeological potential (based on the available evidence) that could be used for planning purposes, as well as by archaeologists and other researchers. The Kilkenny Urban Archaeological Survey, inclusive of Callan, compiled by Jean Farrelly, Barry O'Reilly and Amanda Loughran, was published in 1993 by the Office of Public Works (OPW).

Kilkenny City & County Development Plan 2021-2027

Each City and County Development Plan is compiled in accordance with the requirements of the Planning and Development Act 2000 (as amended) and contains lists of national monuments, registered historic monuments, recorded monuments, archaeological landscapes, and archaeological sites subject to preservation orders, in addition to a Record of Protected Structures (a list of buildings which cannot be materially altered or demolished without grant of permission under the Act), Conservation Areas and Architectural Conservation Areas (to protect and enhance the special character of an area).

The Kilkenny City & County Development Plan 2021-2027 sets out Kilkenny County Council's vision and strategy for the proper planning and sustainable management of the County's heritage. Heritage, Culture and the Arts are addressed in Volume 1, Chapter 9, including archaeological heritage (Section 9.3.1), architectural heritage (Section 9.3.2), architectural conservation areas (ACA's) (Section 9.3.3), and cultural heritage in Section

9.4. A list of Protected Structures in Kilkenny county, inclusive of Callan, is provided in Appendix I of the Plan.

Archaeological Heritage is defined in the plan (pg. 140) as "...the material remains left behind by past societies and includes structures, places, sites, features or portable objects, whether on land, underwater or in the intertidal zone". The plan acknowledges that, in addition to physical impacts, "...development can impact on the visual appreciation, setting and amenity of recorded monuments. Such impacts should be adequately assessed and, where possible, eliminated or minimised" (pg. 141).

Objective 9c outlines Council aims to:

"protect archaeological sites and monuments (including their setting), underwater archaeology, and archaeological objects, including those that are listed in the Record of Monuments and Places, and in the Urban Archaeological Survey of County Kilkenny or newly discovered sub-surface and underwater archaeological remains."

Archaeological Development Management Requirements are as follows:

- To endeavour to preserve in situ all archaeological monuments, whether on land or underwater, listed in the Record of Monuments and Places (RMP), and any newly discovered archaeological sites, features, or objects by requiring that archaeological remains are identified and fully considered at the very earliest stages of the development process and that schemes are designed to avoid impacting on archaeological heritage.
- To require archaeological assessment, surveys, test excavation and/or monitoring for planning applications in areas of archaeological importance if a development proposal is likely to impact upon in-situ archaeological monuments, their setting and archaeological remains.
- To ensure that development within the vicinity of a Recorded Monument is sited and designed appropriately so that it does not seriously detract from the setting of the feature or its zone of archaeological potential. Where upstanding remains of a Recorded Monument exist a visual impact assessment may be required to fully determine the effect of any proposed development.
- To require the retention of surviving medieval plots and street patterns and to facilitate the recording of evidence of ancient boundaries, layouts etc. in the course of development.

- To safeguard the importance of significant archaeological landscapes from developments that would unduly sever or disrupt the relationship, connectivity and/or inter-visibility between sites.

Callan is a walled town, and the Council supports the *National Policy on Town Defences*, which sets out national policy for the protection, preservation and conservation of the defences of towns.

A Protected Structure is defined in the plan (pg. 145) as a "...structure, which, in its opinion [the Planning Authority], is of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. A protected structure, unless otherwise stated in the RPS, includes the interior and exterior of the structure, land lying within the curtilage, any other structures lying within that curtilage and their interiors, plus all fixtures and features which form a part of the interior or exterior of any of these structures".

Architectural Development Management Requirements include as follows:

- To have regard to the Architectural Heritage Protection Guidelines when assessing proposals for development affecting a protected structure and buildings listed in the NIAH.
- To encourage the sympathetic retention, reuse and rehabilitation of protected structures and their setting, while ensuring the involvement of suitably qualified professionals.
- To ensure proposed development within the curtilage or attendant grounds of a protected structure respects the protected structure and its setting.

Callan Local Area Plan 2019-2028

Culture, Built and Natural Heritage is addressed in Chapter 7.0 of the Callan Local Area Plan 2019-2028, with architectural heritage addressed in sections 7.1.1 to 7.1.5 – inclusive of Callan's Architectural Conservation Area in section 7.1.3 - and archaeological heritage addressed in section 7.1.6. The Record of Protected Structures for Callan is provided in Appendix 2 of the plan.

Built Heritage Objectives include as follows:

BNH1: To encourage and apply flexibility in order to secure the appropriate reuse, renovation and rehabilitation of a Protected Structure.

BNH2: To protect and enhance the historic landscape and character of Callan.

BNH 4: Kilkenny County Council considers that the historic core of Callan town comprises an area of special architectural, archaeological, historic interest, presents an attractive townscape and is worthy of protection. It is therefore proposed to continue to designate the area indicated in Figure 4 {of the plan}, as an Architectural Conservation Area.

[Upper Bridge Street forms part of Callan's Architectural Conservation Area (ACA)]

BNH5: It is the policy of the Council to support the protection of archaeological heritage through preservation in situ of, or preservation by record of recorded monuments and any other archaeological features in Callan.

BNH6: It is an objective of Kilkenny County Council to support the National Policy on Town Defences which sets out national policy for the protection, preservation and conservation of the defences of towns and cities.

Archaeological and Architectural Development Management Objective, outlined in section 7.1.5, include as follows:

BHDM1: It is an objective of Kilkenny County Council to require an architectural heritage assessment/architectural impact assessment report to be submitted with all applications related to Protected Structures. This should be prepared in accordance with Appendix B of the "*Architectural Heritage Protection, Guidelines for Planning Authorities*".

BHDM 3: It is an objective of Kilkenny County Council to require an assessment of the archaeological implications of all development proposals within the zone of archaeological potential.

BHDM 5: To protect and preserve items of both architectural and archaeological heritage from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites. These include recorded monuments, structures contained in the Record of Protected Structures, the National Inventory of Architectural Heritage and structures within the Architectural Conservation Area.

BHDM 6: Require consultation with the Council's Heritage and Conservation Officers to ensure the protection of archaeological heritage of the town and the associated historic landscape. This includes terrestrial archaeology and underwater archaeology for in river works."

National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) is an ongoing survey within the Department of Housing, Local Government and Heritage. The work of the NIAH involves identifying and recording the architectural heritage of Ireland, from AD1700 to the present day and includes country houses, churches, mills, bridges and other structures of note. The NIAH survey for Kilkenny was carried out in 2004-5 and is the largest survey of the post 1700 built heritage of County Kilkenny. Structures rated as being of regional or above importance are included in the Minister's recommendations to the planning authorities for inclusion on the list of Record of Protected Structures.

Cartographic Sources

Information gathered from cartographic sources is fundamental to the identification of archaeological and architectural heritage sites, including cultural landscapes e.g. demesne landscapes, which, based on the level of landscape change, are now often identified from cartographic records alone. The earliest Ordnance Survey maps date to the late 1830s and early 1840s, but much change has occurred in the use and treatment of the landscape in the intervening years, particularly during the second half of the 20th century, making these a valuable resource in tracing the development of a study area.

Toponymy Sources

A townland name may preserve information relating to its archaeology, history, folklore, ownership, topography or land use. Most placenames were anglicised by the Ordnance Survey, which began in the 1830's. Despite some inaccuracies in translation, the Gaelic, Viking, Anglo-Norman and English origins of placenames are generally recognisable. The Placenames Database of Ireland website (www.logainm.ie) hosts online bi-lingual placename research and archival records for townlands.

Documentary Sources

Documentary sources are a valuable means of completing the written archaeological, architectural and cultural heritage record of an area, and of gaining insight into the history of the receiving environment. A list of all consulted documentary sources is provided in bibliographic form.

2.3 On-Site Inspection

On-site inspection offers the opportunity to examine a study area in light of desk-based research and evidence. Inspection is essential in determining the nature and extent of any surviving above-ground evidence, and in predicting the potential effects of a proposal on potential below-ground remains. A site inspection was conducted at No.18 Upper Bridge Street on 21 March 2024, and at No.20 Upper Bridge Street on 10 April 2024.

3. Receiving Environment

3.1 Archaeological and Historical Background

Callan developed on the banks of the King's River, a tributary of the River Nore, sited to a ford crossing on the river on a principal routeway on the present-day Kilkenny to Clonmel Road. Callan, or *Callainn*, is said to derive its name from the original name of the King's River or *Abhainn Ri*, where tradition records that Niall Caille (Cailne), a high king of Ireland, drowned in the river in the year 844 while on a march to Kilkenny (Farrelly *et al* 1993, 123). The placename 'Glooncailne' at the bridge crossing on the King's River is a direct reference to this reported event, where the king's knee prints are embedded in a rock under the bridge at the spot where he is supposed to have drowned. John O'Donovan, during the course of the Ordnance Survey, records that the name derives from the Irish *cala*, for callow grass that would have grown on the banks of the river (Carrigan 1905, Vol. 3, 290). Reference to the river as King's River may also be a misnomer, with medieval and post-medieval documents referring to the river as the River Rye or Righ, a common name for Irish Rivers (*ibid*, 291).

The present town, which is Anglo-Norman in origin, comprises a cruciform street pattern aligned - to the south side of the river - on Green Street and Upper Bridge Street, on a generally N-S axis, and West Street and Mill Street, on a generally E-W axis. Callan formed one of 12 cantreds created by the Anglo-Normans for administrative purposes in County Kilkenny, the boundaries of which are rooted in pre-Norman political divisions (Empey 1990, 76). At the arrival of the Anglo-Normans, the territory of Callainn was home to the Ua Gloiairn sept (as recorded in a topographical poem compiled in 1420 by the medieval Gaelic poet O'Heerin) (Kennedy 2000, 2). William Marshall (the elder) was the main figure in organising the Anglo-Norman settlement of Kilkenny, and he retained the land forming

the cantreds of Callan and Kilkenny (Empey 1990, 76), the boundary of the cantred of Callan being the same as the manor boundary (*ibid*, 77). The manor remained part of the estates of William Marshall and his descendants until it was acquired in 1391 by the Ormonde Butlers (Kennedy 1990, 290).

In the initial phase of the settlement of Kilkenny, and the creation of the manor and a borough or town at Callan, Marshall adapted an existing hillock to the north side of the King's River, and west of Lower Bridge Street, to build a motte and bailey, described as "a castle in which there was a hall constructed of wood, with wooden shingles, a stone chamber, a kitchen and other wooden chambers" (Farrelly *et al* 1993, 118). The motte consists of a roughly rectangular mound measuring 41m x 21m x 12m high, with the bailey being visible to the east side (*ibid*, 118). The manor seat later moved a short distance north-west of the motte to a castle, subsequently incorporated into West Court House. The parish church, St. Mary's, built to the south side of the river on the junction of Green Street and Mill Street, contains a 13th century tower, representing the oldest part of the surviving building, with a late 15th century chancel and aisles and an attached chapel containing fabric of late 16th or 17th century date (*ibid*, 119). The founding of the parish church is also attributed to William Marshall (Carrigan 1905, 297). The expansion of continental monastic orders and monasteries in Ireland was also a product of Anglo-Norman restructuring of the church, and in 1461 an Augustinian Friary was founded at Callan to the north side of the King's River, and east of Lower Bridge Street. Construction of the Friary occurred during the period 1467-70, and at the Dissolution of the Monasteries 1540 documents described it as consisting of "a church and belfry, a dormitory, hall, three chambers, a store, a kitchen with three gardens...a bakehouse...and a watermill in ruins" (*ibid*, 120).

The medieval town was laid out on a large scale, being an important market and distribution centre on the borders of Kilkenny and Tipperary (Manning 1998, 50). It was enclosed to the south side of the river by town defences, there being reference to murage grants in the 14th century, and the general line of the defences being recorded on 17th century maps (see Section 3.2 Cartographic Analysis). Covering an area of approximately 35 hectares, the southern line of the defences is generally reflected in the present street alignments of Chapel Lane and Lower Green Lane (Farrelly *et al* 1993, 116). The defences appear to have consisted of a ditch and bank, likely topped with a wooden palisade (Manning 1998, 50), and contained a gate at each entry. It is also thought that the core of the town was enclosed in inner defences, with the remains of an inner gate on West Street, known as Middle Gate (Thomas 1992, 30) or Skerry's Castle (Carrigan 1905, 293),

marking the western line of these defences; the eastern line of the inner defences on Mill Street may be aligned on the N-S part of New Market Lane. That part of the town to the north side of the river, which is not illustrated in as much detail on 17th century maps, was defended by a fosse, enclosing a much smaller area of under 2 hectares (Farrelly *et al* 1993, 117). Thomas (1992, 30) suggests that the present millrace to the north of the King's River may be the successor to the fosse. A natural escarpment north of the millrace served to restrict the town in this direction (Farrelly *et al* 1993, 117).

Callan was besieged and captured by Cromwellian forces in 1650, 'Skerry's Castle' on the north side of West Street being the last stronghold of the town (*ibid*, 117), and one of five fortified townhouses in the town recorded by the Urban Archaeological Survey. A relict of the Cromwellian attack at Callan is the site of a mound, known as 'Cromwell's Moat', which was located to the south of the town defences, on the Fair Green. The mound, approximately 3m high, was said to have been used by Cromwellian forces as a battery for cannon. It was levelled by the Town Commissioners¹ in 1850 when the Fair Green was enclosed (Farrelly *et al*, 122). The Civil Survey of the town, carried out in 1654-56 by the Cromwellian government to establish the extent, value and ownership of land as part of the Cromwellian confiscation and redistribution of property, recorded 166 properties on five streets in Callan (Manning 1998, 48, 50), the streets being West Street, Kennie Street, Kells Street, South Street and East Street. There are references to 67 houses in the town, including 31 thatched cabins, 16 thatched houses and 20 slate houses, as well as 20 house plots or plots with 'old stone walls', presumably the latter containing ruinous houses (Manning 1998, 52-9). Fabric from these medieval and early modern houses in the town is likely to survive in many of the houses in the town.

South Street appears to relate to the main street aligned N-S through the town, extending southwards from the Kings River and including Upper Bridge Street. The Civil Survey lists on 'Corporation Land', 'a waste castle on the gate called the gatehouse, 18 foot square', which is suggested by Manning (1998, 56) to relate to the castle to the immediate south of the river on the west side of Upper Bridge Street, on the sites of the Adelphi Hotel and a Dispensary, the two most northerly properties on the west side of the street (this structure is represented on historic maps as an arched gatehouse). A total of 32 properties are listed on South Street, and with the exception of the castle and gatehouse immediately south of the river, it is not possible to assign property descriptions to particular plots along Upper

¹ Callan Corporation was founded in 1207 and superseded by the Town Commissioners in 1840.

Bridge Street. However, properties are variously described as waste plots, house plots with orchard or garden, or lacking gardens, houses variously thatched cabins with either stone walls or mud walls, one in use as a stable, or slated houses, along with reference of old stone walls. Possibly located on Upper Bridge Street, certainly toward the north of South Street, the Civil Survey records 'a garden and croft called Leston containing half an acre (Manning 1998, 57). It would appear from numerous references in the Ormond Deeds from the 14th to the 17th century and in the Civil Survey that while the buildings of the town were concentrated around the crossroads and the main street axis, a large area within the town boundary was utilised as gardens, orchards, fields and meadows, the word croft implying farmland.

By the late 18th century, Callan was known as *Calainn a Clampair*, a reference to its reputation as a place of discord (Kennedy 1990, 289). Its fortunes had deteriorated following its sacking by Cromwellian forces in 1650 (*ibid*, 290). There was certain expansion outside the focus of medieval settlement north of the King's River by the 18th century, when the Agar family, a powerful landed family of the area, established a weaving industry in the Flaggy Lane and Haggardsgreen area after 1766 (Kennedy 1990, 291). Established by James Agar, then Lord Callan (holding lordship of the manor of Callan), the industry does not appear to have been a success. The weavers were introduced from Carrick-on-Suir (Lewis 1837, 245), and may have been Huguenot in origin (Kennedy 1990, 291); an area of Haggardsgreen was locally known as Weaver's Square (*ibid*). The local gentry seats at this time were West Court (the site of the medieval manorial castle), acquired by George Agar (then Lord Callan) from Lord Desart in 1794, and Callan Lodge, acquired by a Catholic family, a branch of the Smyths of Damma, early in the 18th century from the Ormonde Butlers (Kennedy 1990, 291). The town was very much a poor and neglected one at this time; the weaving industry did not expand and the iron smelting industry ceased in c. 1788 (Kennedy 1990, 291). Industry decline was coupled with population expansion, exacerbating the poverty of its inhabitants. Lacking sufficient manufacturing industries, Callan's degree of prosperity into the 19th century relied on its being a service and market town of the surrounding rural community.

3.2 Cartographic Analysis

The following historic maps were consulted, of which relevant extracts are presented below.

- Down Survey map of County Kilkenny, 1656-58 (Figure 3);
- Down Survey map of the Liberties of Callan, 1656-58 (Figure 4);
- Down Survey map of the Barony of Kells, 1656-58 (Figure 5);
- Map of Callan Liberties 1765, redrawn from an original dated 1681 (Figure 6);
- Taylor and Skinner's Maps of the Roads of Ireland, 1777 (Figure 7);
- First edition Ordnance Survey 6" map, 1842 (Figure 8);
- Ordnance Survey 25" map, 1902 (Figure 9); and
- Ordnance Survey 6" map, 1951 (Figure 10).

Down Survey maps of the Kilkenny Liberties, 1656-58

The Down Survey is a mapped survey carried out during the period 1656 - 1658 under the direction of Sir William Petty that recorded land confiscated from Irish Catholics following the Cromwellian war in Ireland (1649-1653). The Survey recorded townland boundaries and their areas with precision throughout Ireland. The resultant maps contain other detail, such as on roads, rivers, towns, churches, castles, houses and fortifications, as well as topographic and land use detail.

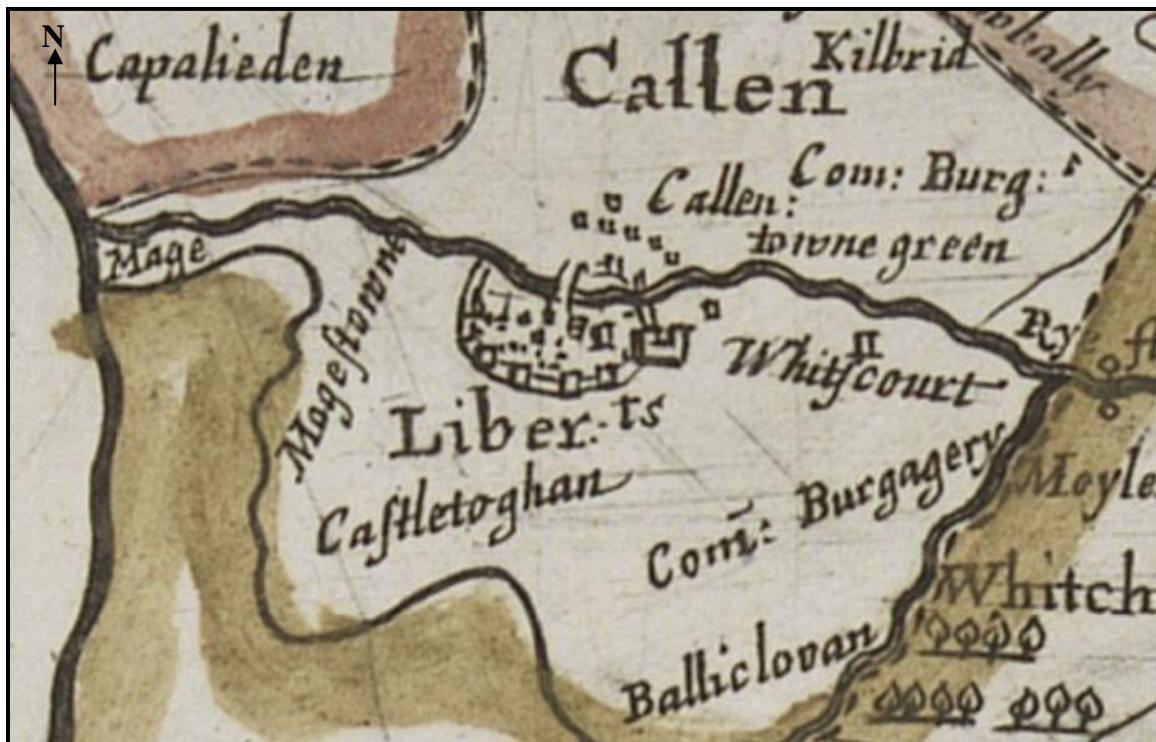


Figure 3 Extract from the Down Survey county map of Kilkenny, 1656-58 (Source: downsurvey.tcd.ie).

The Down Survey county map for County Kilkenny (Figure 3) records the town at 'Callen' straddling both sides of the 'Rye flu', representing the King' River, with a bridge on the main thoroughfare linking both sides of the town, and with the town to the south side of the river enclosed by defences. The Liberties of Callan lay around the town and comprised property in private ownership as well as common land for use by the burgesses of the town.

The Liberties of Callan map (Figure 4, also recording the 'River Rye', does not provide detail on the town's defences, but records a main street on an E-W axis, associated with several garden plots and orchards, and detail on property ownership to the south side of the town. To the north of the river, the Augustinian Friary is annotated 'Abby', with a single additional building shown to the south-east of the Friary and a watermill on the north bank of the King's River to the west of the Friary. West Court, named 'Whitescourte' is shown to the north-west of the Friary.

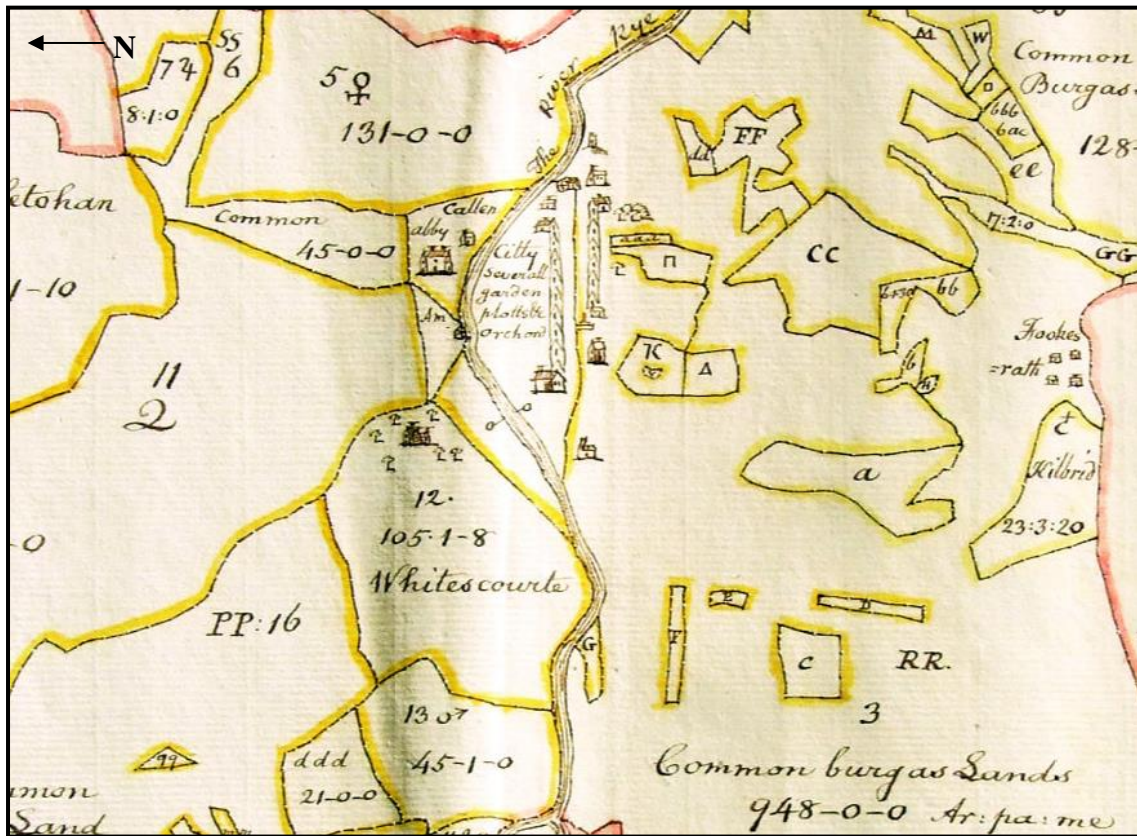


Figure 4 Extract from the Down Survey map of the Liberties of Callan, 1656-58 (Source: downsurvey.tcd.ie).

More detail on the layout of the town at this time is provided on the Barony of Kells map (Figure 5), which records the cross-plan of the town's streets to the south of the river – represented by hachured street lines – with large defensive structures at each entry to the

town centre, including an arched defensive structure to the immediate south of the bridge crossing of the river, representing the castle or gatehouse sited to the west side of Upper Bridge Street. The parish church, the medieval St. Marys, which was centrally located within the town, also appears to be shown. To the north side of the river, the Augustinian Friary and two streets are shown; a street oriented on an E-W axis north of the Friary, and a street oriented N-S from the bridge crossing; buildings line both sides of the streets. No detail on the town wall is provided on the map.

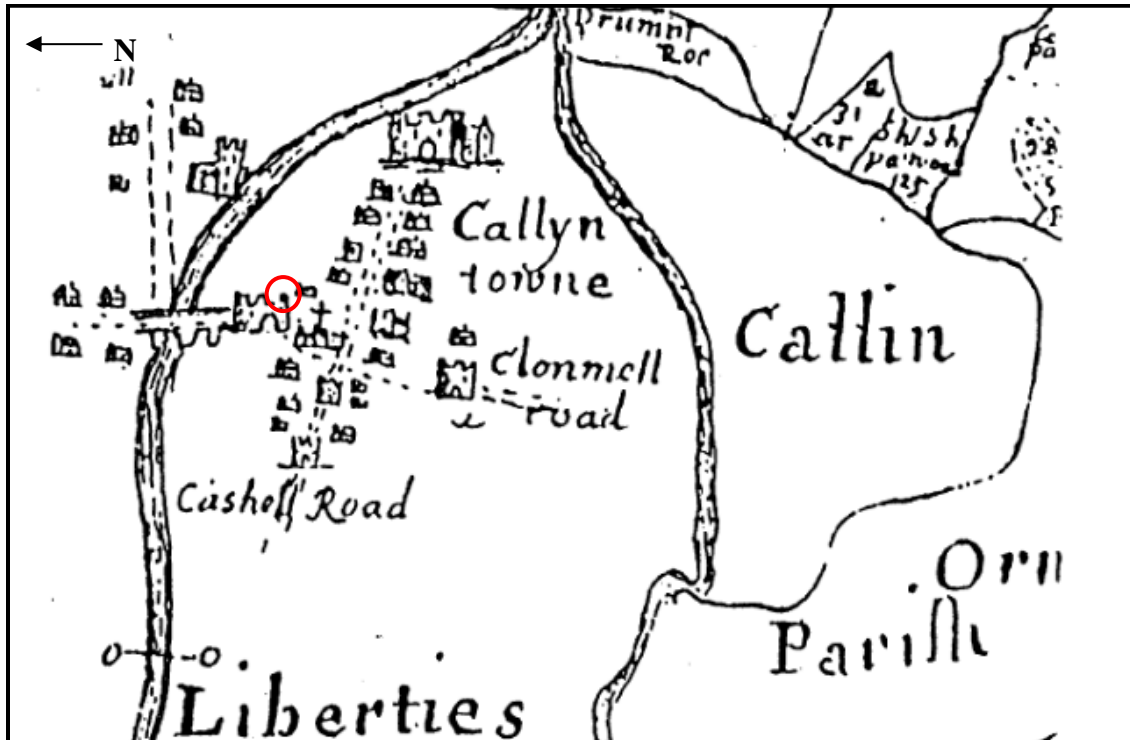


Figure 5 Extract from the Down Survey map of the Barony of Kells, 1656-58, showing approximate location of Nos. 18 and 20 Upper Bridge Street (circled red) (Source: downsurvey.tcd.ie).

Map of Callan Liberties 1765, redrawn from an original dated 1681

17th century Callan is also captured in a plan of Callan Liberties copied in 1765 by Richard Frizell from an original dated 1681 by Thomas Stuish, which was drawn to show the properties held by Pierce Butler (Figure 6). To the south of the King's River, the main section of the plan shows the market cross at the centre of the town and the gates at the entrances through the town defences, which include 'West Gate', 'Middle Gate' (being within the town on modern West Street), 'South Gate' and 'East Gate', the latter annotated 'Strong Castle & Gate' on the plan. The 'old bridge', the 'new bridge' and Cromwell's battery (outside, and to the south of the town) are also depicted; the new bridge being

c. 150m east of the old, aligned on Clothier's Lane and providing access to Abbey lands on the north side of the river. Individual buildings fronting the street network, or individual property boundaries, are not captured on the map, the map being focussed on recording properties held by Pierce Butler in and around the town.

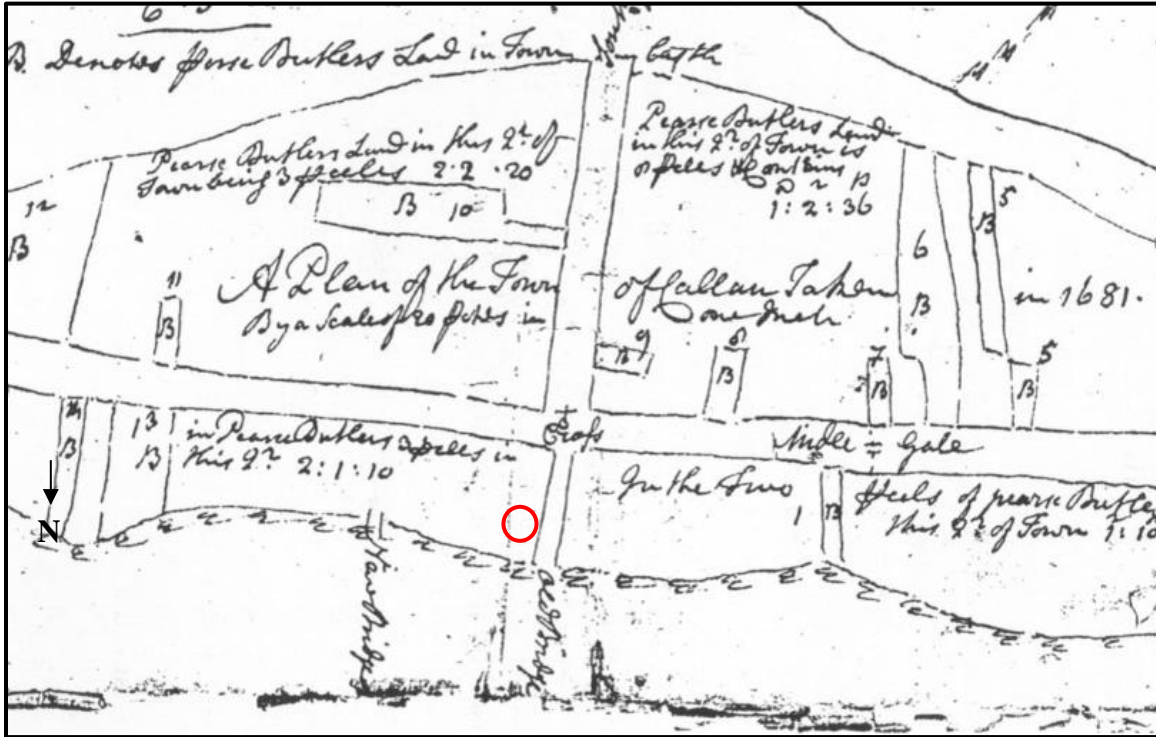


Figure 6 Map of Callan Liberties 1765 redrawn from an original dated 1681, showing approximate location of Nos. 18 and 20 Upper Bridge Street (circled red) (Source: Manning 1998).

Taylor and Skinners Maps of the Roads of Ireland, 1777

George Taylor and Andrew Skinner undertook their survey of the Roads of Ireland, commissioned by the House of Commons (Ireland), in 1777, and produced a volume of these maps, depicting towns and villages, country seats and other structures en route in 1778. Taylor and Skinner's Map 193 of the route from Cashell to Callan (Figure 7) records settlement to both sides of the King's Rover, aligned on Upper and Lower Bridge Streets, as well as a developed town core on the cruciform street pattern.

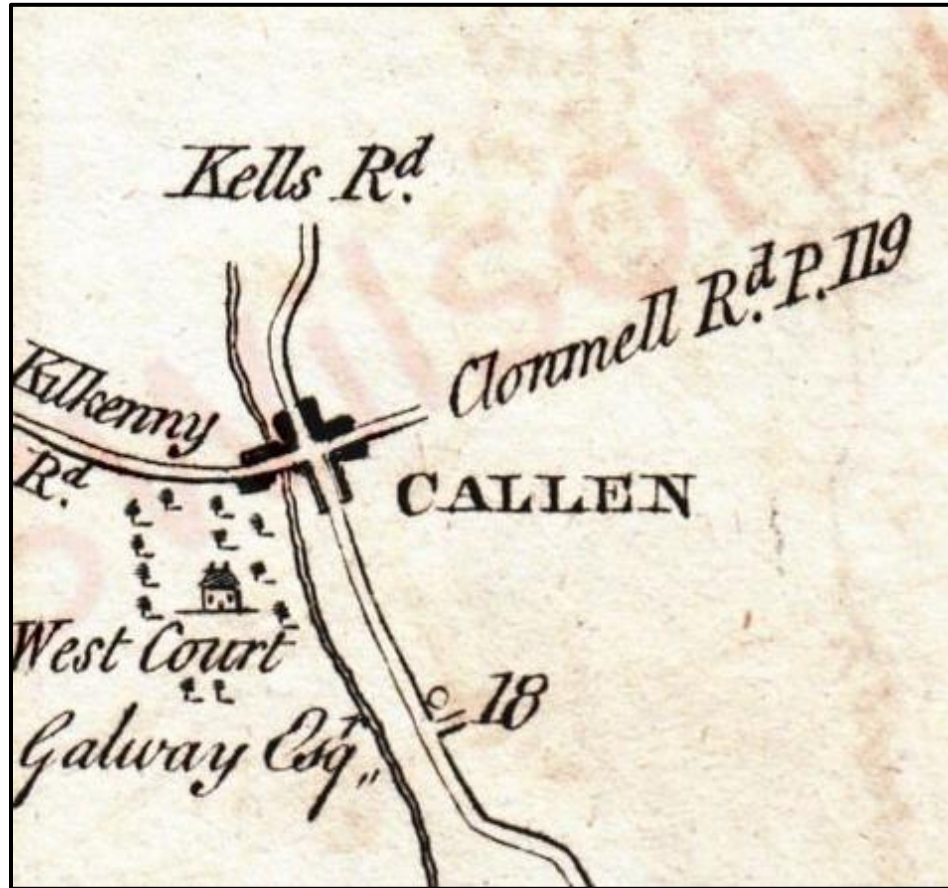


Figure 7 Extract from Taylor & Skinners Map 111, 1777, showing approximate location of Nos. 18 and 20 Upper Bridge Street (circled red) (Source: www.swilson.info).

Ordnance Survey Maps

The first ever large-scale survey of Ireland was undertaken by the Ordnance Survey between 1829 and 1842, producing highly accurate maps at different scales. The first edition Ordnance Survey 6-inch map (Sheet KK026), surveyed in 1838 and published in 1842 (Figure 8), is the first map to record the subject sites in detail, although buildings fronting the streets at the 6-inch scale are shown as blocks of buildings, property divisions being less clear. Upper Bridge Street is shown well developed, with buildings on the east side of the street extending to rear boundaries on Clodeen Lane. No. 18 is clearly shown with a rear extension, along with ranges of outbuildings extending to, and aligned on Clodeen Lane, as well as partly having an uncovered yard. No. 20 likely has a rear extension, though its rear yard is not as highly developed as that at No. 18, and outbuildings do not appear to extend to Clodeen Lane.



Figure 8 Extract from the first edition Ordnance Survey 6" map 1842, showing approximate locations of Nos. 18 and 20 Upper Bridge Street (red pins) (Tailte Eireann Surveying Licence No. CYAL50392781).



Figure 9 Extract from the Ordnance Survey 25" map 1902, showing locations Nos. 18 and 20 Upper Bridge Street (outlined red) (Tailte Eireann Surveying Licence No. CYAL50392781).

The revised 25-inch Ordnance Survey map, surveyed in 1897 and published in 1902 (Figure 9), records the properties with more certainty. No 18 has a large property footprint, incorporating yard space that extends to the rear of the adjacent property to the north, and a covered arch or entrance accessing a yard on its south boundary. The building footprint has two returns, or extensions, with four separate outbuildings in the rear yard, one of which, on the centre of the north boundary, appears to straddle two properties; two larger outbuildings are attached to the southern house return, situated centrally to the site, that abutting Clodeen Lane likely representing a surviving outbuilding at the site. In addition to enclosing boundary walls, there is an internal boundary, extending from the covered arch or entrance from the street, which likely reflects a former property division. The rear yard to this space has a single outbuilding, abutting Clodeen Lane. No. 20 is a narrower property, comprising a building on the street frontage, rectangular in plan. Its rear yard, with a property boundary to the north, east and south sides, is devoid of outbuildings, with the exception of a small structure in the north-east rear corner.

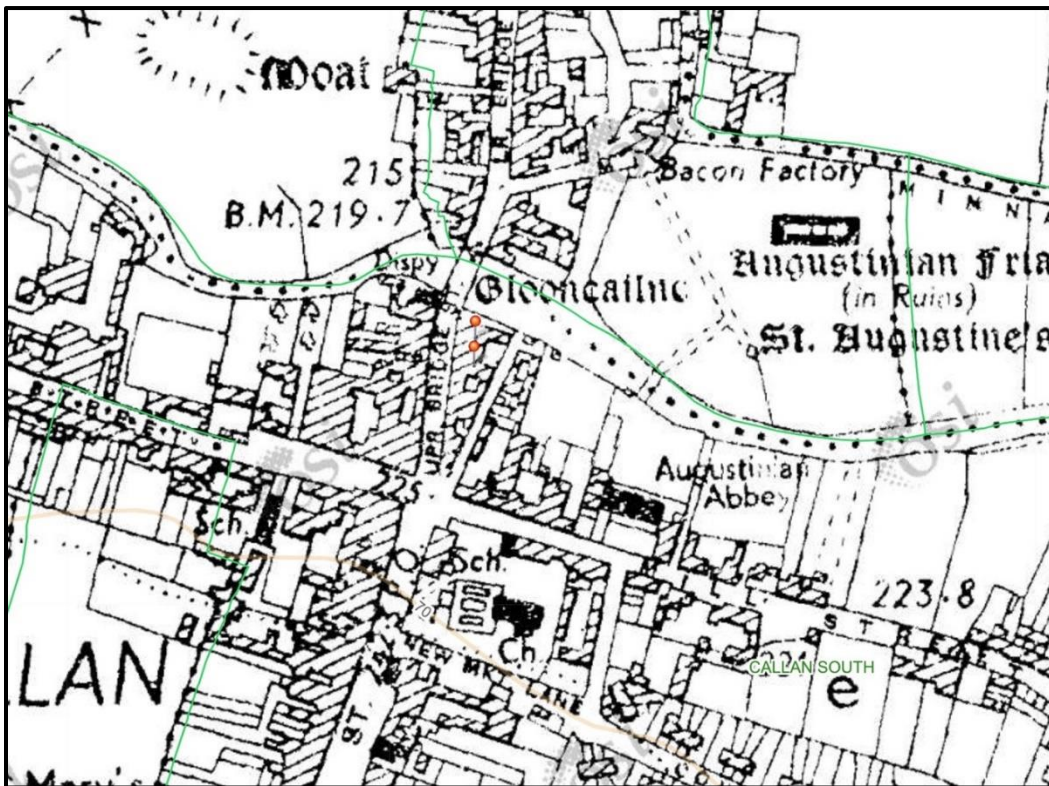


Figure 10 Extract from Ordnance Survey 6" map 1951, showing approximate locations of Nos. 18 and 20 Upper Bridge Street (red pins) (Tailte Eireann Surveying Licence No. CYAL50392781).

The mid-20th century 6-inch Ordnance Survey map, published in 1951 (Figure 10), records, given its scale, simpler footprints to both properties, but which do capture changes in the

intervening years from 1902. No. 18 is now shown with less outbuildings, having an open rear yard to Clodeen Lane, while No. 20 appears to be wholly built upon, structures extending from the frontage on Upper Bridge Street to Clodeen Lane, so that it lacks an open rear yard.

3.3 National Monuments

The remains of the medieval town defences in Callan are considered to be national monuments within the meaning of the National Monuments Act 1930 (as amended). The town includes three additional National Monuments, namely St. Mary's Church (NM No. 455), the Augustinian Friary (NM No. 475) and the Anglo-Norman motte and bailey (NM No. 372). A National Monument is a monument or the remains of 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.

3.4 Sites and Monuments Record (SMR) and Record of Monuments and Places (RMP)

Nos. 18 and 20 Upper Bridge Street Upper are sited within the Zone of Notification or Zone of Archaeological Potential associated with the historic town at Callan (KK026-010----) (Figure 11), and within the medieval town defences (KK026-010007-). From available evidence, the defences comprised an earthen bank with outer ditch or fosse possibly topped by a wooden palisade. They ran, to the south of the town, roughly along Chapel Lane and Lower Green Lane, forming a defensive circuit. An inner wall enclosing the core of the town may have run north, roughly along The Meadows, towards West Street and 'Skerry's Castle' (KK026-010008-), onwards to the King's River; to the east, an inner wall may have run north roughly along New Market Lane to Mill Street, onwards to the King's River (Figure 12).

From the north, the medieval town core was entered via a bridge (of stone) crossing on the King's River (KK026-010083-), which linked Upper and Lower Bridge Street. The present three-arch rubble stone bridge, with cutwaters, was erected in 1818, but the extent to which the medieval bridge was replaced is unknown, and the present bridge may contain medieval fabric. Guarding the northern approach, a castle or gatehouse (KK026-010027-) stood to its south side. A 19th-century sketch of Callan (Miller/Robertson collection, RSAI,

reproduced in Manning 1998, 69, Fig. 20) depicts a tall rectangular building, three-storeys with attic, on the south side of the bridge, which is taller than the neighbouring buildings. This may have been the castle, remodelled with later fenestration and roof. It is possible that the buildings currently occupying this location, the Adelphi Hotel and a former Dispensary building, also contain medieval fabric. Two further fortified structures or castles stood to the north-west and south-west angles of the crossroads in the centre of the town, one on the corner of West Street and Upper Bridge Street (KK026-010003-), the second opposite on the south side of West Street (KK026-010004-); present buildings at these locations may similarly contain medieval fabric.

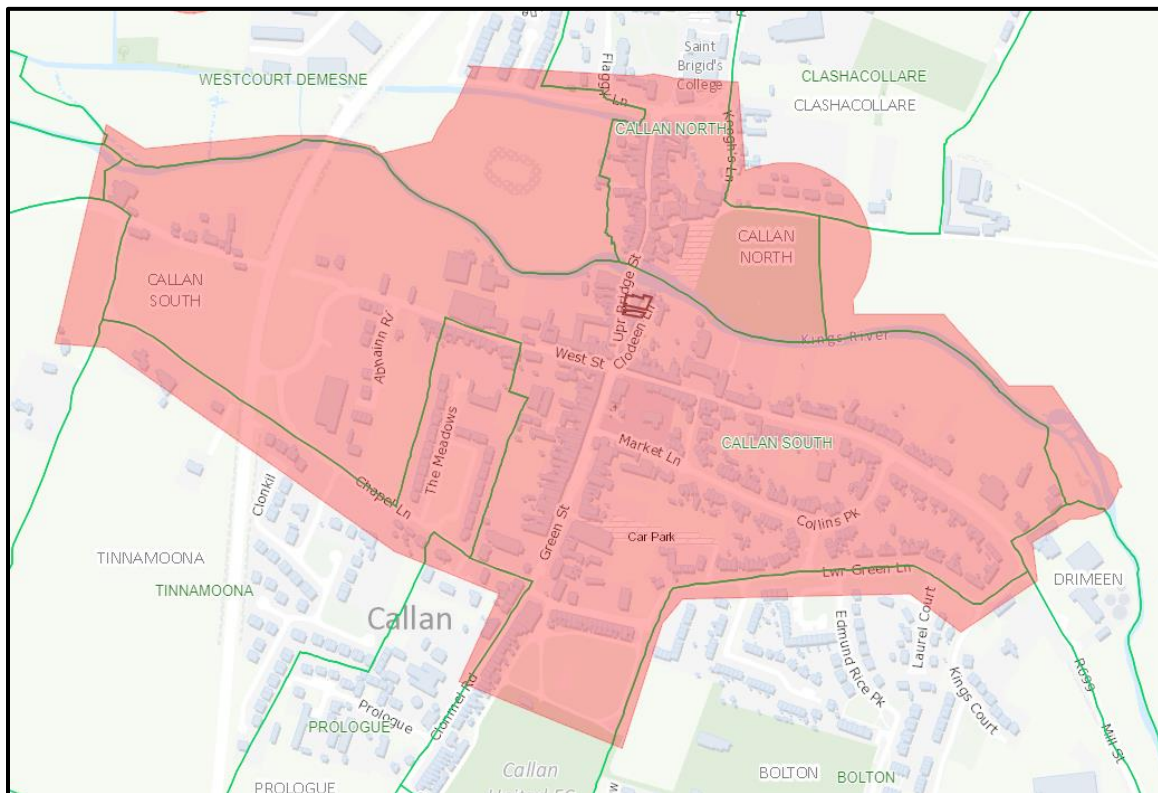


Figure 11 Map showing the established Zone of Notification associated with the historic town Callan town in relation to Nos. 18 and 20 Upper Bridge Street (outlined red) (Tailte Eireann Surveying Licence No. CYAL50392781).

A bulk of the sub-elements forming part of the historic town at Callan are located within the complex at St. Mary's Parish Church (KK026-010012-), sited centrally within the medieval town, to the south-east corner of the crossroads and the location of a medieval market cross (KK026-010006-), on a site between Mill Street and Market Lane. The church contains fabric of 13th and 15th century date and sits in an associated graveyard (KK016-010031-). A collection of medieval graveslabs, chest and effigial tombs and wall monuments survive within, and around the church.

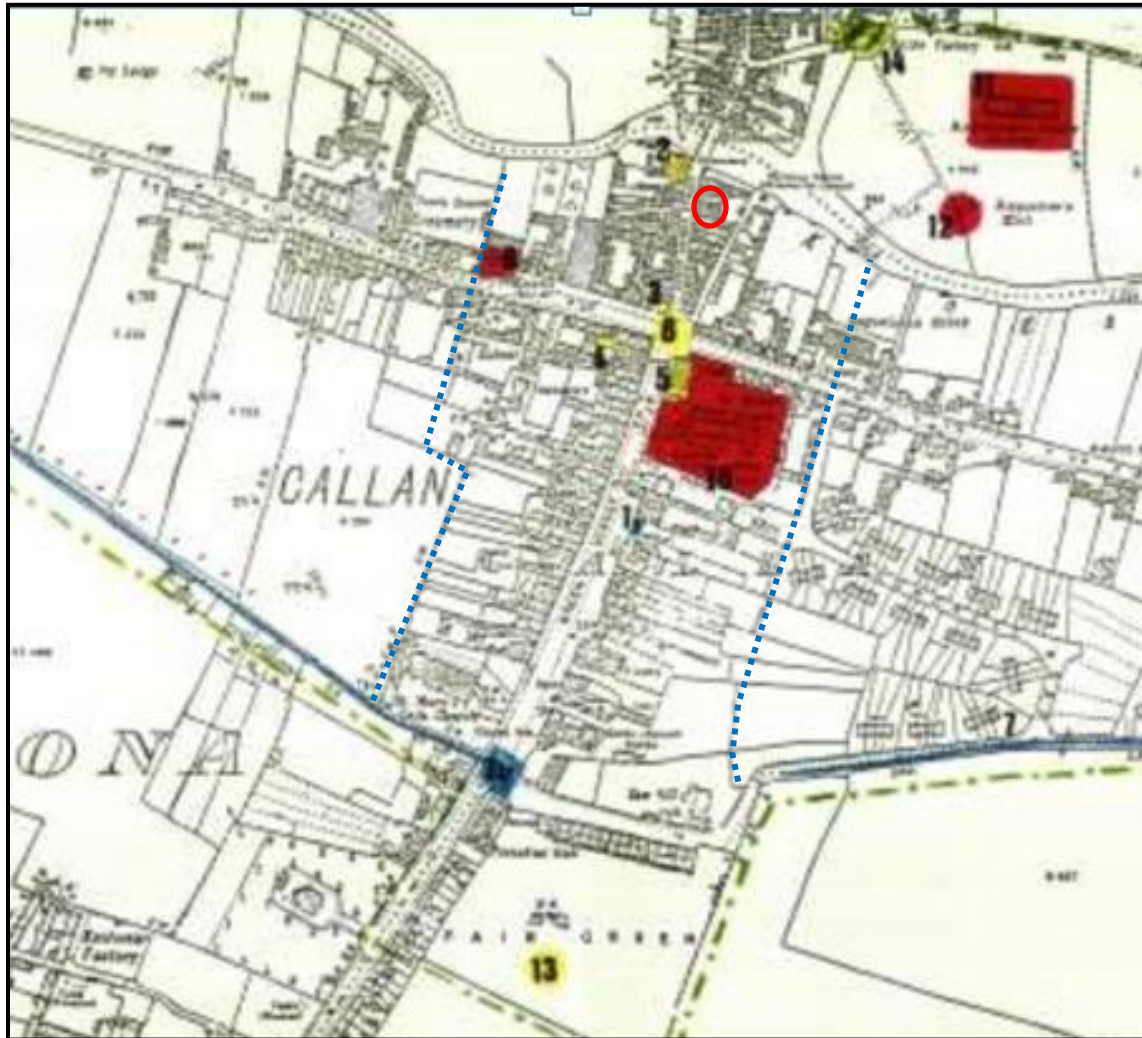


Figure 12 Extract from the Urban Archaeological Survey showing the alignment of the outer town defences (solid blue) and postulated line of inner town defences (dotted blue) as the defences relate to Nos. 18 and 20 Upper Bridge Street (general location circled red) (Source: Farrelly *et al* 1993; inner defence after Thomas 1992, Vol. II).

SMR/RMP sites within a 150m radius of Nos. 18 and 20 Upper Bridge Street are listed in Table 1, and shown on Figure 13. Distances from the properties to the various sub-elements of the historic town are approximate.

Table 1 Recorded monuments within a c. 150m radius of Nos. 18 and 20 Upper Bridge Street.

SMR No.	Class	Townland	ITM Grid Reference (E,N)	Proximity (m)
KK026-010----	Historic Town	Bolton, Callan North, Callan South, Clashacollare, Dirtystep, Drimeen, Minnauns, Tinnamoona, Westcourt Demesne	641441, 643866	0m

SMR No.	Class	Townland	ITM Grid Reference (E,N)	Proximity (m)
KK026-010007-	Town Defences	Bolton, Callan South, Dirtystep, Minnauns, Prologue, Tinnamoona	641001, 643762	76m
KK026-010003-	Castle - tower house	Callan South	641355, 643881	48m
KK026-010004-	Castle - tower house	Callan South	641335, 643856	80m
KK026-010005-	Castle - tower house	Callan South	641368, 643842	85m
KK026-010006-	Cross - Market cross	Callan South	641364, 643865	62m
KK026-010008-	Castle - tower house	Callan South	641255, 643910	119m
KK026-010012-	Church, St. Marys	Callan South	641395, 643809	110m
KK026-010013-	Font	Callan South	641398, 643805	110m
KK026-010014-	Tomb - chest tomb	Callan South	641385, 643819	110m
KK026-010015-	Architectural fragment	Callan South	641402, 643804	110m
KK026-010016-	Religious house - Augustinian friars	Callan North	641567, 644006	150m
KK026-010017-	Graveslab	Callan North	641584, 644004	150m
KK026-010018-	Ritual site - holy well	Callan North	641534, 643941	126m
KK026-010019-	Architectural fragment	Callan North	641534, 643940	126m
KK026-010020-	Graveslab	Callan North	641586, 644006	150m
KK026-010021-	Water mill - vertical-wheeled	Callan North	641464, 644052	120m
KK026-010025-	Bridge	Callan North, Callan South	641512, 643906	112m
KK026-010027-	House - fortified house	Callan South	641335, 643744	20m
KK026-010031-	Graveyard	Callan South	641395, 643816	110m
KK026-010034-	Graveslab	Callan South	641398, 643819	110m
KK026-010035-	Graveslab	Callan South	641385, 643818	110m
KK026-010036-	Graveslab	Callan South	641402, 643817	110m
KK026-010037-	Tomb - chest tomb	Callan South	641567, 643819	110m
KK026-010038-	Graveslab	Callan South	641584, 643818	110m
KK026-010039-	Graveslab	Callan South	641534, 643818	110m
KK026-010040-	Graveslab	Callan South	641534, 643816	110m
KK026-010041-	Graveslab	Callan South	641586, 643812	110m
KK026-010042-	Graveslab	Callan South	641464, 643812	110m
KK026-010043-	Graveslab	Callan South	641512, 643812	110m
KK026-010044-	Graveslab	Callan South	641365, 643813	110m
KK026-010045-	Graveslab	Callan South	641403, 643813	110m
KK026-010046-	Graveslab	Callan South	641381, 643812	110m

SMR No.	Class	Townland	ITM Grid Reference (E,N)	Proximity (m)
KK026-010047-	Graveslab	Callan South	641384, 643811	110m
KK026-010048-	Graveslab	Callan South	641387, 643817	110m
KK026-010049-	Tomb - effigial	Callan South	641390, 643808	110m
KK026-010050-	Graveslab	Callan South	641386, 643809	110m
KK026-010051-	Graveslab	Callan South	641389, 643807	110m
KK026-010052-	Graveslab	Callan South	641381, 643808	110m
KK026-010053-	Graveslab	Callan South	641381, 643806	110m
KK026-010054-	Graveslab	Callan South	641383, 643806	110m
KK026-010055-	Graveslab	Callan South	641386, 643806	110m
KK026-010056-	Graveslab	Callan South	641386, 643804	110m
KK026-010057-	Graveslab	Callan South	641387, 643802	110m
KK026-010058-	Graveslab	Callan South	641388, 643801	110m
KK026-010059-	Graveslab	Callan South	641390, 643801	110m
KK026-010060-	Tomb - chest tomb	Callan South	641382, 643800	110m
KK026-010061-	Wall monument	Callan South	641381, 643802	110m
KK026-010062-	Tomb - chest tomb	Callan South	641382, 643800	110m
KK026-010063-	Graveslab	Callan South	641382, 643800	110m
KK026-010064-	Graveslab	Callan South	641384, 643810	110m
KK026-010065-	Graveslab	Callan South	641385, 643808	110m
KK026-010066-	Graveslab	Callan South	641383, 643807	110m
KK026-010067-	Graveslab	Callan South	641388, 643806	110m
KK026-010068-	Graveslab	Callan South	641382, 643806	110m
KK026-010069-	Graveslab	Callan South	641381, 643810	110m
KK026-010070-	Graveslab	Callan South	641381, 643801	110m
KK026-010071-	Graveslab	Callan South	641384, 643804	110m
KK026-010072-	Tomb - chest tomb	Callan South	641386, 643804	110m
KK026-010073-	Tomb - chest tomb	Callan South	641395, 643804	110m
KK026-010074-	Tomb - effigial	Callan South	641395, 643810	110m
KK026-010075-	Tomb - chest tomb	Callan South	641393, 643803	110m
KK026-010076-	Tomb - chest tomb	Callan South	641369, 643804	110m
KK026-010077-	Tomb - chest tomb	Callan South	641403, 643804	110m
KK026-010078-	Wall monument	Callan South	641407, 643804	110m
KK026-010079-	Graveslab	Callan South	641413, 643809	110m
KK026-010080-	Graveslab	Callan South	641415, 643809	110m
KK026-010081-	Tomb - chest tomb	Callan South	641414, 643809	110m
KK026-010082-	Graveslab	Callan North	641416, 644009	150m

SMR No.	Class	Townland	ITM Grid Reference (E,N)	Proximity (m)
KK026-010083-	Bridge	Callan North, Callan South	641405, 643981	20m
KK026-034----	Stone sculpture	Callan South	641400, 643805	110m
KK026-035----	Stone sculpture	Callan South	641222, 643656	110m

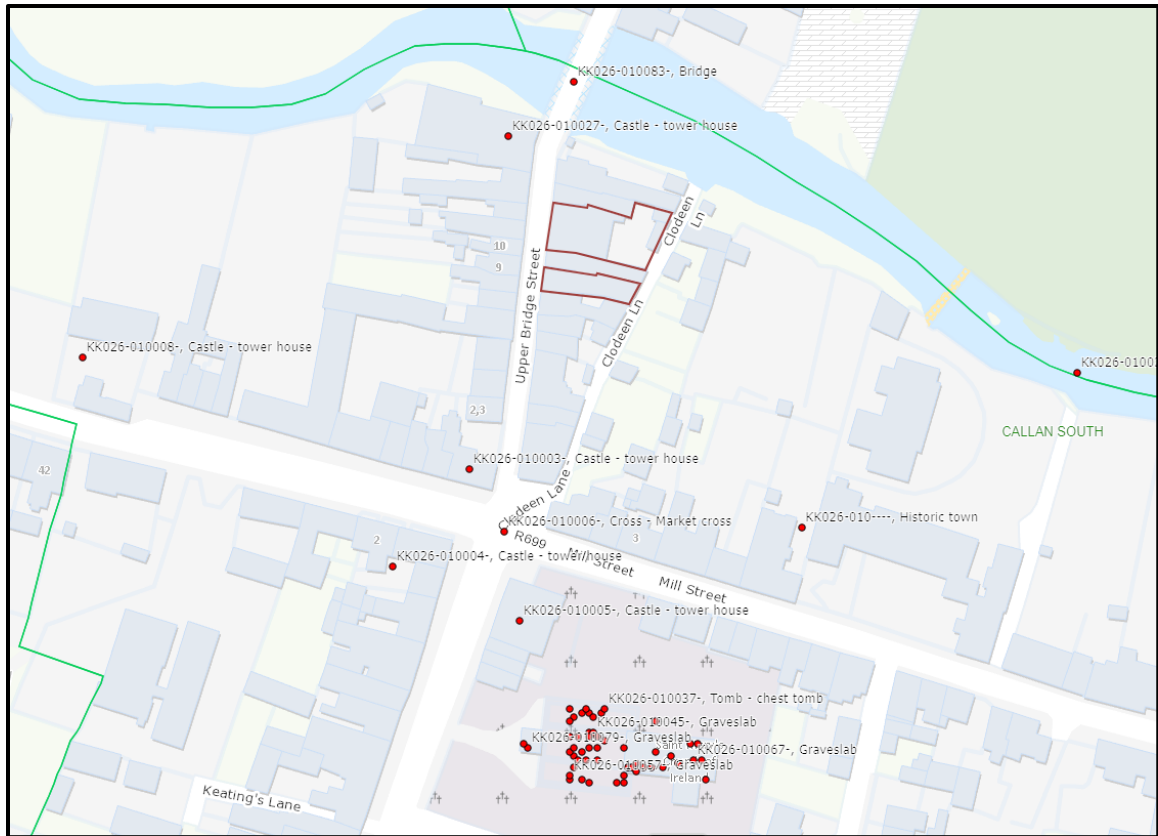


Figure 13 Distribution map of sites listed in the Record of Monuments and Places (red dots) relative to Nos. 18 and 20 Upper Bridge Street (outlined in red) (Tailte Eireann Surveying Licence No. CYAL50392781).

3.5 Previous Archaeological Investigations

A number of archaeological investigations have been undertaken in Callan, recording its urban medieval and post-medieval heritage, focussed in the urban core to both sides of the Kings River, particularly on West Street, Mill Street and Green Street to the south side of the river and on Lower Bridge Street to the north side. No archaeological investigations have to date been focussed on Upper Bridge Street. While medieval evidence has been found at the town, previous archaeological investigations has exposed more evidence of the town's post-medieval and later heritage.

Test-excavation was carried out under licence 99E0053 (Excavation Bulletin No. 1999:429) on the site of Callan Credit Union, sited approximately 60m east of the town's central

crossroad, to the north side of Mill Street. A trench was opened on the footprint of the foundations of a proposed extension, identifying that a mixed layer of rubble had accumulated on a horizon of brown and yellow clays. No archaeological stratigraphy was recorded in the trench. Test-excavation on a site to the south side of Mill Street under licence 01E0274 (Excavation Bulletin No. 2001:682) revealed no archaeological stratigraphy, with modern building layers to 0.75m below surface. Medieval stratigraphy has been found on Mill Street, with test-excavation on the south side of the street under licence 04E1518 (Excavation Bulletin No. 2004:870) revealing a burgage boundary, comprising a ditch at right-angles to Mill Street, and a possibly contemporary cobbled lane.

To the west of the central crossroad, to the north side of West Street, a series of monitoring exercises were carried out on the site of Callan Co-operative, formerly the site of a 19th century creamery. Monitoring following demolition of the creamery under licence 04E1570 (Excavation Bulletin No. 2004:872) identified nothing of archaeological significance. Monitoring of further development works at the Co-operative under licence 09E0426 (Excavation Bulletin No. 2009:492) similarly revealed no archaeological stratigraphy. Foundation trench depth was largely within an existing levelling or base layer at the site; where the underlying layer was impacted, this proved to be an earlier infill deposit of mid-20th century date, containing pockets of redeposited natural clay and evidence of a concrete wall.

The petrol station to the east end of the Co-operative complex was test-excavated under licence 98E0280 (Excavation Bulletin No. 2001:681), the site being immediately west of tower house KK026-010008-, known as 'Skerry's Castle.' A number of walls were recorded and roughly dated to the late 17th/early 18th century (contemporary with a stone boundary wall between the site and Skerry's Castle); one clay-bonded wall pre-dated the site boundary wall, which was probably contemporary with the early years of 'Skerry's Castle'. Elsewhere, late 17th/18th-century garden soils and garden features were noted. Close to the street frontage, it was found that ground level over the site had been raised with rubble and hard-core, by between 0.25m and 0.75m, since the last generation of buildings on the site was demolished.

A derelict building to the south side of West Street, roughly opposite the east end of the Co-operative complex, was subject to excavation under licence 99E0232 (Excavation Bulletin No. 2001:681), following the identification of an earlier building over ditches in

earlier testing and monitoring (Excavation Bulletin Nos. 1999:428 and 2000:519). Excavation found that the building probably dated to the early 19th century, having replaced a wooden workshop or smithy with a clay floor, probably erected in the 18th century. There was no evidence of an earlier building, a mortared stone wall under the workshop floor being a free-standing roadside boundary, built of reused stone from elsewhere and assembled in the 17th or early 18th century; the wall had replaced an earlier roadside ditch.

At 41 Lower Bridge Street, monitoring was carried out under licence 04E0832 (Excavation Bulletin No. 2004:869) at the rear of a licensed premises. No archaeological stratigraphy was identified, the variation in soil stratigraphy reflecting the former uses of the site. The western part of the site, relatively untouched greenfield, was dominated by topsoil and undisturbed natural depositions, whereas the eastern part of the site was dominated by overburden containing residual building debris and evidence of previous disturbances by the laying of service pipes. A dark, silty, dank soil with a strong aroma was uncovered at the interface between the natural depositions and the building debris.

The site of the KCAT Arts Centre on Mill Lane, east of Lower Bridge Street, was tested in advance of development under licence 03E1303 (Excavation Bulletin No. 2003:988). Two trenches were excavated within the footprint of the site, both found to contain loose rubble fill of 19th century date overlying natural orangey/brown clay. No archaeological finds or features were noted on the site. At a nearby site on Mill Lane, testing under licence 02E1550 (Excavation Bulletin No. 2002:992) was carried out at a cart house in advance of the construction of a two-storey house. Two trenches were excavated, both of which similarly contained evidence of loose rubble fill of 19th century date. No archaeological finds or features were noted.

3.6 Previous Archaeological Finds recorded in Topographical Files

There are no records in the Topographical Files of the National Museum of Ireland of archaeological find spots at Upper Bridge Street. A single find spot is recorded to the wider townland, Callan South, comprising an architectural fragment from the medieval St. Mary's parish church (NMI Register No. SA1898:130.1).

3.7 Architectural Heritage

The Kilkenny City & County Development Plan 2021-2027, and the Callan Local Area Plan 2019-2025, designate Callan as an **Architectural Conservation Area (ACA)** (Figure 14). The ACA comprises an area of approximately 10 hectares, incorporating the medieval core of the town, including Upper Bridge Street, the objective being to preserve the built heritage character of the town and to maintain continuity with the town's development history.

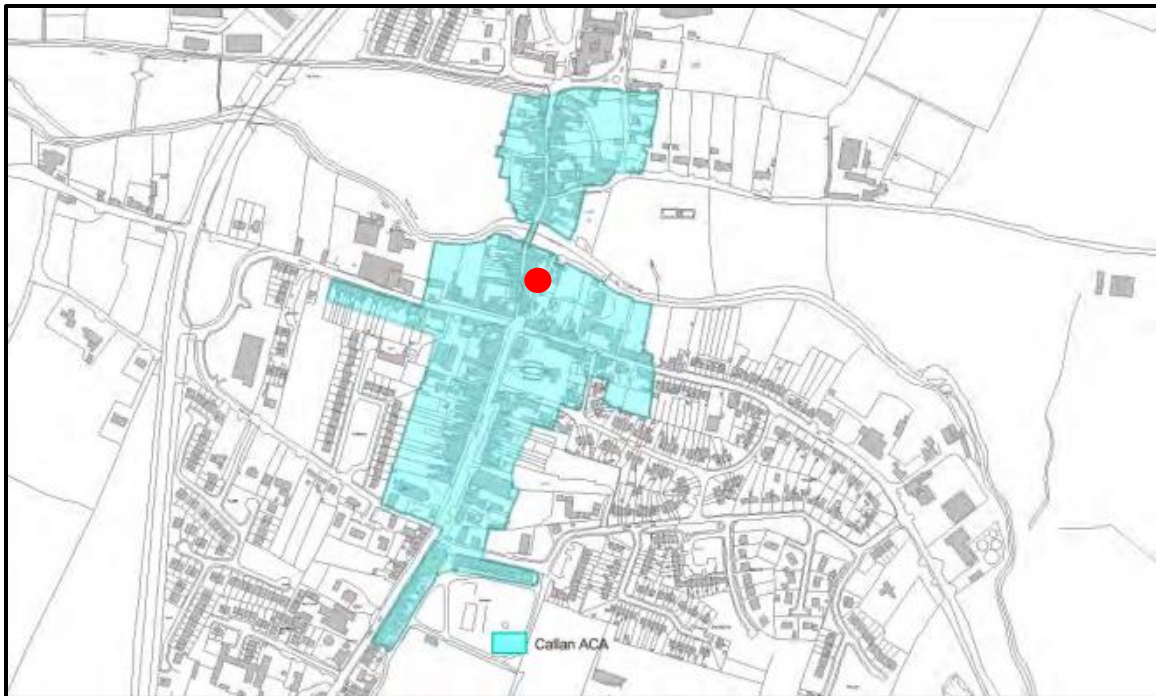


Figure 14 Callan Architectural Conservation Area relative to Nos. 18 and 20 Upper Bridge Street (marked red)
(Source: Callan Local Area Plan 2019-2025, Figure 4, pg. 43).

The **National Inventory of Architectural Heritage (NIAH)** survey for Callan has identified 62 structures of architectural heritage interest within the designated ACA, of which 12 are located on Upper Bridge Street. This number includes Nos. 18 and 20 Upper Bridge Street, NIAH Reg. Nos. 12314049 and 12314051 respectively (Figure 15).

No. 18 (NIAH Reg. 12314049), identified as 'Power or the Irish House', is given a regional rating in the NIAH, and has been broadly dated to the period 1790 – 1810. Originally a house, it has historically been used as a shop or retail outlet. Comprising a wide, double plot footprint, the building is described in the NIAH as a terraced four-bay, two-storey house with dormer attic, which was extensively renovated in c. 1875 when a shopfront was

inserted to the ground floor. A middle-sized house, it displays much of its original character, having much surviving historic fabric both to the exterior and to the interior.



Figure 15 Distribution map of sites listed in the National Inventory of Architectural Heritage (blue dots) relative to Nos. 18 and 20 Upper Bridge Street (outlined in red) (Taitte Eireann Surveying Licence No. CYAL50392781).

No. 20 (NIAH Reg. 12314051) is similarly given a regional rating in the NIAH, being broadly dated to the period 1840 – 1860, having originally being a house and also historically used as a shop or retail unit. On a narrow, single plot footprint, the building is described in the NIAH as a terraced two-bay, three-storey house from c. 1850 that incorporates the fabric of an earlier house dating from c. 1750. The building has a square-headed carriageway to the left ground floor (north side), and a three-bay two-storey return with a half-dormer attic to the rear (east side). The building is recorded as having been renovated in c.1975, with openings to the ground floor remodelled to accommodate commercial use. As with No. 18, No. 20 is a middle-sized house with much surviving historic fabric both to the exterior and to the interior.

The Council, as part of policy to ensure the protected of architectural heritage by including all structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the **Record of Protected Structures (RPS)**, has added Nos. 18 and 20 Upper Bridge Street to the RPS. Listed in Appendix I: Kilkenny County RPS, of the Kilkenny City & County Development Plan 2021-2027, and in Appendix 2 of the Callan Local Area Plan 2019-2025, No. 18 Upper Bridge Street is listed as RPS Ref. C30, and No. 20 Upper Bridge Street is listed as RPS Ref. C799.

3.8 On-Site Inspection

A site inspection at Nos. 18 and 20 Upper Bridge Street was carried out over two days by Shanarc Archaeology Ltd., on 21 March 2024 and on 17 April 2024 (Plate 1). The purpose of the site inspection was not to carry out a detailed built heritage survey at both properties, but to consider the archaeological potential at both properties, inclusive of the potential of upstanding built heritage to incorporate fabric of either medieval or early post-medieval origin, and to consider whether the refurbishment proposal would impact the visual appreciation, setting and amenity of recorded monuments in the town.



Plate 1 Drone overview showing existing footprints at Nos. 18 and 20 Upper Bridge Street (outlined red) (Source: Shanarc Archaeology Ltd. 21.03.2024).

The development of both properties has been influenced by the alignments of Upper Bridge Street and by Clodeen Lane - the latter being a possible early lane in the town, aligned on a fording point on the King's River - and by ground levels, with Upper Bridge Street sitting at a higher level than Clodeen Lane. Both properties gently slope from the street frontage to Clodeen Lane as a result, with the ground surface at No. 18 likely being infilled to create a level building platform, accommodating the present rear house extensions and surviving outbuildings in its rear yard; No. 20, in comparison, retains the slope in the floor of the present structures on the site. Both properties are delineated to either side by party walls shared with adjacent properties, with all main walls within the structures and on boundaries being of mortared limestone; visible internal floors to the ground floors of both properties are modern.

No. 18 Upper Bridge Street

No. 18 (Plate 2), when compared with the property footprints to either side of Upper Bridge Street, is notably wide, and may incorporate the footprint of up to three historical property footprints, which may have had origins in medieval burgage property boundaries. The character of the limestone stonework to boundary and party walls, and to outbuildings, is evident in the properties large rear yard, which display modifications - via height extensions, in-filling of former opes, and re-building - and which record the locations of structures once abutting surviving walls. There is evidence of a former structure formerly abutting the south boundary wall (Plate 3), while the surviving stone outbuilding abutting Clodeen Lane (Plate 4) formerly opened onto the lane, evidenced by an in-filled ope and wall re-building (Plate 5). The outbuilding is constructed on a platform, or raised building surface, retained to the south end by drystone retaining, which may formerly have been used as a garden bed (Plate 4); a similar retained bed abuts the base of the south boundary wall (Plate 3). Historic cartographic sources show that older outbuildings extended from the rear of No. 18 to Clodeen Lane, and on site, abutting the rear of the present extension, there are low remains of mortared stone walls, largely obscured in building debris and modern rubbish (Plate 6) that may represent the remains of an earlier outbuilding; a linear arrangement of yellow brick (Plate 7), evident in the yard surface by the rear entry/exit, may also be the remains of a former structure (or possibly relate to a drain).

No. 18 Site Inspection Plates



Plate 2 No. 18 Upper Bridge Street frontage (Source: Shanarc Archaeology Ltd. 21.03.2024).



Plate 3 Location of former structure to rear of No. 18, evident in party wall (S side) and on ground surface; drystone retaining to base of party wall (Source: Shanarc Archaeology Ltd. 10.04.2024).



Plate 4 Stone outbuilding abutting Clodeen Lane; built on platform formed to S side by drystone retaining (Source: Shanarc Archaeology Ltd. 10.04.2024).



Plate 5 No. 18 boundary to rear on Clodeen Lane displaying infilling and rebuilding to limestone wall (Source: Shanarc Archaeology Ltd. 10.04.2024).



Plate 6 Low remains of mortared stone wall abutting rear of present rear extension to No. 18 (Source: Shanarc Archaeology Ltd. 10.04.2024).



Plate 7 Line of yellow brick (marked by scale bar) representing surface evidence of possible former structure or drain (Source: Shanarc Archaeology Ltd. 10.04.2024).

No. 20 Upper Bridge Street

No. 20 (Plate 8) is sited on a narrow, single plot boundary, which similarly may have had origins in medieval burgage property boundaries. Internally, within the main building, limestone walls are visible throughout, due to degrading or removed renders, and to the ground floor shop front an extension or rebuild of the street frontage is evident (Plate 9). The entirety of the rear yard is enclosed, following construction of a modern lounge (Plate 10), the lounge roof being set into the earlier boundary walls to the former yard space (Plate 11). Fabric from an earlier rear boundary wall on Clodeen Lane may be incorporated into the present rear lounge wall, which has a modern opening directly onto Clodeen Lane (Plate 12).

No. 20 Site Inspection Plates

Plate 8 No. 20 frontage to Upper Bridge Street (Source: Shanarc Archaeology Ltd. 21.03.2024).



Plate 9 Ground floor S party wall to No. 20 showing extension or rebuild of street frontage (Source: Shanarc Archaeology Ltd. 10.04.2024).



Plate 10 Interior to rear lounge covering entirety of former rear yard space to No. 20 (Source: Shanarc Archaeology Ltd. 10.04.2024).



Plate 11 Roof detail of rear lounge to No. 20 set in stonework of rear S boundary wall (Source: Shanarc Archaeology Ltd. 10.04.2024).



Plate 12 No. 20 boundary to rear on Clodeen Lane, forming rear boundary to modern lounge (Source: Shanarc Archaeology Ltd. 10.04.2024).

4. Conclusions and Recommendations

Nos. 18 and 20 Upper Bridge Street are situated within the core of the historic town at Callan, being sited to the principal north – south thoroughfare aligned on the King's River crossing, within the confines of the medieval town defences. As a result, both properties fall within the Zone of Notification or Zone of Archaeological Potential for the historic town, and any proposed works within this Zone are subject to notification under Section 12 of the National Monuments Acts (1930-2014). The historic town core at Callan, inclusive of Upper Bridge Street, is also designated as an Architectural Conservation Area, and both Nos. 18 and 20 are listed as protected structures in the RPS for Callan, protected structure refs. C30 and C799 respectively.

Of the known medieval or early post-medieval archaeological features or fabric of Callan, no remains are currently recorded to the footprints of either 18 or 20 Upper Bridge Street. The closest archaeological sub-elements of the historic town are a castle-tower house site (KK026-010027-) on the west side of Upper Bridge Street, immediately south of the bridge (KK026-010083-) on the King's River, the present Adelphi House building (and adjacent former Dispensary, Grogans), which mark the site of the castle, along with the present bridge, possibly incorporating medieval fabric. While it is likely that the building or structural fabric at Nos. 18 and 20 Upper Bridge Street is post-medieval in date, the origin of the fabric at both properties can only be determined by a built heritage survey, involving the select removal of render to examine structural phasing and possibly test-pits excavated at the base of select walls. It is recommended that the refurbishment approach in the first instance be preservation *in-situ* of the limestone fabric at both properties, inclusive of limestone fabric in the curtilage of both properties (i.e. boundary walls; early outbuilding remains abutting Clodeen Lane at No. 18).

The extent of groundworks or excavations associated with the refurbishment of Nos. 18 and 20 Upper Bridge Street is not yet known, as refurbishment proposals are currently in development; however, new ground floor slabs are to be provided to both properties, and rear extensions will be demolished and re-built, requiring excavations; ancillary service trenches are also likely. Both properties have the potential to yield sub-surface evidence of medieval and early post-medieval date (17th and 18th centuries), including possible evidence of garden soils, burgage boundaries or earlier structures. Test-excavation would normally be carried out to establish the nature and extent of archaeological deposits and

features present in a location which it is proposed to develop, to allow an assessment to be made of the archaeological impact of development. Subject to the nature and extent of development excavations, it may be possible to subject such excavations to archaeological monitoring, under licence to the National Monuments Service, to address the archaeological potential at both properties. It is possible there may be post-medieval or early modern in-fill at the properties, particularly at No. 18, where a level building platform has been created, which may cover any potential medieval remains.

In accordance with archaeological legislation and Local Authority policy, there will be presumption in favour of 'preservation *in situ*' of archaeological remains, in the event archaeological features or deposits are exposed or identified at either property. Only where preservation *in-situ* is not possible should full or part removal of archaeological features or deposits be considered, by way of archaeological excavation. If this option is to be considered, the relevant bodies and authorities would have to satisfy themselves that the development cannot be redesigned to avoid removal of archaeological material.

As the refurbishment proposals as Nos. 18 and 20 Upper Bridge Street are being carried out in the urban core of Callan, and on the footprint of existing buildings, there will be no negative impacts to the visual appreciation, setting and amenity of recorded archaeological monuments in the town.

PLEASE NOTE: Recommendations are subject to review and approval by the National Monuments Service of the Department of Housing, Local Government and Heritage, and by the National Museum of Ireland.

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