



Colm Flynn Archaeology

**Archaeological Impact Assessment Report**

**Brewhouse Redevelopment  
Diageo Complex  
Kilkenny City**

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## SUMMARY

This report details the results of an archaeological impact assessment of the proposed redevelopment of the existing Brewhouse building, Diageo Ltd complex, Kilkenny City, and the re-surfacing of Horse Barrack Lane, Kilkenny City.

The author of this report was commissioned by Reddy Architecture to carry out an archaeological impact assessment in association with the proposed redevelopment of the Brewhouse and the resurfacing of Horse Barrack Lane, and the Parliament St / Watergate junction by Kilkenny County Council (Kil Co Co) in accordance with Section 8 of the Planning and Development Act 2000.

The proposed redevelopment of the Brewhouse includes substantial internal changes to the building, including raising the internal floor height from 44.84m OD to 45.40m OD. The proposed works to Horse Barrack Lane and the Parliament St / Watergate junction including Watergate Bridge will include the removal of the existing road surface and resurfacing with flagstones.

This report establishes the existing archaeological heritage of the proposed development location, and its' environs. Particular reference is given to the neighbouring site of St. Francis Abbey, and Watergate Bridge. The report assesses all likely impacts the proposed development is deemed to have on the existing archaeology, and categorises the significance of these impacts.

This report concludes that the proposed redevelopment of the Brewhouse Building will have no direct impact on any known archaeology within the development area. The report also concludes that the resurfacing of Horse Barrack Lane and the Parliament St / Watergate junction including Watergate Bridge will have an uncertain impact on known archaeology in the area.



Mitigation measures including test trenching and archaeological monitoring are included to ameliorate the risk of any impact on known and unknown archaeology.



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## **1.0 INTRODUCTION**

This report details the results of an archaeological impact assessment associated with the proposed resurfacing of Horse Barrack Lane and the Parliament St / Watergate junction, Kilkenny City, and the redevelopment of the existing Brewhouse Building situated in the Diageo Complex, Kilkenny City (250581E, 156220N, 44m OD, see Figure 7 & Plate 11). The report assesses the possible and likely impacts that the proposed development may have on the existing archaeology. The research that forms the basis of this report was commissioned by Reddy Architecture and Urbanism on behalf of Kilkenny County Council to fulfil planning requirement Section 8 of the Planning and Development Act 2000.

## **2.0 THE PROPOSED DEVELOPMENT**

The proposed development includes the redevelopment of the existing Brewhouse Building, and associated services works (see Figure 7 & Plate 11). The redevelopment of the Brewhouse Building will involve a reduction of total floor area at ground floor level, including substantial internal alterations to the layout of the existing building at ground floor and subsequent floor levels. The internal floor height will be raised from 44.84m OD to 45.40m OD. It is also proposed to raise the external floor height by approximately 1m, and to construct new services within this raised ground level, thus minimising any impact on archaeology. At its closest the existing Brewhouse building is less than 10m from the National Monument St. Francis Abbey (National Monument No. 72, RMP KK019-026101). No ground disturbance works are planned for the area between St. Francis Abbey and the Brewhouse Building as part of the redevelopment of the Brewhouse Building.

The proposed development includes the resurfacing and landscaping of Horse Barrack Lane, and the resurfacing of the Parliament St / Watergate junction, which is an existing tarmac and concrete public road situated at the western boundary of the Diageo Ireland Ltd complex Kilkenny (see Figure 7 & Plate 11). The resurfacing will be carried out using flagstones (see Figure 8). Horse Barrack Lane is mostly orientated north-south and commences in the south at Jenkins Lane continuing northwards for approximately 160m before curving to the west where it meets Water Gate.

## **3.0 METHODOLOGY**

This report is an archaeological impact assessment of the proposed resurfacing and landscaping of Horse Barrack Lane, the resurfacing of Parliament St / Watergate junction, and



the redevelopment of the existing Brewhouse Building, Diageo Complex. Kilkenny City. The possible impacts that the development may have on the existing archaeology were assessed according to National Road Authority (now Transport Infrastructure Ireland) and Environmental Protection Agency guidelines. Any impacts that the proposed development may have on the existing archaeology were assessed as direct or indirect, and positive or negative in nature. The significance of each impact was judged depending on whether the impact was to the entirety or a portion of an archaeological site, or archaeological feature. Each impact was classified according to NRA guidelines and was adjudged to be one of the following:

- Severe: this is when the proposed development would result in the complete or almost complete destruction of archaeology.
- Major: this applies when a high proportion of archaeological deposits will be damaged or destroyed by the proposed development.
- Minor: this applies when a small proportion of the existing archaeological deposits will be damaged or destroyed.
- None: this applies when there will be no effect on the existing archaeology.
- Uncertain: this applies when the extent or nature of the impact on archaeological deposits is unknown.

During the site visit photographic records, notes and measurements were taken. The following archaeological and historical resources were utilised for this report:

#### *Record of Monuments & Places (RMP)*

The RMP is a list of archaeological monuments, generally predating AD1700, known to the National Monuments Service (NMS). This list was in many cases based initially on cartographic, documentary and aerial photographic sources. By inclusion on the RMP an archaeological site is protected by law under the National Monuments Acts (1930-2004). Any works that may impact on an RMP have to be approved by the appropriate authority prior to the work commencing. Each entry in the RMP receives an individual identification number with a two letter prefix which denotes the county the archaeological site is in (e.g. the RMP number for St. Francis Abbey is KK019-026101). St. Francis Abbey is also a National Monument (NM 72) as defined by the National Monuments Acts 1930-2004.



The proposed development lies within the Historic Town of Kilkenny (KK019-026), and is afforded legal protection under the National Monuments Acts 1930-2004. Appendix 2 lists the known archaeological sites within proximity of the proposed development.

#### *Topographical Files*

The topographical files of the National Museum of Ireland were consulted for this report. The topographical files identify recorded stray archaeological artefacts that have been donated to or purchased by the State in accordance with National Monuments legislation. The files are given individual numbers, and are identified by townland, and county, and in urban locations, by street number, street, and townland.

A list of all the Topographical Files for the townland of Gardens, St. Mary's Parish, Kilkenny City, in which the development is situated, is included as Appendix 1 at the end of this report.

#### *Archaeological Excavations Database ([www.excavations.ie](http://www.excavations.ie))*

The Archaeological Excavations Database was consulted for this report. This database lists all archaeological excavations carried out in Ireland that were licensed under the National Monuments Acts. The Database is organised on a county by county basis, and allows for searches of individual addresses and street names in an urban context. A list of excavations previously carried out near the proposed development area is included in Appendix 3.

#### *National Inventory of Architectural Heritage*

The National Inventory of Architectural Heritage (NIAH) is an ongoing survey commissioned by Department of Arts, Heritage and the Gaeltacht. The NIAH aims to promote the appreciation of, and contribute to, the protection of the architectural heritage by systematically recording the built heritage on a nation-wide basis. Horse Barrack Lane is situated at the rear of properties that front onto Parliament St. Several of these properties are included in the NIAH. A full list of the NIAH entries within the development area is contained in Appendix 4. The proposed redevelopment of the Brewhouse is situated within the Diageo Complex (formerly Smithwicks Brewery). The NIAH reference number for the Smithwicks Brewery is Reg. No. 12000087. This resource gives the following detailed description of the Smithwicks Brewery:

#### **“Description**

Gateway, c.1875, comprising segmental-headed carriageway with pair of painted rusticated rendered piers having dentilated moulded cornices, tongue-and-groove timber panelled double doors (incorporating double doors to wicket gate) with decorative wrought iron hinges,



moulded archivolt having keystone, raised lettering, tooled rendered panels, and moulded cornice to parapet having blocking course over. Lane fronted.

### **Appraisal**

A robustly-detailed gateway forming a picturesque feature in the streetscape of Jenkin's Lane: decorative accents with particular emphasis on the Classically-derived rendered dressings contribute significantly to the artistic design value of the composition while exhibiting high quality craftsmanship.” (www.buildingsofireland.com)

The proposed development site is situated approximately 8.5m (at its closest point) from St. Francis’ Abbey. The NIAH reference number for St. Francis’ Abbey is Reg. No. 12000008. This on-line resource gives a detailed description of St. Francis’ Abbey as follows:

### **“Description**

Detached three-bay single-storey Gothic-style building, c.1875, possibly incorporating fabric of medieval abbey, founded 1231-4, with two-bay single-storey recessed lower entrance bay to left. Pitched slate roofs with clay ridge tiles, and cast-iron rainwater goods. Random rubble limestone walls with cut-limestone quoins to corners. Paired round-headed window openings with cut-limestone flush sills, cut-limestone block-and-start surrounds having chamfered reveals, and fixed-pane fittings having leaded panels. Pointed-arch door opening with cut-limestone block-and-start surround having chamfered reveals, and timber panelled door. Set back from road in shared grounds.

### **Appraisal**

A pleasant modest-scale range also known as "The Sample Rooms" contributing to the group and setting values of the Saint Francis's Abbey complex which has undergone extensive redevelopment over the course of the twentieth century to accommodate an expanding brewery. Features including paired window openings, an elegant doorcase, and so on enhance the architectural value of the site while linking the range stylistically with the adjacent abbey (not included in survey): meanwhile the construction in unrefined rubble limestone with dressed accents displaying good stone masonry produces an appealing textured effect further emphasising the visual link with the abbey.” (ibid).



*Kilkenny City and Environs Development Plan 2014-2020*

Kilkenny County Council have previously published the Kilkenny City and Environs Development Plan 2014-2020. This plan was consulted for this project. It contains a list of buildings called the Record of Protected Structures (RPS) which are protected by law under Part IV of the Planning and Development Act 2000. Developments which affect buildings on the Record of Protected Structures must be approved by the appropriate planning authority. A list of the RPS entries for Kilkenny City that are within the development area is contained in Appendix 4.

The stated objective of the Kilkenny City and Environs Development Plan 2014-2020 is:

‘By preserving characteristic features of the City & Environs, we seek to maintain and nurture our environment and cultural heritage as part of our identity.’ (Kilkenny City and Environs Development Plan 2014-2020, p104).

Watergate Bridge (aka Irishtown Bridge or Cottrell’s Bridge) is included in the RPS for Kilkenny City (RPS No. B205). The Brewhouse Building lies within the Diageo Ireland Ltd Complex (formerly Smithwicks Brewery), which is included on the Record of Protected Structures for Kilkenny City (RPS No. C86).

The proposed development area is located within the Zone of Notification of Recorded Monuments identified in the Kilkenny City and Environs Development Plan 2014-2020 (ibid).

*The Urban Archaeological Survey:*

The Urban Archaeology Survey was established in 1982 to record known information relating to Irish towns and to present it to the public. One of the main objectives was to produce a zone of archaeological potential, based on the available evidence, which could be used for planning purposes. Historical sources of information were compiled and known archaeology of the towns was evaluated. The Urban Archaeological Survey of County Kilkenny was published in 1993, and was consulted for this report. The proposed development area is situated within the zone of archaeological potential of Kilkenny City, identified in the Urban Archaeological Survey of Kilkenny.

*Literary Sources*

Various literary and online sources were consulted, a full list of which is provided in the bibliography.



### *Cartographic Sources*

A wide range of maps were consulted, including the Down Survey (1650s), private surveyors maps from the 18<sup>th</sup> century, and Ordnance Survey maps dating from the mid-19th century onwards. A full list of consulted cartographic sources is provided in the bibliography.



## **4 RECEIVING ENVIRONMENT**

### **4.1 Location, Geology & Topography**

The proposed development is situated in and around an existing industrial complex, situated in Kilkenny City in the townland of Gardens, St. Mary's Parish (NGR 250581E, 156220N, see Figure 7 & Plate 11). Horse Barrack Lane, Watergate Bridge, and the junction of Water Gate / Parliament St are existing tarmac and concrete public roads. Horse Barrack Lane borders the western extent of the Diageo Ireland Ltd Complex. The Brewhouse Building site is an existing industrial production facility, and consists of several mid-late 20<sup>th</sup> century buildings situated on a concrete yard. This site has seen significant development and alterations over the course of the 20<sup>th</sup> century. Brewing operations ceased at the facility in 2014.

### **4.2 Archaeological & Historical Background**

Kilkenny, the principal town of County Kilkenny, is situated on the confluence of the Breagh and Nore rivers. This location has been of paramount importance to the development of the town, which received its first charter in the 13<sup>th</sup> century. Two separate derivations have been suggested for the name of the City, the Church of St. Canice, "or the wooded head or hill near the river." Kilkenny originated in the 5<sup>th</sup> or 6<sup>th</sup> century as an Early Christian settlement. The first church was St. Patrick's – represented today by a D-shaped graveyard in Patrick Street. By the 7<sup>th</sup> century, however, the influence of this church was eclipsed by the new church of St. Canice at the northern side of the present day city.

#### **Early medieval (500-1169 AD)**

It is likely that St. Canice's followers or disciples introduced his cult to the area. Canice's principal church was at Aghaboe in Co. Laois. Both Aghaboe and Kilkenny were within the territory of an ancient people known as the Osraige ('Deer People'). During the 6<sup>th</sup> and 7<sup>th</sup> centuries the tribal grouping that controlled Aghaboe, who became known as Mac Gilla Pátraic or FízPatrick, expanded their power to Kilkenny and founded a monastery there. In subsequent years a town developed around the monastery. Remains of this monastic period may be identified in the presence of the round tower and the evidence of a previous Romanesque Cathedral. It has also been suggested that the alignment of Vicar Street, St. Canice's Place, Dean Street and Thomas Street represents an early Christian enclosure surrounding St. Canice's.



## Medieval (1169-1550 AD)

After the Norman invasion of 1169, Strongbow established a camp outside the precincts of the Monastery, on the southern bank of the Breaghagh River. This fortification was later to form the nucleus for the development of the City of Kilkenny. In 1173, Donald O'Brien forced Strongbow to retreat to Waterford. This was only a temporary setback for the Normans. In 1189, William Marshall came into possession of Strongbow's Leinster lands by marrying Strongbow's daughter. William Marshall was subsequently appointed to the Chief Governorship of Ireland. Through this appointment, Kilkenny was to become one of the most important political towns in Ireland in the medieval period. Marshall began building a castle in Kilkenny in 1195. This became the focal point for Kilkenny Hightown. The original town around the Monastery became known as Irishtown (including the area of the current Diageo Ltd complex and Horse Barrack Lane). The principal market place in Irishtown was at the junction of Irishtown and St. Canice's Place where weekly markets were held from at least as early as 1245.

Irishtown and Hightown had different municipal authorities. Irishtown was governed by the Bishops of Ossory, while Kilkenny Hightown was controlled by Marshall. In 1207, Kilkenny received its first charter, which protected its trading rights. At this time Marshall purchased land from the Bishop of Ossory to facilitate the expansion of Kilkenny City. This land was situated to the south of the Breaghagh River and to the north of Kilkenny Hightown (and includes Horse Barrack Lane and the current site of the Brewhouse Building). The land was to incorporate a continuation of Hightown, with shops and dwellings facing onto the street, and burgage plots which were to be 20ft wide, situated to the rear of these buildings (Bradley 2000, p2).

During the early part of the thirteenth century, the town grew dramatically; three monasteries including the Black Abbey were built, as were the Cathedral, and a parish church. St. Francis Abbey was one of the three monasteries founded at this time (circa 1234 AD) when Richard Marshall 3<sup>rd</sup> Earl of Pembroke was given a royal grant. During the middle of the thirteenth century William Le Gros founded Grace's Castle (the current site of Kilkenny courthouse), and although no records of the form and size of this castle remain, excavations carried out in recent years have provided evidence of the development of the site at Grace's Castle (see Appendix 3).

Throughout the thirteenth and fourteenth centuries Kilkenny was one of the major centres of political power, with at least three great councils of nobility assembling there and seven parliaments. The parliament of 1367 decided to enact laws prohibiting intermarriage between the Anglo-Norman population and the Gaelic population. These laws were to become known



as the Statutes of Kilkenny. The Franciscans continued to add buildings to St. Francis Abbey intermittently throughout the 13-15<sup>th</sup> centuries (Conlon 1975, p83).

Kilkenny prospered as a result of its political involvement. In 1391, James Butler, the third Earl of Ormond bought the Castle and it became the principal seat of the Butlers of Kilkenny. The Butlers were an old Anglo-Norman family who had many links to the King and his family. In 1399, Richard II stayed at the castle for two weeks. This link between the Butlers and the King was to prove beneficial to Kilkenny. In 1419, they received a grant of tolls for murage (which was a toll for the upkeep and repair to the town walls). This indicates that Kilkenny was a walled town by the early 15<sup>th</sup> century. The commanage, *i.e.* the land held in common by the burgesses of the town, stretched for two miles outside the town walls. Its use was strictly controlled. Digging was prohibited and tenants were required to keep the land 'playne and grene' so that it could be used for shooting and archery by the townspeople (Bradley 2000, 18). Grain-growing and flour-milling constituted an important part of the medieval economy of Kilkenny and its hinterland.

#### Post medieval (1550-1700)

During the sixteenth century, Henry VIII dissolved the monasteries and St. Francis Abbey was granted to Walter Archer the Sovereign of the City and to the Corporation of Kilkenny, while Blackfriars was granted to the Corporation of Kilkenny, on condition that they provide accommodation to the Chief Governor. Towards the end of the sixteenth-century, both municipalities in Kilkenny, Kilkenny Hightown and Irishtown, became a single municipal entity. Subsequently in 1690, James I made Kilkenny a free City. By 1612 St. Francis Abbey was in a state of disrepair and was not suitable for worship (Carrigan, 108).

The Confederation of Kilkenny (Confederate Parliament) was the title given to the alliance between the native Irish nobility and the Catholic Anglo-Irish lords of the Pale in support of Charles I against the Parliamentarians. The years of the Confederacy were to give Kilkenny enormous prosperity and wealth and it ended unable to come to an agreement, with one faction supporting the Papal Nuncios position of war and the other faction suing for peace. In the aftermath of the collapse of the Confederacy, Kilkenny began to decline in both economic and political powers. This process was further exacerbated by Cromwell's siege of 1650, when the City was ravaged by plague and was only able to put up a limited resistance. Due to the City's involvement with the Confederacy, much of the property was confiscated. On the restoration of Charles II in 1660, some of the property was returned to the citizens.



The Civil Survey of Kilkenny of 1654-5 records the presence of many stone built shops fronting onto the 'North quarter' (now Parliament St.), and many outhouses, sheds, yards, gardens, orchards and maltings to the rear of these shops.

The late sixteenth and early seventeenth centuries had proven to be a time of relative prosperity with an accompanying phase of building. Several of the surviving merchant houses of Kilkenny, such as Rothe House, were built during this period. Economic development during the sixteenth and seventeenth centuries was based on Kilkenny's rich agricultural hinterland, and principally upon cattle and grain production. Industrial use of the rivers Nore and Breagh intensified with the construction of several new mills and the development of a brewing industry. Concerted efforts to introduce the linen industry were ultimately unsuccessful given the lack of incentive to grow flax on land where corn flourished. During the 17<sup>th</sup> century some repair work was carried out by the religious community to St. Francis Abbey (ibid, 111-21).

#### Early modern (1700-1900)

During the eighteenth and nineteenth centuries, Kilkenny remained a large provincial town but did not expand to a large extent. Kilkenny was never to regain the prestige or power that it had experienced during the medieval and later medieval periods. However, the industrial use of the Nore and Breagh continued with the construction of several new mills, the introduction of new treatments for textiles and the development of a brewing industry in the 17<sup>th</sup> and 18<sup>th</sup> centuries. In 1700 the cloister of St. Francis Abbey was demolished to allow for the construction of the Horse Barracks (where the current Mayfair building is situated) which is depicted on Rocque's Map of 1758 (ibid, 109).

In the 18<sup>th</sup> century two breweries were operating in the area around St. Francis Abbey. One brewery was operated by Patrick Brennan. The second brewery was established by Richard Cole around 1706. John Smithwick and Cole established a partnership in 1710, when the Smithwick's family came to Kilkenny. This brewery continued to expand in the 19<sup>th</sup> century under John Smithwick's son Edmund. In 1860 the 'Cole Market' was renamed Parliament St. (Bradley 2000, p12) in recognition of the Confederate Parliament of Kilkenny of the 1640's that was established nearby.



## 5 SITE INSPECTION

A site inspection took place on Monday 14<sup>th</sup> September 2015 in bright blustery conditions. The development site is situated off Parliament St. The north-western end of the proposed development area includes Watergate and the Watergate Bridge (aka Irishtown Bridge & Cottrell's Bridge). The proposed works include the resurfacing of Watergate Bridge with a flagstone road surface. Watergate Bridge is part of the Kilkenny City Town Wall defences, and is therefore a National Monument, afforded protection under the National Monuments Acts (1930-2004) (Plate 9). It is also contained within the NIAH (see Appendix 4) and the Record of Protected Structures (RPS No 205) maintained by Kilkenny Co Co, and is therefore protected under the Planning and Development Acts (1963-2015).

At its northern extent Horse Barrack Lane commences at the existing Mayfair Building (see Plate 12). At its northwest extent the development area includes the Watergate / Parliament St junction. The proposed works include the resurfacing of the existing road in this area with flagstones, and some landscaping. Several buildings along Watergate are contained within the NIAH, and are therefore within the study area. These buildings are mostly C18-19<sup>th</sup> houses, although some may have incorporated elements of earlier buildings. Excavations at the rear of No 1 Irishtown identified a medieval building and timber river revetments (see Appendix 3).

As Horse Barrack Lane continues southwards from the Mayfair Building it crosses the probable location of outlying buildings of St. Francis Abbey (National Monument No 72). A map created by the NMS identifying the extent of the area designated as the National Monument of St. Francis Abbey and afforded protection under the National Monuments Acts (190-2004) includes a portion of Horse Barrack Lane (See Figure 5). As Horse Barrack Lane continues south the rear of several buildings that front onto Parliament St open onto Horse Barrack Lane (Plate 10). Several of these buildings are included in the NIAH (see Appendix 4). Two of these buildings are also included in the RMP and are protected under the National Monuments Acts (1930-2004). No 38-39 Parliament St (NGR 250501E, 156158N, RMP KK019-026091) is the site of a 16-17<sup>th</sup> century house (Plate 10). The rear of this building is also the location of the Red Lion Inn (Plate 10). No 43 Parliament St (NGR 250514E, 156136N, RMP KK019-026092) is the site of a 16-17<sup>th</sup> century house.

A medieval or post medieval mill race is believed to continue under Horse Barrack Lane in this area, before it enters the Diageo Ltd Complex, finally joining the Nore to the southeast of the Brewhouse Building (see Figure 6). The depth of this mill race below the existing road surface is not known (Plate 2). It is noted that the proposed resurfacing and landscaping of Horse Barrack Lane will include approximately 0.3m of ground disturbance (see Figure 8).



At its southern extent Horse Barrack Lane meets Jenkin's Lane, which is also contained within the NIAH (see Appendix 4). Smithwicks Brewery opens onto Jenkin's Lane and the entrance way into Smithwicks Brewery is included in the NIAH (see Appendix 4). Smithwicks Brewery is also included in the Record of Protected Structures maintained by Kilkenny County Council (RPS No. B86), and is afforded protection under the Planning and Development Acts (1963-2015).

The proposed redevelopment site of the Brewhouse Building presents as a 20<sup>th</sup> century industrial brewing complex built using blocks, bricks, concrete, steel and glass. The existing building measures approximately 95m long, and 49m wide, and is a five storey building, with various tanks, pipes and stacks (see Plates 1-8). The entire Brewhouse building is surrounded by a concrete yard. The existing Sampling Building is situated to the NE of the Brewhouse Building and south of St. Francis Abbey. The Sampling Building is included in the NIAH (see Appendix 4).

Previous archaeological test trenching conducted by the author (Excavation Licence 13E0453, see Appendix 3) in proximity to the Brewhouse building within the Diageo Complex has shown that concrete yard consists of up to 0.2m reinforced concrete on top of 0.2m of 20<sup>th</sup> century hardfill and building rubble. The proposed development works will involve building up the floor height within the interior of the Brewhouse, and encasing any services that may be required in an external concrete platform proposed to surround the Brewhouse.

The National Monument St. Francis Abbey is situated approximately 9m (at its closest) to the north of the existing Brewhouse Building (see Plate 8). Excavations at St. Francis Abbey carried out on 1969 and the 1970s (see Appendix 3) in advance of the construction of portions of the Brewhouse Building indicated that some structural archaeological material may remain *in situ* under the northern end of the Brewhouse Building, and in the area immediately to the north of the Brewhouse Building.



## **6 RESULTS & CONCLUSIONS**

### *Archaeological Impact Assessment*

- The proposed redevelopment of the Brewhouse Building will not have any direct impact on St. Francis Abbey (RMP KK019-026101, National Monument No.72), or any other known archaeological site.
- The proposed redevelopment of the Brewhouse Building is situated in close proximity to St. Francis Abbey (RMP KK019-026101, National Monument No.72), and is within the environs of the archaeological site.
- Any ground disturbance works associated with the redevelopment of the Brewhouse Building (including temporary site works) have the potential to impact on unknown archaeology.
- The proposed resurfacing and landscaping of Horse Barrack Lane, Watergate and Watergate Bridge has the potential to impact on two National Monuments (Watergate Bridge and St Francis Abbey RMP KK019-026101, National Monument No.72), and also impact on a millrace running under Horse Barrack Lane.

## **7 RECOMMENDATIONS & MITIGATION MEASURES**

### *Pre-construction Stage Mitigation Measures*

- The proposed development area includes Watergate Bridge, which is part of the City Wall defences of Kilkenny (a National Monument), and the environs St. Francis Abbey (RMP KK019-026101, National Monument No.72), and is within the zone of archaeological potential of the historic town of Kilkenny (RMP KK019-026). Appropriate Ministerial Directions / Consents and Archaeological Licences should be acquired prior to the commencement of any on-site works associated with this project.
- The potential archaeological horizon in the development area is 0.3m (approximately 44.50m OD) below the existing ground level (circa 44.86m OD). The proposed resurfacing and landscaping of Horse Barrack Lane in the area of the millrace may impact on this archaeology. It is noted that any proposed services works for the Brewhouse Building redevelopment will be constructed in made-up ground, above the existing ground level (pers comme Ronan Kelleher Reddy Architecture and



Urbanism). Should any planned services works result in disturbance of the existing ground level, archaeological test trenching is recommended to take place prior to the commencement of these services works.

#### *Construction Stage Mitigation Measures*

- Archaeological monitoring of all ground disturbance works associated with the resurfacing of Horse Barrack Lane and Watergate / Parliament St junction and Watergate Bridge is required to ensure that there is no impact on known / unknown archaeology.
- Protective hoarding should be erected around the known archaeological site of St. Francis Abbey (RMP KK019-026101, National Monument No.72), prior to the commencement of any site works.
- Noise monitors should be placed in proximity to the known archaeological site of St. Francis Abbey (RMP KK019-026101, National Monument No.72) for the duration of site works likely to result in vibration / noise changes.
- Construction traffic should be limited in the vicinity of the known archaeological site of St. Francis Abbey (RMP KK019-026101, National Monument No.72).
- Archaeological monitoring of construction stage works for the Brewhouse redevelopment at ground floor level is recommended.
- Should alterations be made to the scope of works, further archaeological mitigation measures may be required.

**PLEASE NOTE: This report and accompanying recommendations are based on the figures of the proposed development area, as supplied by Reddy Architecture and Urbanism. Should any alterations take place, further assessment would be required to be carried out.**

**PLEASE NOTE: Recommendations are subject to approval by National Monuments Service of the Department of the Environment, Heritage & Gaeltacht.**



### **Cartographic Sources**

1654-1656 Down Survey County & Barony maps, Kilkenny  
1758, Rocque's map of Kilkenny  
1837 1<sup>st</sup> edition Ordnance Survey map, Sheet 19, Co. Kilkenny  
Sites & Monuments Record map, Sheet 19, Co. Kilkenny

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SMR Files, OPW, Dublin  
Topographical Files, National Museum of Ireland, Dublin  
[www.logainm.ie](http://www.logainm.ie)



**APPENDIX 1 - CATALOGUE OF FINDS FROM GARDENS TOWNLAND FROM  
NATIONAL MUSEUM TOPOGRAPHICAL FILES**

<b>Topographical File Number</b>	<b>Townland</b>	<b>Parish</b>	<b>Description</b>	<b>Other Info</b>
1887:447	Gardens	St. Mary's	Stone Capital	
1887:449	Gardens	St. Mary's	Carved Capital	
1977:2339-2343	Gardens	St. Mary's	Human Remains	Fill of chancel in Black Abbey
1977:2090-2167	Gardens	St. Mary's	Pottery, Lead, Stone, Iron, Clay Pipes and Tiles	Medieval and post medieval
1977:2351-2354	Gardens	St. Mary's	Medieval Finds	
1976:606-7	Gardens	St. Mary's	2 sherds of pottery	Post medieval from Abbey St 0.65-1.7m deep
1976:608	Gardens	St. Mary's	Human skeleton	Abbey St 0.65- 0.75m deep
E590:1-30	Gardens	St. Mary's	Excavation finds from house site	Post medieval, Dean St
2011:138	Gardens	St. Mary's	Glass	St. Canices Cathedral
RSAI 116:23-27	Gardens	St. Mary's	Ceramic Tiles	St. Canices Cathedral



## APPENDIX 2 - CATALOGUE OF KNOWN ARCHAEOLOGICAL SITES

This catalogue details the archaeological sites recorded in the vicinity of the proposed development. It consists of three sites which are recorded in the Record of Monuments and Places (RMP) and the Urban Archaeological Survey (UAS). The catalogue entries provide locational information, a description, an outline of the potential impact of the development and recommendations towards the mitigation of this impact.

Archaeological number / UAS number	RMP	Location	Description
KK019-026		Kilkenny City	Medieval City of Kilkenny contained within city walls including Hightown, and John St.
KK019-026037		Evan's Lane	Architectural Frag of chamfered stone window and a mullioned sill of Tudor date.
KK019-026086		20 Parliament St	16-17 <sup>th</sup> century Tudor house
KK019-026088		21 Parliament St	16-17 <sup>th</sup> century Tudor house
KK019-026091		38-39 Parliament St.	16-17 <sup>th</sup> century Tudor house
KK019-026092		42-43 Parliament St	16-17 <sup>th</sup> century Tudor house
KK019-026093		Kilkenny Courthouse	Castle- unknown type, built during C13th by William Le Gros, known as Graces' Castle. Yielded to the crown in 1566 to be used as a jail. Rebuilt in 1794 as a courthouse, and remodelled in late C19th.
KK019-026094		Parliament St (between Kilkenny Courthouse and Bank of Ireland- New Road)	House C16-17 <sup>th</sup> , site of Robert Shee's house, an Alderman of Kilkenny. The



<b>Archaeological number / UAS number</b>	<b>RMP</b>	<b>Location</b>	<b>Description</b>
			building was demolished in 1861 to give access to the 'New Market'.
KK019-026101		Diageo Ltd Complex	Religious House- St Francis Abbey. Founded by Richard Marshall in 1234 AD, received Royal Grant in 1245 AD. Chancel extended in 1320s. Central tower added in 1340s. In 1700 the cloister (situated to the south of the abbey) was removed to allow erection of Horse Barracks. Excavations were conducted by O hEocaidh in 1969, and revealed a large transept, and an aisle in the nave, on the north side of the abbey.
KK019-026102		St. Francis Abbey (Breaghagh River)	Bridge- Grey Freren Bridge, possibly medieval
KK019-131		Rothe House, Parliament St	Ogham stone, originally from Shankill Co. Carlow with inscription that reads 'The stone of Cunaligans son of Coillas
KK019-150		St. Francis Abbey	Post medieval water font
KK019-151		St. Francis Abbey	Post medieval inscribed grave slab
KK019-026183		St. Francis Abbey	Wall- a mural tablet with an English inscription in Roman capitals commemorating 'Mrs. Agnes Bankes (d.



Archaeological RMP number / UAS number	Location	Description
		1687) daughter to John Smyth of Damagh, gent.'



### APPENDIX 3 Previous Archaeological Excavations Within Study Area

Archaeological Number	Licence	Location	Description
1969		St. Francis Abbey	Excavations by Marcus O hEochaide uncovered structural masonry remains to the south of St. Francis Abbey interpreted as the cloister and a large transept and aisle to the north of St. Francis Abbey (unpublished OPW file).
1970s		St. Francis Abbey	Excavations by David Sweetman followed on from the previous excavations by O hEochaide (unpublished OPW file).
95E242		Diageo Ltd Complex Kilkenny City	Testing for fermentor block identified archaeological level at 1.4-.15m below existing ground. Some medieval timbers were recovered.
96E0047		Kilkenny Main Drainage	Monitoring of drainage works identified a medieval stone building at Water Gate, and a culverted millrace stemming from Breaghagh under Parliament St and through Diageo Ltd complex to the Nore. Artefacts recovered included medieval pottery and tiles.
97E0099		St. Francis Abbey	Testing identified 18-19 <sup>th</sup> century rubble 0-1.25m below existing ground.
97E0481		Kilkenny Main Drainage	Monitoring of drainage works identified culverted millrace in the Watergate Theatre carpark.
98E0069		St. Francis Abbey	Testing- continuation of work from Archaeological Licence Number



Archaeological Number	Licence	Location	Description
			97E0099 identified two medieval wall foundations.
99E0148		St. Francis Abbey	Testing- post medieval artefacts.
99E0385		St. Francis Abbey	Along banks of the Breaghagh, medieval pottery was recovered.
00E0128		39 Parliament St	Testing identified cobbled surface, medieval layers and medieval pottery
00E0406		River Breaghagh Banks	Test trenching along the banks of the Breaghagh identified medieval and post medieval buildings, weirs, revetments and artefacts.
01E0632		Diageo Ltd complex	Monitoring banks of Breaghagh, identified an Iron Sword 01E632:05, and cut stone architectural fragments possibly from medieval town wall
02E1592		River Nore Drainage – No 1 Irishtown	Testing and excavations identified a C12 <sup>th</sup> post and wattle building, post and wattle fences, floor surface, riverside revetment, and masonry wall (all medieval), and 646 sherds of 13-14 <sup>th</sup> century medieval pottery. Also post medieval Industrial Building.
04E0694		St. Francis Abbey	Testing identified a possible mill race to the south of the Brewhouse building.
06E1190		38 Parliament St	Testing at rear of building identified rubble and garden soil (0.6-1m depth).
07E0549		Kilkenny	Testing for extension to Kilkenny Courthouse identified human remains,



Archaeological Licence Number	Location	Description
	Courthouse	medieval layers (1.3-1.5m below existing ground level), post medieval walls and a well feature.
07E0843	45 Parliament St	Testing at rear of property identified early modern walls and a possibly post medieval tunnel/culvert that was 1m wide at a depth of 0.7m below the existing ground level. This feature appeared to continue to the south towards the courthouse. The natural subsoil was identified at 0.9-1.3m deep.
07E1061	St. Francis Abbey Brewery	Test trenching by Nikola Gilligan identified two north-south orientated mortar bonded stone walls at 43.1m OD in the area of the 'Orchard Yard' situated at the north end of the Diageo Complex. These were interpreted as 18 <sup>th</sup> century boundary walls.
08E0462	Kilkenny Courthouse	Excavation of the archaeology identified under archaeological licence 07E0549 resulted in over 200 archaeological features. There were 4000 sherds of medieval pottery and 2000 sherds of post-medieval pottery recovered.  Almost 500 pieces of extremely well preserved wood were recovered consisting of stakes and timbers from the wood-lined cesspits. Of the eight wooden artefacts recovered, one was identified as a maple wooden mazer. Eleven coins, three brass artefacts,



Archaeological Number	Licence	Location	Description
			226 iron artefacts, 30 bone artefacts, two copper-alloy objects with gold and 30 bone artefacts were retrieved. Pottery provisionally dated from the late 14th to 20th century was recovered from the site. Infilled burgrave boundaries were identified. Twenty three inhumation burials were identified at the rear (east) of the proposed development.
13E0270		St. Francis Abbey Brewery	Monitoring of test pit and borehole excavation by Gill MacLoughlin identified a possible NE-SW wall in TP02.
13E0453		St. Francis Abbey Brewery	Test Trenching by Colm Flynn in advance of drainage works for Diageo Ireland Ltd identified the remains of 18 <sup>th</sup> and 19 <sup>th</sup> century buildings to the south and west of the existing Brewhouse Building.
14E0250		St. Francis Abbey Brewery	Monitoring of ESB cable laying by Gill MacLoughlin identified the presence of disturbed post medieval walls.
E4566		St. Francis Abbey Brewery	Monitoring of works by Gill MacLoughlin identified a possible medieval or post medieval stone wall river revetment that was orientated NW-SE and was exposed for a length of 1.6m and depth of 1.1m. This revetment was a continuation of the



<b>Archaeological Number</b>	<b>Licence</b>	<b>Location</b>	<b>Description</b>
			Breagagh River Wall beside Evan's Turret.



**Appendix 4 Catalogue of Entries from NIAH & Record of Protected Structures within  
Development Area**

<b>NIAH Number</b>	<b>RPS Number</b>	<b>Location</b>	<b>Description and Date</b>
12000099	B140	31 Parliament St	Detached four-bay two-storey house, c.1900.
12000098		Parliament St	Watergate Theatre. Attached single-bay double-height cinema, pre-1945.
12000097	B141	35 Parliament St	End-of-terrace two-bay three-storey over basement house, c.1825, built as extension to house to south.
12000096	B141	35 Parliament St	Terraced two-bay three-storey over basement house, c.1775.
12000095	B141	36 Parliament St	Terraced two-bay three-storey over basement house, c.1775. Renovated, c.1825, with window opening to left ground floor remodelled. In use as Royal Irish Constabulary barracks, c.1900-c.1925
12000094	B142	37 Parliament St	Terraced three-bay three-storey house, c.1775
12000093	B143	38 Parliament St	Terraced two-bay three-storey over basement house, c.1725, originally forming part of larger five-bay three-storey house with building to south with single-bay three-storey return to east incorporating fabric of medieval inn, c.1575



<b>NIAH Number</b>	<b>RPS Number</b>	<b>Location</b>	<b>Description and Date</b>
12000092	B143	39 Parliament St	Terraced three-bay three-storey over basement house, c.1725, originally forming part of larger five-bay three-storey house with building to north with single-bay three-storey return to east incorporating fabric of medieval inn, c.1575
12000091	B144	40 Parliament St	Terraced two-bay four-storey over basement red brick house, c.1800, reputedly incorporating fabric of medieval range, pre-1700.
12000090	B144	41 Parliament St	Terraced two-bay four-storey over basement red brick house, c.1800
12000089	B145	42 Parliament St	Terraced three-bay three-storey over basement red brick house, c.1775
12000088	B145	43 Parliament St	Terraced three-bay three-storey over basement red brick house, c.1775
12000087		Jenkin's Lane	E. Smithwicks & Sons Gateway, c.1875.
12000086		Jenkin's Lane	Section of limestone cobbling, c.1875, with cut-limestone flagged wheel tracks.
12000085	B146	44 Parliament St	Attached four-bay three-storey office building, built 1882, with two-bay three-storey side (south) elevation,



NIAH Number	RPS Number	Location	Description and Date
			and single-bay two-storey return to east.
12000013		1 Water Gate	Terraced two-bay three-storey house with dormer attic, c.1800.
12000012		2-3 Water Gate	Terraced four-bay two-storey house with dormer attic, c.1825, originally two separate two-bay two-storey houses possibly incorporating fabric of medieval range, pre-1700
12000011		4 Water Gate	Terraced two-bay two-storey house with dormer attic, 1875.
12000010		5 Water Gate	Terraced two-bay two-storey house, 1900
12000009		6 Water Gate	End-of-terrace three-bay three-storey house, c.1775
12000008		Sample Building St. Francis Abbey	Modern building of artistic value c1980s.
12000007	B205	Water Gate	Irishtown Bridge (aka Water Gate Bridge). Built c1352, reconstructed c1568, widened 1759. Two arched, random rubble stone walled with squared rubble stone coping to parapets, possibly incorporating medieval elements.



## PLATES



Plate 1 Existing Brewhouse building from Horse Barrack Lane, facing southeast



Plate 2 Western side of Existing Brewhouse building from Horse Barrack Lane, facing southeast



Plate 3 Existing Brewhouse storage buildings facing northwest



Plate 4 Northwest side of existing Brewhouse building from Horse Barrack Lane, facing northeast





Plate 5 Brewhouse admin building, facing north



Plate 6 South end of Existing Brewhouse building, facing east

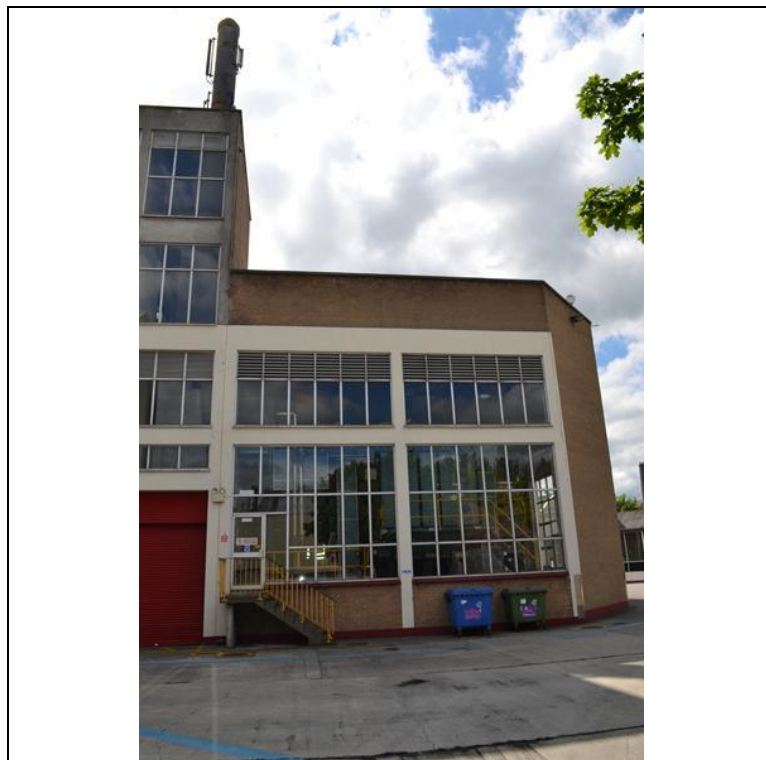


Plate 7 South end of existing Brewhouse building, facing east





Plate 8 St. Francis Abbey and north-eastern end of Brewhouse building, facing north



Plate 9 Kilkenny City wall from Watergate Bridge, facing SE







Plate 10 Rear of No 40 Parliament St (along Horse Barrack Lane), the location of the Red Lion Inn, showing 16-18<sup>th</sup> century mullioned windows, facing west.



Plate 11 Aerial photo of development area highlighted in red, north to right.

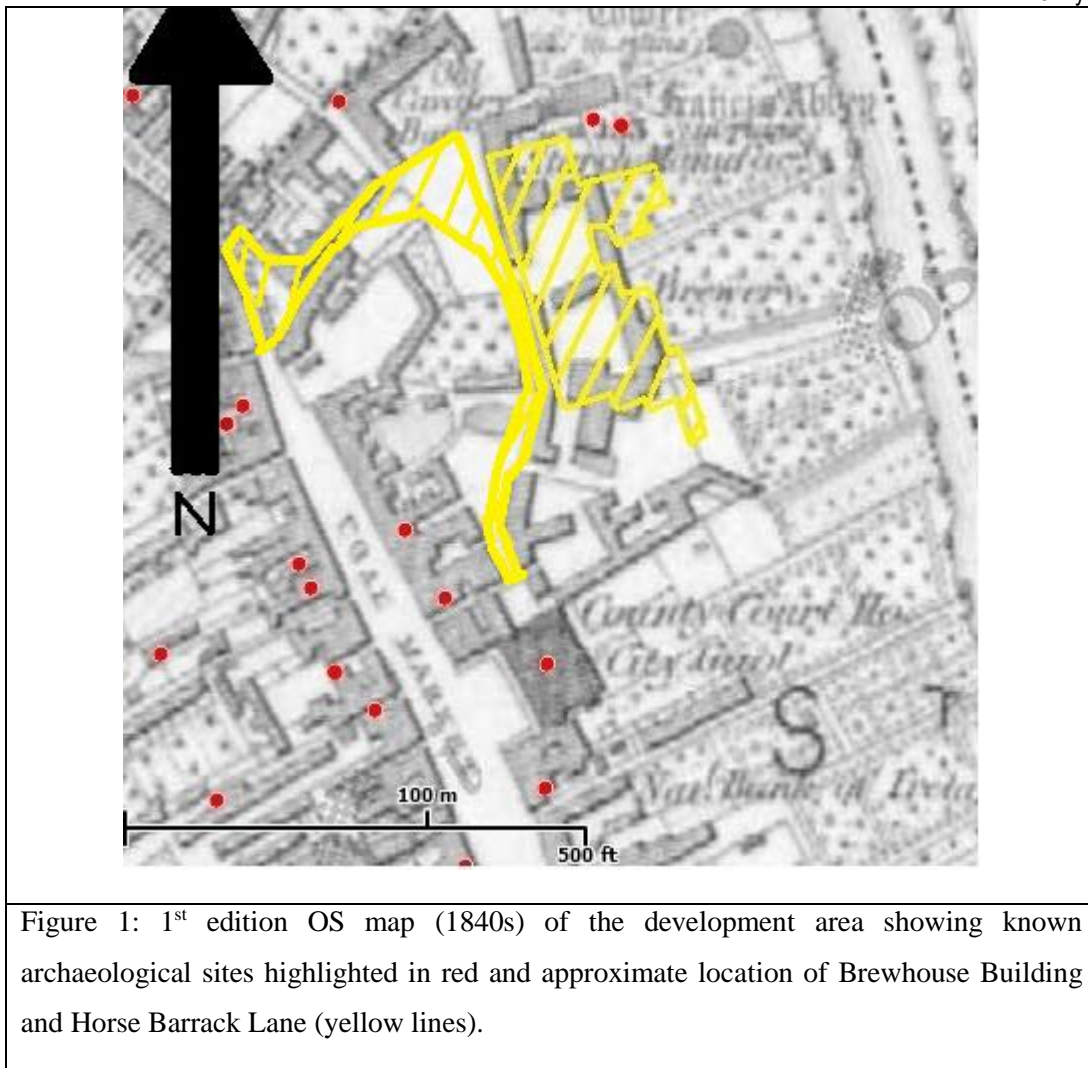




Plate 12 Mayfair Building Horse Barrack Lane, facing east

## Figures







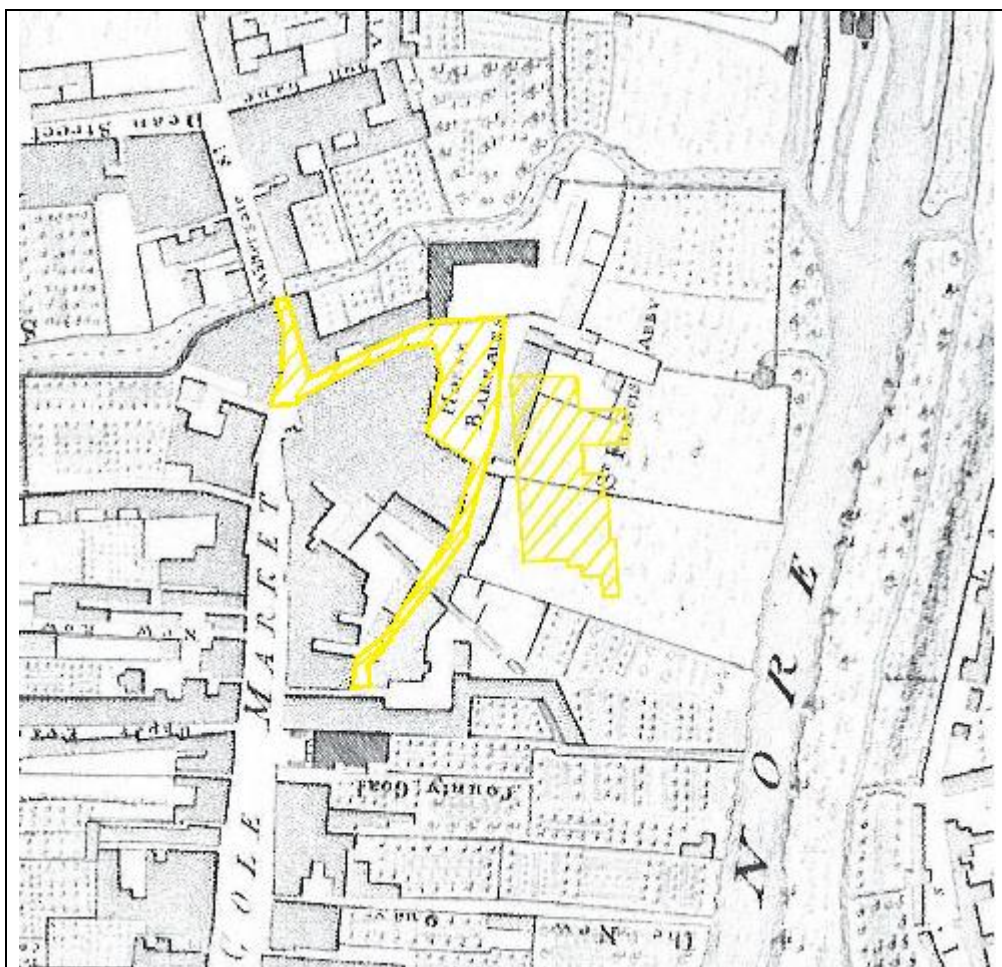


Figure 2: Extract from John Rocques Map of Kilkenny 1758 showing approximate location of Brewhouse building and Horse Barrack Lane highlighted in yellow. North to top of image.



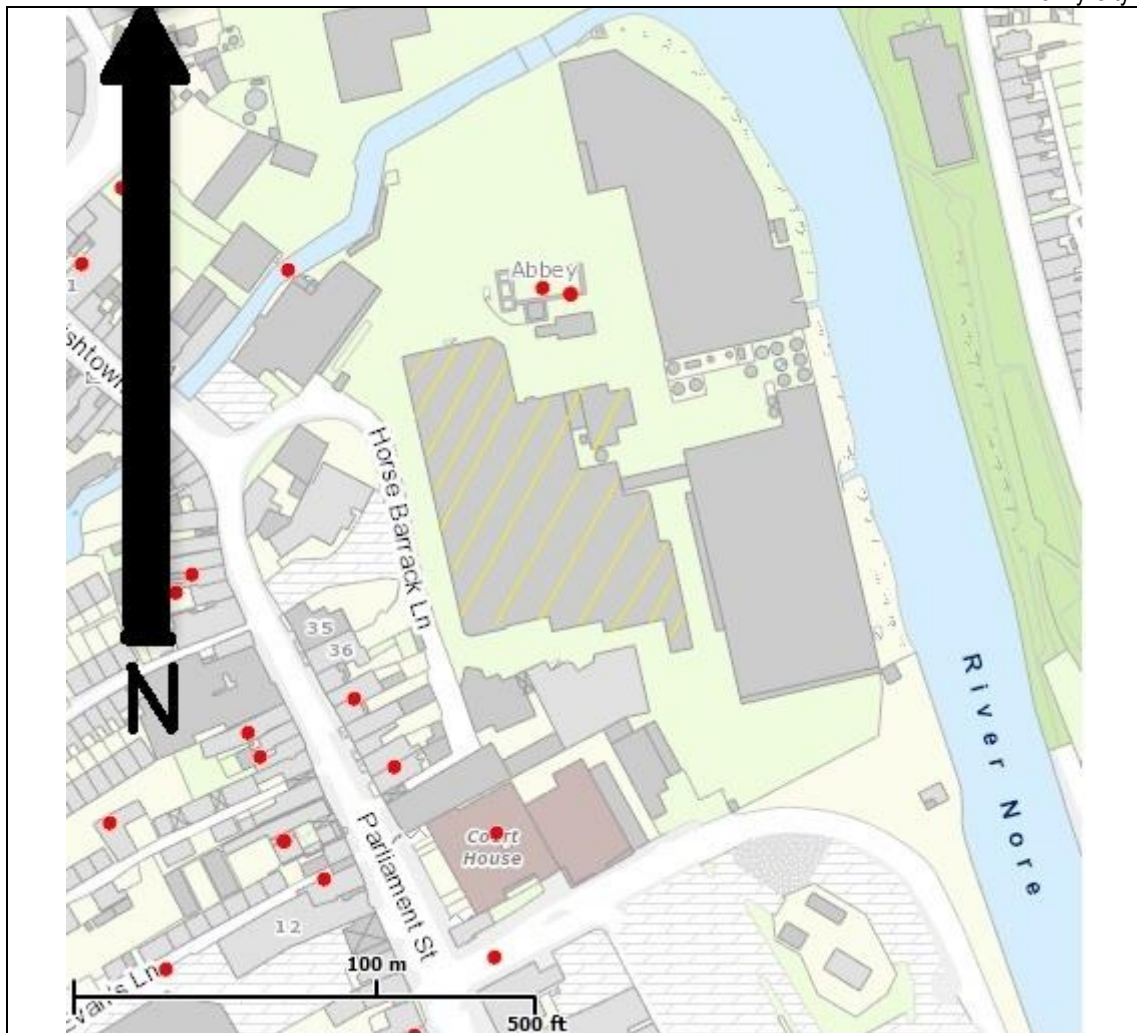


Figure 3: Current OS map showing Brewhouse Building (yellow lines), Horse Barrack Lane, and known archaeological sites locations (red dots).





Figure 4: Down Survey of Kilkenny (c 1655) showing approximate location site of proposed development in red

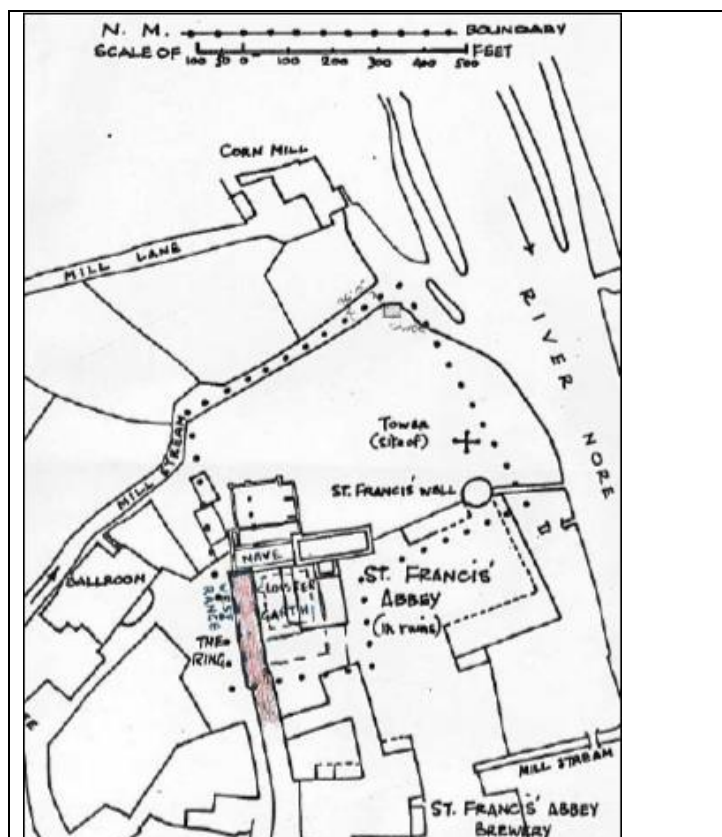


Figure 5: Extent of National Monument of St. Francis Abbey (No.72). Note area identified as 'The Ring' is included in National Monument area. North to top.








Figure 6: Extract of 1<sup>st</sup> edition OS map showing location of Horse Barrack Lane and Mill Race / Culvert. North to top of image.



**PROPOSED**

### LEGEND


SITE BOUNDARY  
(SITE AREA = 5560 SQ M)  

BOUNDARY OF LANDS ALSO  
OWNED BY APPLICANT  

AREA FOR WHICH PLANNING  
WAS GRANTED FOR THE  
DEMOLITION / REMOVAL OF  
BUILDING AND STRUCTURES.  
**APPLICATION NUMBER**  
**13990045**

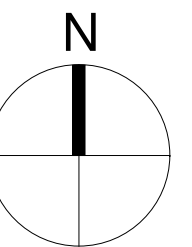
PROPOSED  
EXTENDED  
BOUNDARY-

ST FRANCIS ABBEY:  
RECORDED MONUMENT

**Mayfair Building**

-1220m2

-3020m2



DRG. SERIES  
2.0 DESIGN DEVELOPMENT

[illegible]

JOB

St. Francis Brewery  
Kilkenny

CLIENT  
Kilkenny County Council

TITLE  
Building 09 Proposed Site  
Plan

DATE	07/10/2015 12:00:31	SCALE	As indicated@ A1	Tel: + 353 (56) 776 2697 kilkenny@reddyarchitecture.com www.reddyarchitecture.com
DRN	W. Holden	CHECKED	R. Kelleher	

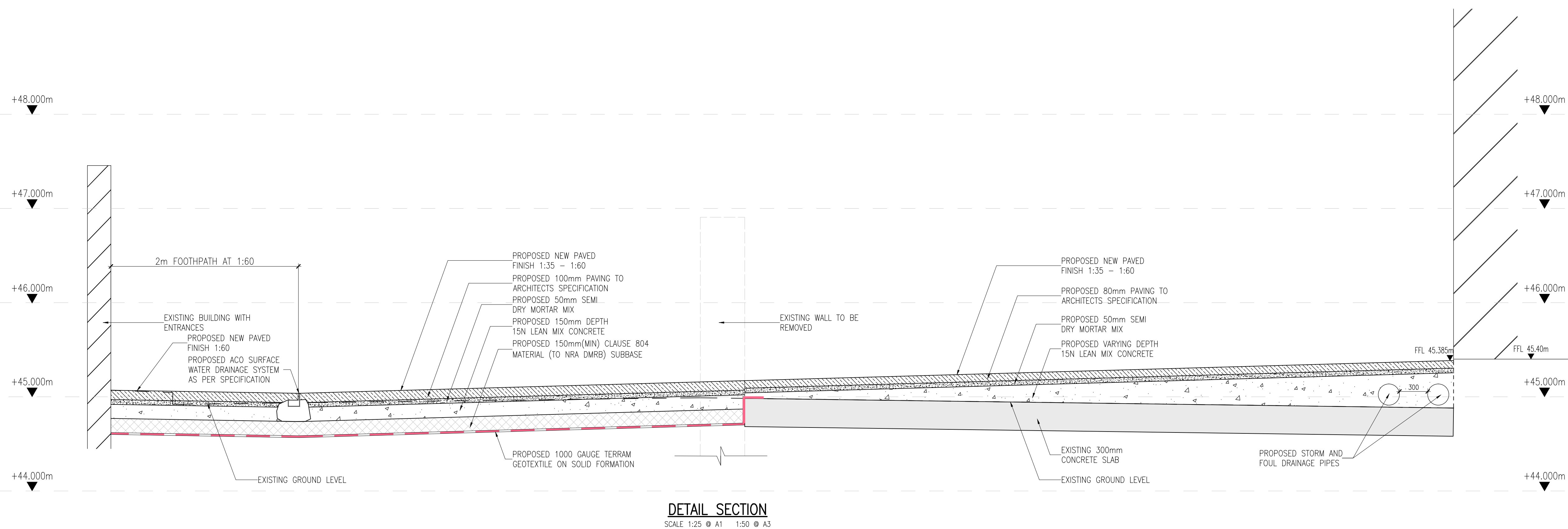
**DUBLIN OFFICE**  
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JOB NUMBER	DRWG NUMBER	REVISION
14-215	2.0 103	

**1** **Site Plan Proposed**  
2.0\_300 1 : 500






ALL SETTING OUT DIMENSIONS TO BE  
CHECKED AGAINST ARCHITECTS DRAWINGS.  
ARCHITECTS DRAWINGS TO TAKE PRECEDENCE.

## Issue Register

[illegible]

		<h1>PLANNING</h1>	
		Client: KILKENNY COUNTY COUNCIL	
Martin Peters Associates Consulting Engineers  Ormonde Road Kilkenny  T: + 353 56 7702761 F: + 353 56 7700725 E: info@mpa.ie		Project: DEVELOPMENT AT ST. FRANCIS BREWERY, KILKENNY	
		Drawing Title: <h2>EXTERNAL WORKS DETAILS</h2>	
		Project No: 141078	Scale: 1:25 @ A1
		Drawing No: 141078/PL/032	Rev: PL1
		Drawn: KMM	Checked: MJP Date: 16/10/15