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Archaeological Impact Assessment Report

**Brewhouse Redevelopment
Abbey Creative Quarter
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, Abbey Creative Quarter (former Diageo Ltd complex), Kilkenny City. The Brewhouse building redevelopment is one element of the larger Abbey Creative Quarter Masterplan, and this report was compiled in response to a recommendation in the Kilkenny Masterplan Area Archaeological Framework document compiled for the Abbey Creative Quarter.

The author of this report was commissioned by Reddy Architecture and Urbanism Ltd to carry out an archaeological impact assessment in association with the proposed redevelopment of the Brewhouse building by Kilkenny County Council in accordance with Part 8 of the Planning and Development Act 2000.

The proposed redevelopment of the Brewhouse includes substantial internal changes to the building, including localised new foundations, new columns and internal walls, a new floor surface, new lifts, and alterations to the internal floor height. The proposed redeveloped Brewhouse will require new services, and these services will be routed through the concrete yard around the west and south of the building.

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, a National Monument in state care, and the archaeological fieldwork previously carried out in the vicinity, identified in the Kilkenny Masterplan Area Archaeological Framework document for the Abbey Creative Quarter, and the Kilkenny Archaeological Project. 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 an uncertain impact on the archaeological heritage within the development area.

Mitigation measures including test trenching and archaeological monitoring are included to ameliorate the risk of any impact the development may have the archaeological heritage.

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1.0 INTRODUCTION

This report details the results of an archaeological impact assessment associated with the proposed redevelopment of the existing Brewhouse building situated in the former Diageo Complex, Kilkenny City (250581E, 156220N, 45m AOD, see Figure 9 & Plate 11). The Brewhouse redevelopment is part of the overall Abbey Creative Quarter (see Figure 8). 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 is influenced by the Abbey Quarter Masterplan Area Archaeological Strategy document for the Abbey Creative Quarter. Recommendations are contained within this report to ameliorate any impact the proposed redevelopment of the Brewhouse building may have on the archaeological heritage. 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 redevelopment of the existing Brewhouse building, and associated services works, will involve both internal and external works (see Figures 9 & 10, Plate 11). The redevelopment will require substantial internal alterations to the layout of the existing building at ground floor and subsequent floor levels. To enable this work new localised raft, strip and pad foundations, for internal walls and lifts, are required. The internal floor height of the Brewhouse will be raised from 45m AOD to 45.40m AOD (see Figure 9 & 10). The locations of these construction elements have been finalised following consultations between Kilkenny County Council, Reddy Architecture and Urbanism, Noel Lawlor Consulting Engineers Ltd, and Colm Flynn Archaeology (see Appendix 5). All of these proposed construction works will be situated as far as possible from the known archaeological site of St. Francis Abbey (see Figures 9 & 10). The locations were finalised with a view to minimise and localise the impact of the required construction works on the existing ground, and consequently minimise the risk to any unknown archaeology (see Appendix 5). Consideration was given to the results of previous archaeological works carried out in the vicinity of the Brewhouse from the 1960s to the present day, as outlined in the Abbey Quarter Masterplan Area Archaeological Strategy document, for the Abbey Creative Quarter (see Appendix 3). The results of geophysical surveys commissioned by Kilkenny County Council for the Abbey Creative Quarter were also studied, and considered in relation to proposed mitigation measures (see Section 3).

The Brewhouse redevelopment will involve some external services works. It is proposed to construct external new services along the western and southern sides of the Brewhouse. Some services boxes will be required to facilitate access for maintenance of services (see Figures 9 & 10).

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). Due to the possible impact on any in situ archaeology in this area, 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.

3.0 METHODOLOGY

This report is an archaeological impact assessment of the proposed redevelopment of the existing Brewhouse building, Horsebarrack Lane, Kilkenny City (see Figures 1, 2, 6 & 8). The possible impacts that the development may have on the existing archaeology were assessed according to the following documents and guidelines:

- Transport Infrastructure Ireland (TII) (formerly National Roads Authority) Environmental Assessment Guidelines
- Guidelines on the Information to be contained in Environmental Impact Statements (EPA 2002, 2003)
- Framework and Principles for the Protection of Archaeological Heritage (DAHG, 1999).

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 Environmental Protection Agency 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 in the RMP an archaeological site is protected by law under the National Monuments Acts (1930-2004). Any works that may impact on an RMP site has to be approved by the NMS prior to the work commencing. Each entry in the RMP receives an individual identification number with a two letter prefix which denotes the county that 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. The proposed development is situated in close proximity to St. Francis Abbey (RMP No. KK019-026101), and other known archaeological sites including an inscribed slab (RMP No. KK019-026151), a 17th century wall monument (RMP No. KK019-026183), a stone font (RMP No. KK019-026150), and St. Francis Well (UAS 4a:101). Appendix 2 lists the known archaeological sites within proximity of the proposed development, and provides appropriate mitigation measures to ameliorate any impact the proposed development may have on the known archaeology.

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)

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. An excavation in the carpark of the Watergate Theatre (Licence 97E0481) confirmed the presence of a culverted mill race. This millrace is depicted on nineteenth century Ordnance survey maps of the area, and could continue into the proposed

Brewhouse redevelopment area. Archaeological test trenching carried out by the author (licence 13E0453) identified two mortar bonded masonry walls to the south of the Brewhouse building. These walls likely relate to buildings depicted on Rocques Map of the area dated to 1758. Archaeological monitoring by Gill McLoughlin for Courtney Deery Heritage Consultancy (licence 14E0250) identified two medieval or post medieval walls in the area to the south of the current Brewhouse building. Archaeological monitoring of advanced geotechnical sampling for the Brewhouse redevelopment was carried out by the author in Spring 2016 (Ministerial Consent C00773). This work resulted in the identification of 0.2m of reinforced modern concrete in the yard to the west of the, and mixed deposits of granular soils, building rubble, and Brewhouse (see Plate 12-14). A list of excavations previously carried out near the proposed development area is included in Appendix 3.

Geophysical Survey

A geophysical survey of the proposed development area was previously carried out by Target Geophysics for Kilkenny County Council. This survey was carried out under licence 16R0143, issued by the National Monuments Service. The survey consisted of a Ground Penetrating Radar (GPR) analysis of four areas within the Abbey Creative Quarter area. Area 1 as outlined in the Geophysical Survey report is particularly significant in relation to the Brewhouse building redevelopment, as this area is situated immediately to the north of the Brewhouse building, and is likely to be comparable with the ground conditions around the Brewhouse building. The GPR survey was conducted using a GSSI SIR 3000 ground penetrating radar acquisition system, GPR survey carat and survey wheel. The survey was carried out using both 270MHz and 400MHz antennas to detect archaeological remains up to 4m below surface to advise where use of GPR antennas with different centre frequencies might prove more advantageous to large-scale GPR survey across the development. The GPR surveys were undertaken using a profile spacing of 0,5m, scan unit of 50, with respective time windows of 80ns and 160ns for the 400MHz and 270MHz antennas (McNicholls, 2016, p2).

The GPR survey for the area to the north of the Brewhouse building (Area 1) resulted in the identification of linear and rectilinear anomalies that are likely related to archaeology of St. Francis Abbey. Further anomalies were identified and were interpreted as likely to be related to post medieval buildings associated with the brewery, and modern activity. The report for the Geophysical Survey concludes:

“No further GPR survey is recommended at the site. The abundance of modern services, installations associated with the former brewery, and probable disturbance during the 19th/20th century is likely to have masked the locations of most archaeologically significant layers within the proposed development.” (ibid, p5).

The Geophysical Survey report (Licence 16E0143) was consulted by the author to aid in the identification of any subterranean archaeological features, and in respect of the development of suitable archaeological mitigation measures. The author concurs with the conclusion of Target Geophysics report that further geophysical survey of the area is unlikely to identify the most archaeologically significant layers, due to the level of post medieval and modern disturbance of the area.

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 Abbey Quarter (formerly Diageo Ireland Ltd Brewery, and previously 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).

The Abbey Creative Quarter / Abbey Quarter Masterplan Area Archaeological Strategy

The Abbey Creative Quarter is being developed by Kilkenny County Council, and aims to create an urban design layout and architectural framework to provide a new urban mixed use quarter (to be called the Abbey Creative Quarter) for the former Diageo Ireland Ltd Brewery site, including the area around St. Francis Abbey, Kilkenny City (see Figure 8). The objective of this project is to redevelop the area in a socially inclusive and sustainable manner, which will have a well defined sense of place, and have a healthy mix of uses including educational, employment, residential, enterprise development, recreational and community uses. Following on from consultations between the Department of the Culture, Heritage and the Gaeltacht (National Monuments Service), and Kilkenny County Council, an Archaeological Strategy document was compiled (entitled Abbey Quarter Masterplan Area Archaeological Strategy) by Courtney Deery Heritage Consultancy, on behalf of Kilkenny County Council, to identify risks and opportunities concerning the archaeological heritage of the Abbey Creative Quarter, and to establish a comprehensive review of archaeological fieldwork carried out within the Abbey Creative Quarter area. The Abbey Quarter Masterplan Area Archaeological Strategy presents the available evidence from archaeological excavations carried out at St. Francis Abbey in 1963, and during the 1970s. A summary of this information is outlined in the following paragraphs. The current Archaeological Assessment Report for the Brewhouse building has been commissioned following the recommendations of the Abbey Quarter Masterplan Area Archaeological Strategy for the Abbey Creative Quarter.

Excavations carried out by Marcus Ó hEochaidhe for the OPW in 1963 took place in the area immediately around the north and west of St. Francis Abbey. The excavation area measured 30m x 40m, and continued to a depth of approximately 1m below the existing ground level (Courtney L, and Deery S, 2015 p60). These excavations identified masonry elements of a north aisle, and a large sub-square north transept (ibid, see Figure 7).

Excavations following archaeological monitoring were carried out by David Sweetman during the 1970s in the area where the northern end of the current Brewhouse building sits. Sweetman's team identified masonry walls of the abbey's west range, a cloister walk wall, the western wall of the sacristy, and a substantial amount of human remains (ibid, p62). Further excavation to the immediate west of the standing tower of St. Francis' Abbey identified masonry elements of the nave. Trenches in the location of the nave also identified a number of burials, which according to Sweetman's field notes dated to "no later than the 18th Century". Sweetman's excavation also identified large areas of the west range and remains of 15th century walls. Due to the concentration of haphazard fill of a 17th and 19th century date in this area, Sweetman suggests that this part of the west range was in fact a cellar, which was filled up with rubble, prior to been covered with reinforced concrete for the construction of the brewery (ibid, p62).

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).

The Brewhouse building lies within the former Diageo Ireland Ltd Complex (formerly Smithwicks Brewery), and 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 Brewhouse building is located within St Canice's Architectural Conservation Areas as defined by the Kilkenny City

and Environs Development Plan 2014-2020, and therefore protected by law under the Planning and Development Act 2000.

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 prepared by John Bradley was published in 1993 for the Royal Irish Academy, 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.

The Kilkenny Archaeological Project

The Kilkenny Archaeological Project (KKAP) is a Heritage Council and Kilkenny County Council funded project, compiled by Kilkenny Archaeology, and John Bradley, to publish information on the over 250 archaeological excavations carried out in Kilkenny City since 1968. This resource was consulted in detail, to help identify the known archaeological heritage in the environs of the Brewhouse Building, and was invaluable in identifying the precise location of previous excavations in and around the environs of St. Francis Abbey, and Horsebarrack Lane, particularly in relation to the location of the culverted mill race identified during excavations in the carpark for the Watergate Theatre (Licence 97E0481).

Literary Sources

Various literary and online sources were consulted, a full list of which is provided in the bibliography. The journal of the Kilkenny Archaeological Society, published as the Old Kilkenny Review was consulted for this report, and provided valuable information on the historical development of the study area.

Cartographic Sources

A wide range of maps were consulted, including the Down Survey (1650s), private surveyors maps from the 18th 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 an existing industrial complex, in Kilkenny City in the townland of Gardens, St. Mary's Parish (NGR 250581E, 156220N, see Figure 8 & Plate 11). The Brewhouse building site is an existing industrial production facility, and consists of several mid-late twentieth century buildings situated on a concrete yard. The main building is constructed with reference to the Bauhaus architectural style. This site has seen significant development and alterations over the course of the twentieth century. Brewing operations ceased at the facility in 2014.

4.2 Archaeological & Historical Background

Kilkenny City, the principal town of County Kilkenny, is situated on the confluence of the Breagagh and Nore rivers. This location has been of paramount importance to the development of the town, which received its first charter in the thirteenth 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 fifth or sixth 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 seventh 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 6th and 7th centuries the tribal grouping that controlled Aghaboe, who became known as Mac Gilla Pátraic or FizPatrick, 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 Breagagh 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 existing monastery became known as Irishtown (including the area around the Brewhouse building). 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. Around 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 Breagh River and to the north of Kilkenny Hightown (and includes the current area around 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 St. Canices Cathedral, and a parish church. Following the arrival of the Franciscans to Kilkenny in 1230 AD, St. Francis Abbey was one of the three monasteries founded in the city (circa 1234 AD), when Richard Marshall 3rd Earl of Pembroke was given a royal grant. St. Francis Abbey grew throughout the fourteenth century, due to income derived from leases and burial rights. Buildings were added to the abbey, and such was its prestige, it held the Provincial Chapters of the friars in 1267 and 1308 (Williams 2007, p10-13).

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 thirteenth to fifteenth centuries (Conlon 1975, p83). The Abbeys choir was completed in 1321, and a new high altar was built in 1323, whilst the cemetery was completed in 1331. A new bell tower for the Franciscan community was added sometime in the late fourteenth century (ibid p83-4)

The OPW files relating to the excavations carried out in 1960s and 1970s at St. Francis Abbey indicates that towards the end of the fourteenth century the sacristy and living quarters were built to the south of the church, and an aisle was added on the northern side of the nave (see Figure 7). A transept chapel was constructed in the abbey sometime in the fifteenth century.

Kilkenny prospered during the late medieval 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 15th century. The *commange*, *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 fifteenth and early sixteenth centuries, St. Francis Abbey continued to prosper. The *Liber Primus Kilkenniensis* records the proceedings of the Corporation of Kilkenny, from 1231 to 1586. A reference from 1544 in the *Liber Primus Kilkenniensis* describes the Grey Friary as consisting of a church, belfry, dormitory hall, chapter house, three chambers, kitchen, 'Garnen' house with three cellars, an enclosure, gardens, lands, tenements, orchards etc (Faul 1988, CR/C9).

Between 1536-41, 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 malhousers 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 Breaghagh 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 17th 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 Breaghagh continued with the construction of several new mills, the introduction of new treatments for textiles and the development of a brewing industry in the 17th and 18th 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 18th 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 19th 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 Wednesday 25th October 2017 in bright blustery conditions. The development site is situated off Horsebarrack Lane, Kilkenny City. As one approaches the site from Horse Barrack Lane, one enters the site via a Security Building and weigh bridge. These late 20th century buildings are situated in the probable location of outlying buildings of St. Francis Abbey (National Monument No 72, see Figure 5), as depicted on a map created by Courtney Deery Heritage Consultancy, following reviews of the excavations by O hEocaidhe in the 1960s, and Sweetman in the 1970s, and depicted in the Abbey Quarter Masterplan Area Archaeological Strategy document for the Abbey Creative Quarter (see Figure 7). Anecdotal evidence related to the writer by construction personnel during other works in the Abbey Quarter Area, suggest that human remains were encountered during the construction of the Security Building and weigh bridge in the 1980s. The NMS map 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 the area of the Security Hut and weigh bridge.

The existing Brewhouse building presents as a 20th century industrial brewing complex built in the Bauhaus architectural style 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).

St. Francis Abbey (National Monument No.72) 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 in 1960 and the 1970s (see Appendix 3) in advance of the construction of elements 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. The Abbey Quarter Masterplan Area Archaeological Strategy document for the Abbey Creative Quarter identified the locations of all known previous archaeological investigations within the vicinity of the Abbey Creative Quarter area. The results of these archaeological investigations were taken into consideration by the design team for the Brewhouse redevelopment (see Appendix 5). The proposed redevelopment works for the Brewhouse have been finalised with a view to minimise the impact on the existing ground. The locations and routes of services have been chosen with the intention of avoiding St. Francis Abbey, and consequently are orientated along the west and south of the Brewhouse.

The proposed Brewhouse redevelopment will involve external services and associated works (see Fig 7) including proposed trenching for ducts, drainage, and new manholes. Previous archaeological test trenching conducted by the author (Excavation Licence 13E0453, see Appendix 3) and archaeological

monitoring of advance geotechnical works (Ministerial Consent C00773, see Appendix 3) conducted in proximity to the Brewhouse building within the Diageo Complex has shown that the concrete yard consists of a minimum of 0.25m reinforced concrete, on top of a minimum of 0.5m of 20th century hardfill, graded soils, and building rubble. Following consultations between the architects (Reddy Architecture and Urbanism), consultant engineers (Noel Lawlor CE Ltd), Kilkenny Co Co, and the author, most of the proposed external works will be situated within the layers of modern hardfill, graded soils, and building rubble (see Appendix 5). Notwithstanding this, the external works for the Brewhouse redevelopment will have an unknown impact on the archaeological heritage.

A medieval or post medieval mill race is known to have traversed northwest-southeast under Horse Barrack Lane (as shown on the 1st and 2nd editions Ordnance Survey maps of the area, and identified during archaeological excavations in the Watergate Theatre Carpark), in the area to the south of the Cinema, before it enters the former Diageo Ltd Complex, possibly continuing under the southern end of the Brewhouse building, before 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). Proposed services routes and service manholes to the west and south of the Brewhouse building, as well as works to the south end of the existing Brewhouse, will potentially impact on this mill race.

The proposed Brewhouse redevelopment internal works will involve two new lift shafts, and localised raft, strip and pad foundations for new internal walls and a new floor, as well as associated services works, including an ESB switchroom. The nature and extent of the proposed internal building works for the Brewhouse redevelopment has been informed with consideration as to the protection and avoidance of the archaeological heritage (See Appendix 5). It is possible that some archaeological features survive in situ, under the northern end of the existing Brewhouse building. Consequently, the extent and depth of impact of construction works in the Northern end of the Brewhouse have been minimised. The location of the proposed new lift shaft in the northern end of the building has been finalized to limit the risk of impacting on archaeology. This lift shaft will be situated within the existing basement level in this part of the Brewhouse, and will result in no impact to the underlying ground. The proposed new localised strip, pad, and raft foundations will have a maximum depth of impact of 1.1m below the existing floor surface (45m AOD). The proposed new ESB switchroom will have a maximum depth of impact of 1.55m. These works will require some subterranean disturbance, and these works will have an unknown impact on the archaeological heritage.

6 BREWHOUSE REDEVELOPMENT IMPACT ASSESSMENT

The proposed Brewhouse redevelopment will involve internal and external construction works. Some of these works will impact on the existing ground, and the depth of these impacts varies according to the nature of the works (see Figures 9 & 10). All of the construction works that result in ground disturbance have the potential to impact on unknown archaeology. The Brewhouse redevelopment has been designed to minimise where possible, the risk to the archaeological heritage. This is due to the archaeological and historical significance of the site, which is of national importance.

The architects (Reddy Architecture and Urbanism) have designed the internal works for the Brewhouse redevelopment to avoid deep piled foundations, that would adversely impact on archaeology layers, and have instead designed for shallow pad and raft, and where possible, low level strip foundations (see Appendix 5).

- The proposed pad foundations in the centre and south of the Brewhouse (see Figure 10) will have a maximum construction impact depth of 1.1m below the existing floor level in this area (45.00m AOD). These pad foundations in the centre and south of the Brewhouse will be situated within the existing concrete floor, and could be wholly contained within modern granular fill deposits under the existing floor level, identified during the advanced geotechnical works. However the extent of underlying granular deposits throughout the area is not certain, and the depth of any underlying archaeology within the existing Brewhouse has not been established. Consequently, advanced archaeological test trenching is recommended to mitigate the risk of the proposed works on the archaeological heritage.
- The proposed strip foundations will be situated in the north, centre, east, and south of the building (see Figure 10). These strip foundations will have a potential construction impact depth of 1.1m below the existing ground level (45.00m AOD). Some of these strip foundations will potentially impact on any archaeology. The proposed strip foundations in the northern end of the Brewhouse are in a particularly archaeologically sensitive area, and it is noted that the excavations by Sweetman in the 1970s identified the west range and cloister walk in this area (see Figure 3). The proposed strip foundations in the southern end of the Brewhouse will potentially impact on the possible mill race depicted on cartographic sources in this area.
- The proposed new raft foundations in the centre of the Brewhouse will require the removal of some of the existing concrete floor (see Figure 10). However, the works for the pad foundation have been designed to avoid any impact on ground layers below the existing concrete floor, and therefore will have no impact on archaeology.
- Two new lifts have been included for the Brewhouse redevelopment. One of the lifts will be situated in the existing Brewhouse Basement, and will be constructed within the existing basement level, consequently, with no impact on archaeology. The second lift will be situated

in the south end of the Brewhouse and will require excavation of up to 2m below the existing ground level. This will potentially impact on any archaeology in this area.

- New services for the proposed Brewhouse will require some excavations, along the western side of the building. These works will have a maximum construction impact depth of 1.16m below the existing ground level (44.7m AOD). This will potentially impact on any archaeology in this area.
- External works for the Brewhouse redevelopment will involve the instillation of new services in service trenches, pits and chambers. The location of these services has been finalised to replace existing services, and where possible, route services through existing service trenches (see Appendix 5). These works will require the excavation of some new services routes, junction boxes for crossovers, and service pits and chambers, along the western and southern sides of the Brewhouse (see Figures 9 & 11). The depth of impact of construction of these services elements, will vary from 0.8m to 1.8m below the existing ground level (44.7m AOD (see Appendix 5, and Figures 9 & 11). Previous archaeological test trenching and monitoring of construction works in the area to the south of the Brewhouse building identified archaeological walls at a depth of 0.7m below the existing ground level (see Appendix 3). These services works will potentially impact on any archaeology situated along the west and south of the Brewhouse.

7 RESULTS & CONCLUSIONS

Archaeological Impact Assessment

- The proposed redevelopment of the Brewhouse building has been designed with a view to minimise the potential impact construction may have on the surrounding archaeological heritage.
- The Brewhouse building is situated in close proximity to St. Francis Abbey (RMP KK019-026101, National Monument No.72), a National Monument in state care, and is within the environs of the archaeological site as defined by the National Monuments Service as a National Monument. It is therefore protected by law under the National Monuments Acts (1930-2004). Any works that take place at or near a National Monument must be notified to the National Monuments Service for approval, at least 2 months before the commencement of works.
- The Brewhouse building is situated within the Historic town of Kilkenny (RMP KK019-026), and is within the Zone of Notification for Recorded Monuments, and the St. Canices Architectural Conservation Area, as identified in the Kilkenny City and Environs Development Plan 2014-2020, and is therefore protected by law under the National Monuments Acts (1930-2004) and the Planning and Development Act 2000.
- Excavations carried out in the 1960-70s identified that some archaeological remnants of the medieval St. Francis Abbey extended further to the south, west, and north. It is not known if some of these archaeological remains are in situ under the existing Brewhouse building, and the surrounding concrete yard. Several other archaeological sites protected by law under the National Monuments Acts are in the vicinity of the Brewhouse building.
- Previously completed geotechnical and archaeological investigations conducted in the interior of the Brewhouse building, and in and around its exterior have established that the existing reinforced concrete internal floor and external reinforced concrete yard are built on top of modern granular fills, hardcore stone, and building rubble.
- A geophysical survey carried out in the Abbey Creative Quarter area identified possible archaeological features associated with St. Francis Abbey under the yard to the north of the Brewhouse building. The geophysics report concluded that existing services and existing ground disturbance likely limit the effectiveness of geophysical surveys in the identification of archaeology in the area.
- The proposed redevelopment of the Brewhouse building will not have any known direct impact on St. Francis Abbey (National Monument No.72, RMP KK019-026101), or any other known archaeological site.

- The external services required for the Brewhouse building redevelopment will have an unknown impact on the archaeological heritage, particularly the medieval / post medieval mill race depicted on Ordnance Survey Maps of the area.
- The internal development works necessitated by the Brewhouse redevelopment will involve localised ground disturbance works. These works will have an unknown impact on the archaeological heritage.
- Any temporary site works involving ground disturbance associated with the redevelopment of the Brewhouse building have the potential to impact on unknown archaeology.

8 RECOMMENDATIONS & MITIGATION MEASURES

Due to the existing ground conditions (concrete reinforced with steel rebar), and in accordance with the conclusions of the Geophysical Survey Report of the area, further geophysical survey is not deemed a suitable mitigation measure, as it will be unlikely to establish the presence of significant archaeological layers.

Pre-construction Stage Mitigation Measures

- The proposed development area includes 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 applied for at least two months prior to the commencement of any on-site works associated with this project.
- Advanced archaeological test trenching should be carried out where the proposed internal and external works for the Brewhouse redevelopment pose greatest risk of impacting on archaeological layers. All internal works that have a likely construction impact depth of 1m or greater risk impacting on the archaeological heritage. All external works that have a likely construction impact depth of 0.7m or greater risk impacting on the archaeological heritage.

Construction Stage Mitigation Measures

- Archaeological monitoring of all ground disturbance works associated with Brewhouse redevelopment 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).
- 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 Culture, Heritage & Gaeltacht.

Cartographic Sources

1654-1656 Down Survey County & Barony maps, Kilkenny

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

Topographical File Number	Townland	Parish	Description	Other Info
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 RMP number / UAS number	Location	Description	Impact Assessment	Proposed Mitigation Strategy
KK019-026	Kilkenny City	Medieval City of Kilkenny contained within city walls including Hightown, and John St.	Unknown	<ol style="list-style-type: none"> 1. Targeted advanced Archaeological Test Trenching. 2. Construction stage Archaeological Monitoring of ground disturbance works.
KK019-026037	Evan's Lane	Architectural Frag of chamfered stone window and a mullioned sill of Tudor date.	No impact	N/A
KK019-026086	20 Parliament St	16-17 th century Tudor house	No impact	N/A
KK019-026088	21 Parliament St	16-17 th century Tudor house	No impact	N/A
KK019-026091	38-39 Parliament St.	16-17 th century Tudor house	No impact	N/A
KK019-026092	42-43 Parliament St	16-17 th century Tudor house	No impact	N/A

Archaeological RMP number / UAS number	Location	Description	Impact Assessment	Proposed Mitigation Strategy
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.	No impact	N/A
KK019-026094	Parliament St (between Kilkenny Courthouse and Bank of Ireland-New Road)	House C16-17 th , site of Robert Shee's house, an Alderman of Kilkenny. The building was demolished in 1861 to give access to the 'New Market'.	No impact	N/A

Archaeological RMP number / UAS number	Location	Description	Impact Assessment	Proposed Mitigation Strategy
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.	Uncertain	<ol style="list-style-type: none"> 1. Targeted advanced Archaeological Test Trenching. 2. Construction stage Archaeological Monitoring of ground disturbance works.
KK019-026102	St. Francis Abbey (Breagagh River)	Bridge- Grey Freren Bridge, possibly medieval	No impact	N/A
KK019-131	Rothe House, Parliament St	Ogham stone, originally from Shankill Co. Carlow with inscription that reads 'The stone of Cunaligans son of Coillas	No impact	N/A
KK019-150	St. Francis Abbey	Post medieval water font	No impact	N/A

Archaeological RMP number / UAS number	Location	Description	Impact Assessment	Proposed Mitigation Strategy
KK019-151	St. Francis Abbey	Post medieval inscribed grave slab	No impact	N/A
KK019-026183	St. Francis Abbey	Wall- a mural tablet with an English inscription in Roman capitals commemorating 'Mrs. Agnes Bankes (d. 1687) daughter to John Smyth of Damagh, gent.'	No impact	N/A
UAS 4a:101	St. Francis Abbey	St. Francis Well	No impact	N/A
N/A identified during archaeological excavation (Licence 97E0481)	South of Brewhouse Building	Millrace	Uncertain	<ol style="list-style-type: none"> 1. Targeted advanced Archaeological Test Trenching. 2. Construction stage Archaeological Monitoring of ground disturbance works.
N/A anecdotal reports of human remains discovered during construction of Security Hut	North of Brewhouse Building	Human Remains	Uncertain	<ol style="list-style-type: none"> 1. Targeted advanced Archaeological Test Trenching. 2. Construction stage Archaeological Monitoring of ground disturbance works.

APPENDIX 3 Previous Archaeological Excavations Within Study Area

Archaeological Number	Licence	Location	Description
1963		St. Francis Abbey	Excavations by Marcus O hEochaidhe uncovered structural masonry remains to the north and west of St. Francis Abbey interpreted as a large transept and north 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), identified the nave, west range, cloisters walk, and numerous burials.
95E242		Diageo Ltd Complex Kilkenny City	Testing for fermentor block identified archaeological level at 1.4-1.5m 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 Breagagh 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 th 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 97E0099 identified two medieval wall foundations.

Archaeological Number	Licence	Location	Description
99E0148		St. Francis Abbey	Testing- post medieval artefacts.
99E0385		St. Francis Abbey	Along banks of the Breagagh, medieval pottery was recovered.
00E0128		39 Parliament St	Testing identified cobbled surface, medieval layers and medieval pottery
00E0406		River Breagagh Banks	Test trenching along the banks of the Breagagh identified medieval and post medieval buildings, weirs, revetments and artefacts.
01E0632		Diageo Ltd complex	Monitoring banks of Breagagh, 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 th post and wattle building, post and wattle fences, floor surface, riverside revetment, and masonry wall (all medieval), and 646 sherds of 13-14 th 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 Courthouse	Testing for extension to Kilkenny Courthouse identified human remains, 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

Archaeological Number	Licence	Location	Description
			<p>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.</p>
07E1061		St. Francis Abbey Brewery	<p>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 18th century boundary walls.</p>
08E0462		Kilkenny Courthouse	<p>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, 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 burgage boundaries were identified. Twenty three inhumation burials were identified at the</p>

Archaeological Number	Licence	Location	Description
			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 th and 19 th 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 Breagagh River Wall beside Evan's Turret.
16E0143		St. Francis Abbey Brewery	Advance geophysical survey of four areas in the Abbey Creative Quarter area by Target Geophysics resulted in the identification of possible archaeological features to the north of the Brewhouse building. The report concluded that geophysical surveys are unlikely to identify significant archaeological layers, due to the existing ground conditions, and nature of existing subterranean services.
C00773		St. Francis Abbey Brewery	Advance geotechnical works required for the Brewhouse building were conducted

Archaeological Number	Licence	Location	Description
			by IGSL Ltd in the Spring of 2016, in and around the Brewhouse building. These works were archaeological monitored by the author under Ministerial Consent C00773. The concrete yard was identified as being 0.2m deep, and consists of concrete reinforced with steel bar. This concrete was built on top of varying deposits of hardcore stones, graded soils and building rubble (potentially locally sourced). No archaeology was identified during these works.

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

NIAH Number	RPS Number	Location	Description and Date
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
12000092	B143	39 Parliament St	Terraced three-bay three-storey over basement house, c.1725,

NIAH Number	RPS Number	Location	Description and Date
			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, and single-bay two-storey return to east.
12000013		1 Water Gate	Terraced two-bay three-storey house with dormer attic, c.1800.

NIAH Number	RPS Number	Location	Description and Date
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

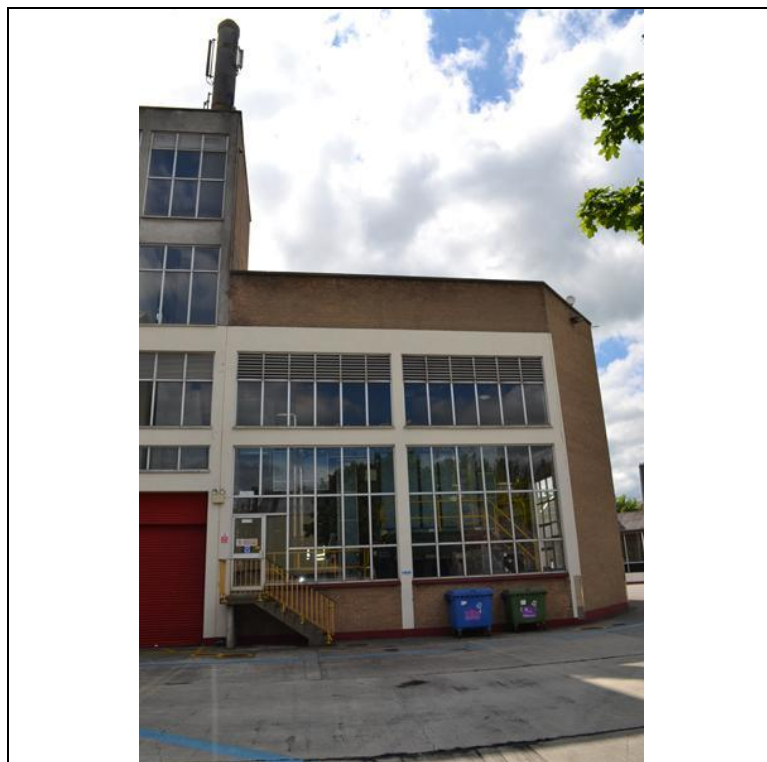


Plate 7 South end of existing Brewhouse building, facing east



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 16-18th century mullioned windows, facing west.



Plate 11 Aerial photo of development area, proposed Brewhouse highlighted in yellow, north to top.



Plate 12 Geotechnical sampling taking place to west of Brewhouse building, under Ministerial Consent C00773, facing south.



Plate 13 Showing depth of reinforced concrete in yard to west of Brewhouse Building, from geotechnical sampling under Ministerial Consent C00773.



Plate 14 Showing grading soils and stone hardcore from geotechnical sampling in yard to west of Brewhouse building.

Figures

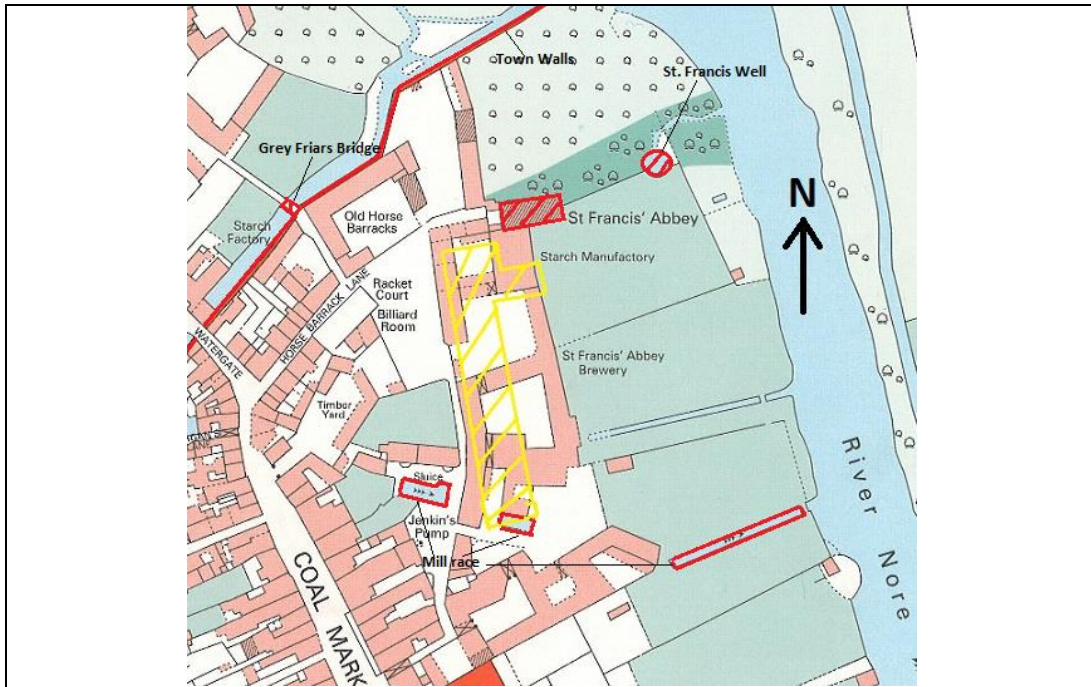


Figure 1: Extract from 1st edition 6 inch OS map (1840s) of the development area showing known archaeological sites highlighted in red and location of proposed Brewhouse building in yellow.

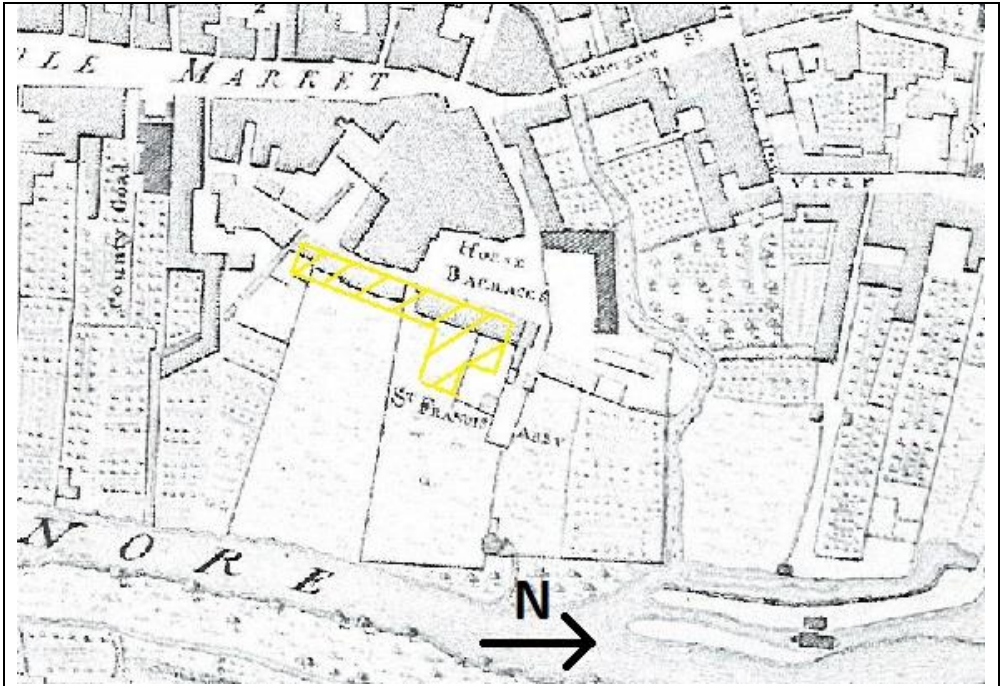


Figure 2: Extract from John Rocques Map of Kilkenny 1758 showing approximate location of proposed Brewhouse building highlighted in yellow.

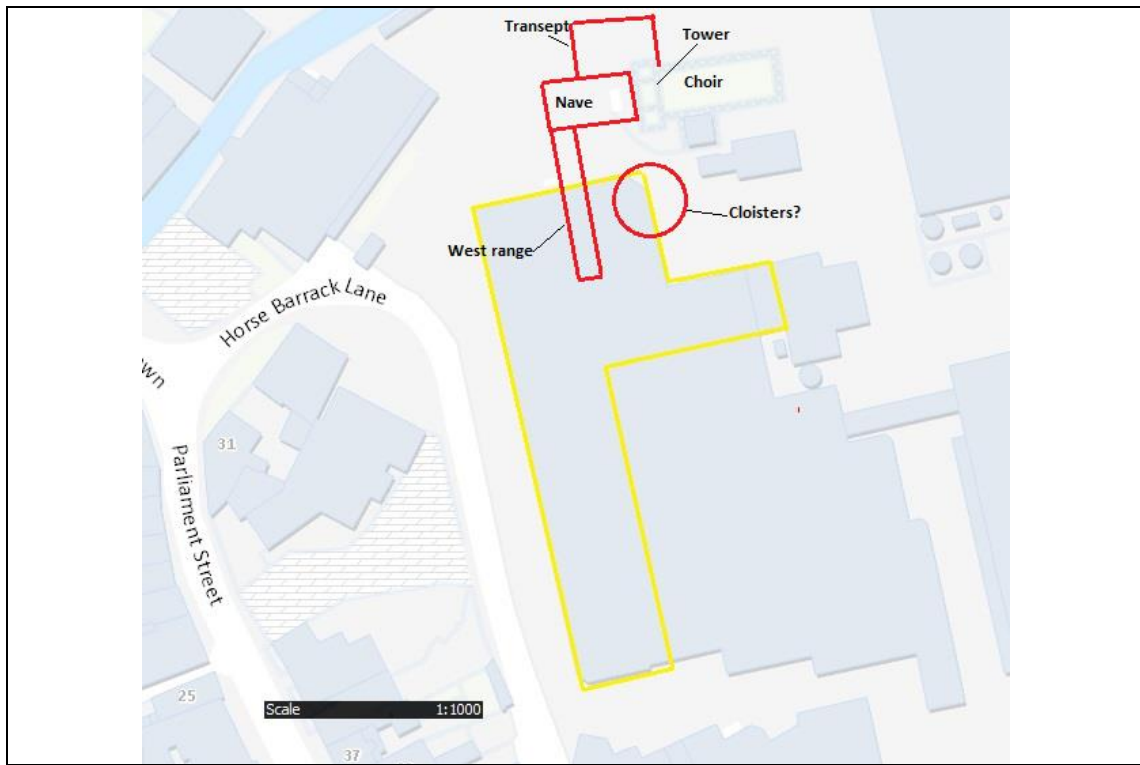


Figure 3: Current OS map showing existing Brewhouse building, proposed Brewhouse building in yellow, and conjectural extent of St. Francis Abbey archaeological site in red based on OPW files on 1963 excavation by O hEocaidhe (after Courtney L, Deery S. 2015).



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

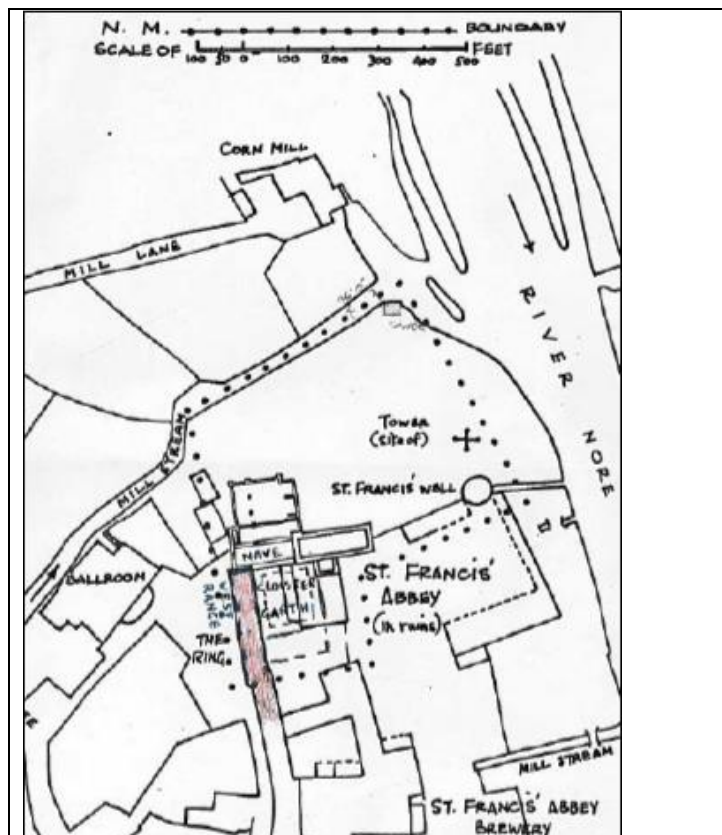


Figure 5: Extent of National Monument of St. Francis Abbey (No.72) in National Monuments Service Files. North to top.

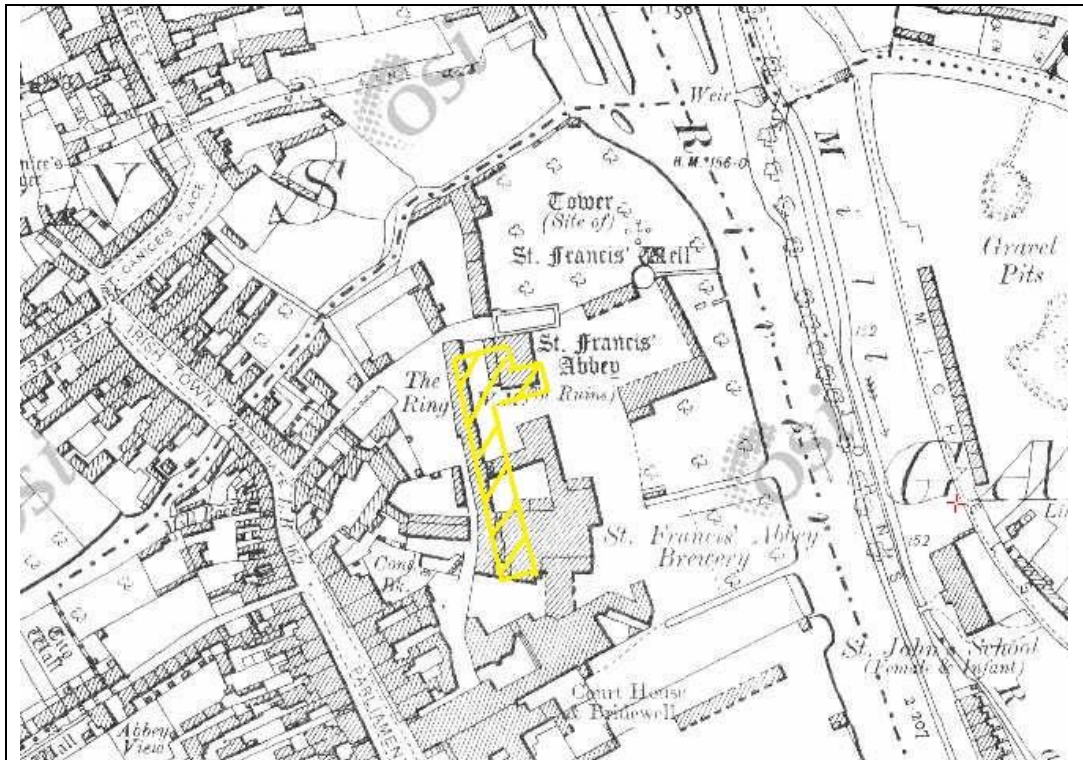


Figure 6: Extract of 2nd edition OS map showing location of proposed Brewhouse building (yellow). North to top of image.

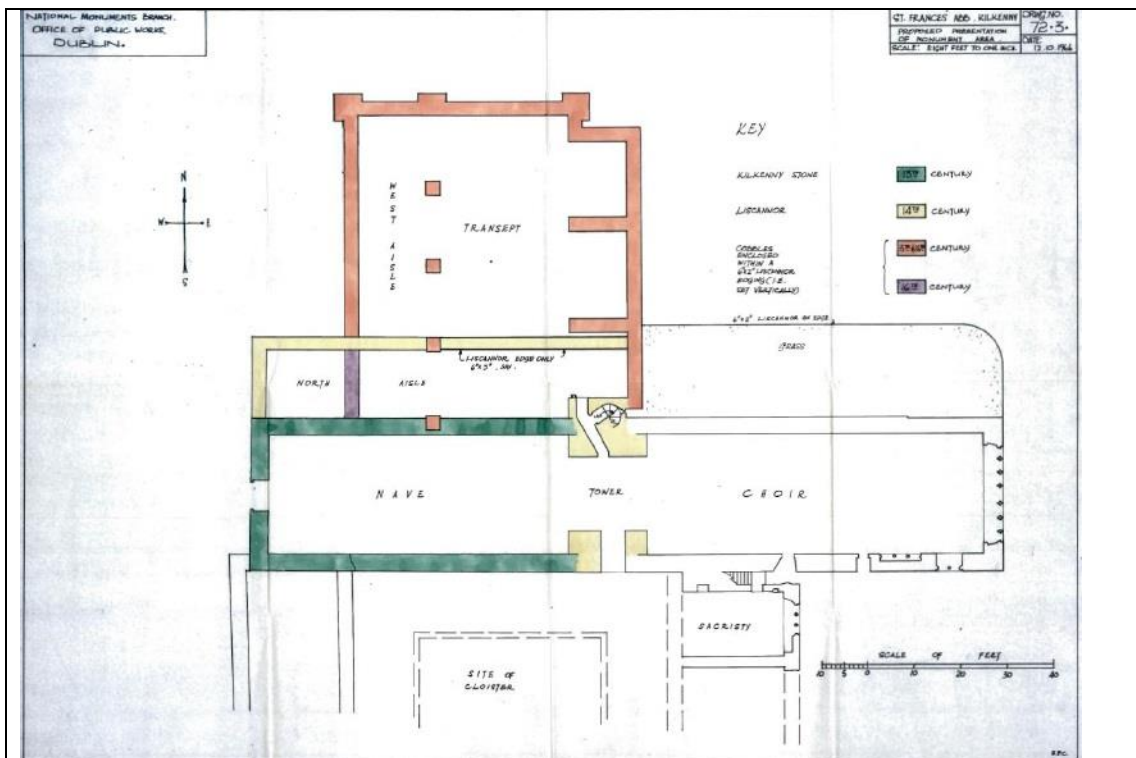


Figure 7: OPW drawing of St. Francis Abbey from excavation notes by O hEochaidhe (Courtney L, Deery S, 2015).

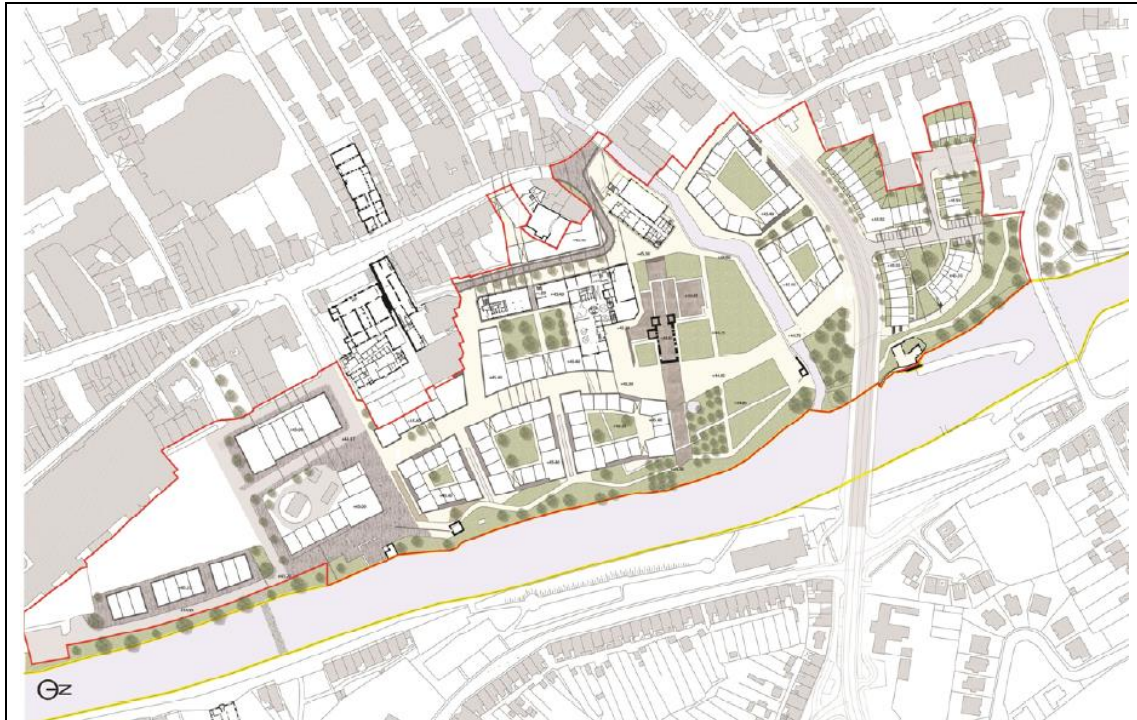


Figure 8 Abbey Creative Quarter area showing Brewhouse redevelopment