

**ARCHAEOLOGICAL ASSESSMENT
AT
RIALTO CINEMA,
SOUTH CIRCULAR ROAD, DUBLIN 8**

ON BEHALF OF: MOLAGA CAPITAL

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ABSTRACT

Irish Archaeological Consultancy Ltd has prepared this report on behalf of Molaga Capital, to study the impact, if any, on the archaeological and historical resource of the proposed development at the site of the former Rialto Cinema, South Circular Road, Dublin 8 (ITM 713688, 732903). The report was undertaken by Grace Corbett of IAC Ltd.

The site is occupied by Rialto Cinema and areas of hardstanding surrounding the building. No features of archaeological potential were identified in the baseline data or during field inspection of the site. Previous investigations in the surrounding area have identified 17th and 18th century activity in the vicinity and although the site is shown as an open area in the historic mapping it is possible that these activities continued within the proposed development area.

While the site has been subject to significant ground disturbance in the 1930s, there is some limited potential for previously unrecorded archaeological remains to survive beneath the current ground surface. If present, ground disturbances associated with the proposed development, specifically excavations associated with the insertion of a basement level, may have an adverse impact on any such remains.

It is recommended that following demolition of the building, all ground disturbances associated with the proposed development be monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation *in-situ* or by record. Any further mitigation will require approval from the National Monuments Service and Dublin City Council Archaeologist.

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1 INTRODUCTION

1.1 GENERAL

The following report details an archaeological assessment undertaken in advance of a proposed development at the location of the former Rialto Cinema, South Circular Road, Dublin 8 (Figure 1). This assessment has been carried out to ascertain the potential impact of the proposed development on the archaeological and historical resource that may exist within the site. The assessment was undertaken by Grace Corbett of Irish Archaeological Consultancy Ltd (IAC), on behalf of Molaga Capital.

The archaeological assessment involved a detailed study of the archaeological and historical background of the proposed development area and the surrounding area. This included information from the Record of Monuments and Places of County Dublin (Figure 1), the topographical files within the National Museum and all available cartographic and documentary sources for the area. A field inspection has also been carried out with the aim to identify any previously unrecorded features of archaeological or historical interest.

1.2 THE DEVELOPMENT

The proposal consists of 319 student beds contained in 314 bedrooms with communal facilities on the ground floor and basement. The scheme is a mix of a retained Art Deco element to the front (South Circular Road) and a new build, 6 storeys over basement building to the rear in a cruciform shape. The development requires the demolition of the rear former auditorium element of the old cinema, with the 'head' Deco element fully restored. This provides for 4 distinct courtyard areas for recreational uses. The development has no parking with c. 160 bikes spaces provided for on site (Figure 2).

All access to the development is off South Circular Road, with occupant, service and fire truck access points to the north façade. Plant and service/back of house areas are contained within a partial basement section of the site.

2 METHODOLOGY

Research for this report was undertaken in two phases. The first phase comprised a paper survey of all available archaeological, historical and cartographic sources. The second phase involved a field inspection of the site.

2.1 PAPER SURVEY

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- National Monuments in State Care Database;
- Preservation Orders List;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- Dublin City Development Plan (2016–2022);
- Aerial photographs;
- Excavations Bulletin (1970-2018).
- National Inventory of Architectural Heritage.

Record of Monuments and Places (RMP) is a list of archaeological sites known to the National Monuments Section, which are afforded legal protection under Section 12 of the 1994 National Monuments Act and are published as a record.

Sites and Monuments Record (SMR) holds documentary evidence and field inspections of all known archaeological sites and monuments. Some information is also held about archaeological sites and monuments whose precise location is not known e.g. only a site type and townland are recorded. These are known to the National Monuments Section as ‘un-located sites’ and cannot be afforded legal protection due to lack of locational information. As a result these are omitted from the Record of Monuments and Places. SMR sites are also listed on a website maintained by the Department of Culture, Heritage and the Gaeltacht (DoCHG) – www.archaeology.ie.

National Monuments in State Care Database is a list of all the National Monuments in State guardianship or ownership. Each is assigned a National Monument number whether in guardianship or ownership and has a brief description of the remains of each Monument.

The Minister for the DoCHG may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments (other than dwellings) may also appoint the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or guardianship of the state, it may not be interfered with without the written consent of the Minister.

Preservation Orders List contains information on Preservation Orders and/or Temporary Preservation Orders, which have been assigned to a site or sites. Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site illegal. Temporary Preservation Orders can be attached under the 1954 Act. These perform the same function as a Preservation Order but have a time limit of six months, after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.

Topographical files of the National Museum of Ireland is the national archive of all known finds recorded by the National Museum. This archive relates primarily to artefacts but also includes references to monuments and unique records of previous excavations. The find spots of artefacts are important sources of information on the discovery of sites of archaeological significance.

Cartographic sources are important in tracing land use development within the development area as well as providing important topographical information on areas of archaeological potential and the development of buildings. Cartographic analysis of all relevant maps has been made to identify any topographical anomalies or structures that no longer remain within the landscape.

- Charles Brooking, *A Map of the City and Suburbs of Dublin*, 1728
- Rocque's A survey of the City, Harbour Bay and Environs of Dublin on the same scale as those of London, Paris & Rome, 1757
- Rocque's An Actual Survey of the County of Dublin, 1760
- Rocque and Scale's A survey of the City, Harbour Bay and Environs of Dublin.....with Improvements and Additions to the year 1773
- Campbell's Map of Dublin City, 1811
- Taylor's Map of the Environs of Dublin 1816
- Ordnance Survey maps of County Dublin, 1847, 1864, 1888, 1907 and 1940s

Documentary sources were consulted to gain background information on the archaeological, architectural and cultural heritage landscape of the proposed development area.

Development Plans contain a catalogue of all the Protected Structures and archaeological sites within the county. The Dublin City Development Plan (2016-2022) was consulted to obtain information on cultural heritage sites in and within the immediate vicinity of the proposed development area.

Aerial photographic coverage is an important source of information regarding the precise location of sites and their extent. It also provides initial information on the terrain and its likely potential for archaeology. A number of sources were consulted including aerial photographs held by the Ordnance Survey and Google Earth.

Excavations Bulletin is a summary publication that has been produced every year since 1970. This summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the SMR and RMP files. This information is also available online (www.excavations.ie) from 1970–2018.

2.2 FIELD INSPECTION

Field inspection is necessary to determine the extent and nature of archaeological and historical remains and can also lead to the identification of previously unrecorded or suspected sites and portable finds through topographical observation and local information.

The archaeological field inspection entailed -

- Walking the proposed development and its immediate environs.
- Noting and recording the terrain type and land usage.
- Noting and recording the presence of features of archaeological or historical significance.
- Verifying the extent and condition of any recorded sites.
- Visually investigating any suspect landscape anomalies to determine the possibility of their being anthropogenic in origin.

3 RESULTS OF DESKTOP STUDY

3.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The proposed development area is located at the site of the former Rialto Cinema, South Circular Road, Dublin 8. The Site covers 0.3ha of land which is occupied by the former cinema building and areas of hard standing. The wider area once formed the periphery of the industrial heartland of Dublin, which was focused around the River Poddle and the City Watercourse. These waterways were the major engine for industry from the medieval period up until the 20th century. The development area is located within 100m of the Zone of Notification for historic Dublin City DU018-020 which extends southwards to include the city watercourse DU018-043001.

3.1.1 Prehistoric Period

The Mesolithic Period (c. 7000–4000BC) is the earliest time for which there is clear evidence for prehistoric activity in Ireland. During this period people hunted, foraged and gathered food and appear to have had a mobile lifestyle. The nearest evidence for Mesolithic activity to the proposed development area comprises of fish traps excavated on the shores of the River Liffey at Spencer Dock, c. 3.8km to the northeast.

The River Liffey and smaller water courses such as the Rivers Dodder and Poddle were major resources to be exploited throughout the prehistoric period. However, there are no recorded sites dating to the Mesolithic, Neolithic, Bronze Age or Iron Age located within the vicinity of the proposed development area.

3.1.2 Early Medieval Period (AD 400–1169)

The name Dublin (*Dubhlinn*), meaning black pool, is generally taken to refer to the pool or pond that was located directly southeast of the present Dublin Castle, on the southern side of the River Liffey. However, it has been suggested that this name refers to an early Christian monastic settlement south of the black pool and Clarke (1990, 58) believes that this interpretation of *Dubhlinn* would explain why the town has two names – *Dubhlinn* (for the enclosed ecclesiastical area) and *Baile Ath Cliath* – a secular settlement that was developed to guard over the ‘ford of the hurdles’.

The closest significant site of early medieval origin to the proposed development area is a large, probable early Christian ecclesiastical enclosure that has been fossilized within the streetscape of Dublin, located c. 1.8km to the northeast of the site. It has been argued that this enclosure formed the focus of pre-Viking Dublin (Stout & Stout 1992, 15). Geraldine and Matthew Stout pose that early Christian Dublin had no particular significance as a population centre, border post or transport hub until the Vikings arrived and took advantage of its position. Ecclesiastical foundations were common across the county at this time and it is unlikely that any of the major route ways would have passed through a settlement where travel was limited to the north by a large tidal river. However, de Courcy (1996: xxviii) suggests that *the Slighe Midluachra* (one of the great roads of early medieval Ireland), crossed the Liffey at the location of the ‘ford of the hurdles’, which would have made Dublin a more important

settlement due to the traffic passing through. There are no Viking or early medieval sites recorded within the vicinity of the proposed development area, although the presence of the noted waterways within the landscape means that the area was likely utilised by the population. Another major routeway, the *Slighe Dála* leads west from the city, located 100m southeast of the proposed development area.

3.1.3 Medieval Period (AD 1169–1600)

Political unrest and power struggles at the beginning of the medieval period led to the arrival of an Anglo-Norman contingent in 1169. By the end of the 12th century much of the country had been conquered and Dublin was expanding. The Anglo-Norman administration was responsible for reinforcing the town walls (located 1.6km northeast of the proposed development) with defensive towers. Further improvements to the defences involved erecting a number of gates on the built-up streets outside the walls and supplementing the defensive gates already in place along the town wall itself. Most of the extramural expansion of Hiberno-Norse Dublin had taken place in the area between the Poddle and the Steine rivers, however the Anglo-Normans established 'Liberties' or areas of private jurisdiction, outside the city walls which promoted the growth of suburbs. Housing extended along the main routes out of Dublin to the north, south and west. The 'Liberties' refers to pre-reformation law that stated these areas were administered by the abbeyes and monasteries instead of civil law. The district of Dolphin's Barn formed part of the lands belonging to the Abbey of St. Thomas during the medieval period.

The proposed development area lies outside the line of Dublin's medieval town wall. According to Somerville-Large (1979), in the years of medieval growth the town extended beyond its walls with considerable suburban, monastic and industrial development. The roads leading to the new suburbs were guarded by walls and gateways as a defence system; St Thomas's Gate, the Coombe Gate and St Francis's Gate were erected in three positions along the Coombe.

In the medieval period the landscape surrounding Dublin still served predominantly as farmland, part of a hinterland that helped to feed the city's inhabitants. The ancient *Slighe Dhála* ('highway of the assemblies'; now Dolphins Barn Road, Cork Street and the Coombe, located 100m southeast of the proposed development), was flanked by agricultural fields and abbey millstreams. It first passed St Thomas' Gate (near the west end of the Coombe at Ardee Street), continued along the Upper Coombe and across the Commons Water (near Ash Street), through Coombe Gate (at what is now the junction with Hanover Street), and finally passed St Francis' Gate (where Francis Street now joins Dean Street) near where the *Slighe Dhála* joined another ancient routeway, the *Slighe Chualann*.

The proposed development area lies within the boundaries of the City Liberties adjacent to Thomas Court and Donore Liberty, the most important liberties adjoining the jurisdiction of the mayor of the city. These liberties are mentioned in Archbishop Allen's register of 1529 and originally belonged to the Abbey of St Thomas. However, during the 16th century, when the dissolution of the monasteries by Henry VIII led to

the suppression of a large number of religious houses, the Liberties of Thomas Court and Donore were granted to William Brabazon, ancestor of the earls of Meath.

The medieval River Poddle and two of the Liffey tributaries enclosed an area of high ground from Ardee Street as far as New Row and from the Coombe to Mill Street. Excavations along the course of the Poddle have produced evidence for extensive archaeological remains dating from the 12th century to the 19th century. The Poddle was re-routed in the 13th century to provide a water supply within the town. Water mills were built on its banks to grind corn for the increasing population. The route of the culverted 'City Watercourse' (DU018-0431, DU018-020576) is located to the northeast of the proposed development area, leading northwards to the former city basin on James Street. While work on the city watercourse began in the 13th century, its path was formalised with stone revetments in 1605, and a section of watercourse in Dolphins Barn was rebuilt in 1754. Sections of this watercourse and small tributaries have been investigated in recent times in the vicinity of the proposed development area by Hayden (2003, licence ref.: 03E1021; 2000, licence ref.: 00E0876) and Dennehy (2004, licence ref.: 04E0512). Late medieval gullies were also excavated 130m east of the proposed development area in advance of development (Dennehy 2004).

3.1.4 Post-Medieval Period (AD 1600–1900)

During the late 17th century Dolphin's Barn developed as an industrial hub. The Earl of Meath Liberties appealed to the new breed of entrepreneur: the availability of undeveloped land and agricultural raw materials; the closeness to the city without Corporation regulations; and a plentiful supply of water.

The Circular Road was constructed at this time directly north of the proposed development site (Figure 3). It was also during this period that the Grand and Royal Canals were excavated, essentially creating a boundary line around the expanding city. John Rocque's large-scale map of the city of 1756 shows nothing of the canal, while his smaller scale map of county Dublin of 1760 shows the canal reaching the canal basin at James's Street, with a spur descending to the Liffey. This anticipated the actual construction, however, as the basin shown on the map was not in the right location, while the spur to the Liffey was never built. Rocque's successor, Bernard Scalé, showed the canal on his map of 1773 (Figure 3), but without any basin at all. It may have been under construction in Kilmainham area at the time. In 1780 Pool and Cash showed exactly the same "line of the new canal" on their map of Dublin, with a dashed line indicating the intended line to the terminus at Grand Canal Harbour, James's Street. In fact, the canal opened to Dublin in 1779, though not necessarily all the way to James's Street.

After ten years the canal company began to think of connecting the canal to the Liffey. The original scheme, shown on Rocque's map of 1760, had been to connect from the James's Street area to Old Kilmainham. The more ambitious proposal was to connect a new line around the southern perimeter of the city, outside the built-up area, to bring the canal to Ringsend. This plan was adopted and began on site in 1790, the same year that the Royal Canal began at Phibsborough. The new spur ran off the

original line at Kilmainham, later to be the site of Suir Road and its bridge. The first bridge along the route is Griffith Bridge, immediately adjoining the canal junction, and bearing the date 1791. The route ran from there to Harberton Bridge, named after one of the directors, and carrying one of the local roads. Continuing on, the route reached Dolphin's Barn, where Camac Bridge carried the Crumlin Road over the canal – named after Turner Camac, another of the directors. The proposed development area is located c. 290m north of this section of the Grand Canal. To the east of this bridge there was a small harbour, with a pair of canal docks a little further to the east.

Due to the relatively rural landscape and the easy access to water in the form of the city watercourse and the associated weirs, Dolphin's barn flourished in the 19th century as an area of industry. While textile production, brewing and distilling were the city's dominant industries, tanning had a significant concentration in the Liberties, particularly at Dolphin's Barn, Cork Street, Watling Street and James's Street (Goodbody 2014, 6.). Both archaeological excavations and the Census Returns indicate that by the end of the 19th century the Dublin tanning industry was in serious decline (Corran 1973, 88). The 1841 census lists 319 tanners employed in the region as compared to 37 in 1901. Hayden (2003; Licence Ref.: 03E1021) noted that the first reference to tanneries in Dolphins Barn date to the 18th century when the death of John Stevens an 'eminent tanner and weaver' from the area was recorded in 1791. A substantial early 18th century tannery yard was identified during excavations 130m east of the proposed development area (Hayden 2003; Licence Ref.: 93E0066) as part of the Cork Street Realignment works. The tannery went out of use by the mid-18th century and was replaced by a line of cottages shown on Rocque's map of 1756 and 1757. Tanning pits or vats of black tanning liquor were constructed in which animal hides were steeped for the manufacture of leather. Many of the properties on the north side of Dolphins Barn Road were occupied by tanneries in the 19th century, though none are illustrated on historic maps within the proposed development area. An early 19th century water system comprising wooden pipes, drains, cisterns and a capillary pump was also identified during later investigations c. 130m east of the site (Dennehy 2004).

3.2 SUMMARY OF PREVIOUS ARCHAEOLOGICAL FIELDWORK

A review of the Excavations Bulletin (1970–2018) has revealed that while no investigations have been carried out within the proposed development area 15 archaeological assessments have been undertaken within the receiving environment.

Two test trenches were excavated 88m to the east of the site, in advance of the development of the former Dolphin's Barn Ice Rink (Hayden 2003; Licence Ref. 03E1021), however, no archaeological features were identified.

To the north of the Ice Rink site (80m northeast of the proposed development area), a further site was investigated in advance of development, at Ruben Street (Hayden 2002; Licence Ref. 00E876). A watercourse was revealed during test trenching, with the follow-on excavation revealing medieval pottery from the base of the feature. The straight nature of the watercourse suggested it was manmade and its position and orientation suggest that it took water from the city watercourse (Hayden 2002, 5).

Test trenching and follow-on excavation was undertaken in advance of development at the junction of Ruben Street/Dolphins Barn Street in 2004 (Dennehy 2004; Licence ref: 04E0512) 130m east of the proposed development. The testing identified the remains of the City Watercourse, 55m of which was exposed within the development site. The Watercourse was 2m in width externally, 1m internally and was composed of two parallel stonewalls, thought to have been added to the watercourse in 1736 (Dennehy 2004, 15). The testing also identified the remains of 18th century houses fronting on to Dolphins Barn Street (ibid. 16).

While a number of other archaeological investigations have been carried out within the receiving environment, none identified archaeological remains of significance.

3.3 CARTOGRAPHIC ANALYSIS

Brooking's Map of the City and Suburbs of Dublin, 1728 (Figure 3)

The proposed development area is shown within the southwest limit of the mapped extent of the city, within enclosed fields to the west of Dolphin's Barn Lane. The route of the city watercourse is shown to the north and northwest leading north towards the City Basin. The site is included in the City Liberties in St. James's Parish.

Rocque's A survey of the City, Harbour Bay and Environs of Dublin on the same scale as those of London, Paris & Rome, 1757

The proposed development is shown within an area of enclosed land known as 'Kilmainham Common'. The Circular Road has not yet been constructed to the north of the site, nor has the canal to the south. The City Watercourse can be seen flowing north to south to the northeast of the proposed development area. The surrounding landscape is characterized by open fields with some linear settlement along the main road from Dublin.

Rocque's An Actual Survey of the County of Dublin, 1760

This map shows the site in less detail than the 1757 edition however it provides general information for the surrounding landscape. As discussed above this map includes the 'new canal', harbour and conduit to the Liffey to the north, however, these elements are all prospective at this time and not as built.

Rocque and Scale's A survey of the City, Harbour Bay and Environs of Dublin.....with Improvements and Additions to the year 1773 (Figure 3)

This map does not show any changes to the proposed development area, although it is likely that only key elements of infrastructure and significant landholdings were actually updated on this edition. The as built line of the Grand Canal is shown to the north of site while the footprint of the Circular Road is shown circumnavigating the city, directly to the north of the proposed development area.

Campbell's Map of Dublin City, 1811 (Figure 4)

This map shows the extents of the city as delineated by the Circular roads. The proposed development area is shown, as per previous mapping to the southeast of the 'City Water Course' and the 'Liberty Water'. No structures are shown within the proposed development area, with structures only illustrated fronting on the Dolphin's Barn Lane and one at the junction with the Circular Road.

5-Foot Ordnance Survey Map, 1847 (Figure 4)

This is the first accurate historic mapping coverage of the area. The scale of the map allows detailing of the house plots fronting onto 'Dolphins Barn Lane' and show that, as with the previous maps, no structures are located within the proposed development area. The site is located within an enclosed field, with a field boundary running along the eastern boundary. A school house is located 110m to the northwest of the proposed development site, with the housing fronting on to Dolphin's Barn Lane and their garden plots located c.38m to the southeast. Dolphin's Barn Lane is also annotated as forming the 'County of the City Boundary'. The City Water Course is shown in a formalized alignment, bordered by a walkway.

5-Foot Ordnance Survey Map, 1864 (Figure 5)

By this time landscape surrounding the proposed development area has been subject to reorganisation, however, the site itself is still recorded as an open area of land. The eastern boundary of the proposed development area is now shown as a double boundary and may represent a laneway. Housing has been constructed to the northwest of the site, while housing to the east and south indicates tan yards at several points along Dolphin's Barn Lane.

5-Foot Ordnance Survey Map, 1888 (Figure 5)

By the late 19th century the site is still unoccupied.

Cassini Map, 1940s, scale 1:2500 (Figure 6)

The Rialto Cinema building, which opened in 1963, is shown on this map within the proposed development site. This map also shows a Tile and Brick factory has been constructed to the south and southeast of the site, with further residential and industrial development noted across the landscape.

3.4 CITY DEVELOPMENT PLAN

The Dublin City Development Plan (2016–2022) recognises the statutory protection afforded to all RMP sites under the National Monuments Legislation (1930–2004). The development plan lists a number of aims and objectives in relation to archaeological heritage (Appendix 3). It is a policy of the Development Plan to promote the *in-situ* preservation of archaeology as the preferred option where development would have an impact on buried artefacts. Where other alternatives are acceptable or exceptional circumstances are determined by the relevant statutory agencies. Where preservation *in-situ* is not feasible, sites of archaeological interest shall be subject to archaeological investigations and recording according to best practice, in advance of redevelopment.

The site does not contain any recorded monuments. It is however located within 100m of the zone of notification for the historic town DU018-020 where it extends southwards along the City Watercourse DU018-043001/ DU018-020576.

TABLE 1: Recorded Archaeological Sites

RMP NO.	LOCATION	CLASSIFICATION	DISTANCE TO SITE
DU018-020	Dublin South City	Zone of Notification for Historic Town	90m east
DU018-0431	Dublin South City	Zone of Notification for City Watercourse	110m northeast
DU018-020576	Reuben Street/ Dolphins Barn Road	Watercourse	130m northeast
DU018-020692	Herberton Walk	Watercourse	260m north

3.5 AERIAL PHOTOGRAPHIC ANALYSIS

Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995, 2000, and 2005), Google Earth (2003-2018) and Bing Maps (2011) did not reveal any previously unknown archaeological features due to the urban nature of the landscape.

3.6 RESULTS OF FIELD INSPECTION

The field inspection sought to assess the site, its previous and current land use, the topography and any additional information relevant to the report. During the course of the field investigation the proposed development area and its surrounding environs were inspected.

The proposed development area is currently occupied by the former Rialto Cinema building (Plate 1-2). The building is surrounded by concrete hard standing, with the northeast area overgrown (Plates 3-4). The site is surrounded by a high wall topped with security fencing and razor wire (Plate 4).

High rise apartment blocks and their associated car parking areas border the site to the west and southwest, while the site fronts on to the South Circular Road to the north. To the southeast is terraced housing and a large industrial building.

No archaeological features were identified during the site inspection.

4 CONCLUSIONS

The proposed development area comprises the former Rialto Cinema at South Circular Road, Dublin 8. The site is completely built up, being occupied by the upstanding remains of the cinema building and hardstanding.

No recorded monuments are located within the site with the nearest site, the city watercourse (DU018-020576/ DU018-020692) extending within 100m. Historic mapping indicates that the site remained open land until the construction of the Rialto Cinema in 1936.

Previous archaeological investigations undertaken 80m to the northeast and 130m east revealed evidence for medieval gullies, substantial post-medieval tanning activity and the foundations of former 18th century buildings.

The proposed development area has been subject to disturbance and redevelopment in the 1930s associated with the construction of the cinema. Historic maps indicate that no pre-20th century development had taken place, however there is potential for previously unknown archaeological remains to be present.

5 IMPACT ASSESSMENT AND MITIGATION STRATEGY

Impacts can be identified from detailed information about a project, the nature of the area affected and the range of archaeological resources potentially affected. Archaeological sites can be affected adversely in a number of ways: disturbance by excavation, topsoil stripping; disturbance by vehicles working in unsuitable conditions; and burial of sites, limiting access for future archaeological investigation. Upstanding archaeology can be affected adversely by direct damage or destruction arising from development, from inadvertent damage arising from vibration, undermining etc. and also by indirect impacts to a building's visual setting, view or curtilage.

5.1 IMPACT ASSESSMENT

- No features of archaeological potential were identified in the baseline data or during field inspection of the site. Previous investigations in the surrounding area have identified 17th and 18th century activity in the wider vicinity and although the site is shown as an open area in the historic mapping it is possible that these activities continued within the proposed development area.

While the site has been subject to significant ground disturbance in the 1930s, there is some limited potential for previously unrecorded archaeological remains to survive beneath the current ground surface. If present, ground disturbances associated with the proposed development, specifically excavations associated with the insertion of a basement level, may have an adverse impact on any such remains.

5.2 MITIGATION

We recommend the following actions in mitigation of the impacts above.

- It is recommended that following demolition of the cinema, all ground disturbances associated with the proposed development be monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation *in-situ* or by record. Any further mitigation will require approval from the National Monuments Service of the DoCHG and Dublin City Council Archaeologist.

It is the developer's responsibility to ensure full provision is made available for the resolution of any archaeological remains, both on site and during the post excavation process, should that be deemed the appropriate manner in which to proceed.

Please note that all recommendations are subject to approval by the National Monuments Service of the Heritage and Planning Division, Department of Culture, Heritage and the Gaeltacht.

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Thomas Campbell's Map of the 'City of Dublin', 1811

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Ordnance Survey maps of County Dublin, 1847, 1864, 1888 and 1907
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ELECTRONIC SOURCES*

www.excavations.ie – Summary of archaeological excavation from 1970–2017.

www.archaeology.ie – DoCHG website listing all SMR sites.

www.osiemaps.ie – Ordnance Survey aerial photographs dating to 1995, 2000 & 2005 and 6-inch/25-inch OS maps.

www.heritagemaps.ie – The Heritage Council web-based spatial data viewer which focuses on the built, cultural and natural heritage.

www.googleearth.com – Satellite imagery of the proposed development area.

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APPENDICES

APPENDIX 1 SMR/RMP SITES WITHIN THE SURROUNDING AREA

SMR NO.	DU018-0431/ DU018-020576, DU018-020692
RMP STATUS	Yes
STREET	Dolphin's Barn Street
PARISH	St. James
CLASSIFICATION	Watercourse
DIST. FROM DEVELOPMENT	c.100m to 260m north and northeast
DESCRIPTION	<p>The remains of the city watercourse were identified during excavations carried out prior to a proposed development under licence 04E0512. The course crossed the site in a north-east/southwest direction for a length of 55m. Though initially constructed in the 13th century through the excavation of a large embanked ditch, the watercourse was later formalised through the construction of retaining walls. The Calendar of Ancient Records of Dublin illustrate that this construction of retaining stone walls commenced in 1605, but it was in the early 18th century (1736) that the complete restructuring of the watercourse was commissioned. These walls later collapsed and were rebuilt in the Dolphin's Barn area in 1754. St James' Walk is known to have run parallel to the city watercourse since at least 1756, when it is illustrated on Rocque's map of the city of Dublin as beaten track way. On 19th-century cartographic courses, St James' Walk is a formalised route accessed in Dolphin's Barn via a series of steps. This confirms literary sources that speak of the watercourse as an 'elevated rampart'.</p> <p>The remains of the watercourse, which measured 2m in width externally by 1m internally, consisted of two parallel walls sloping from the north. The walls are 0.5m thick and faced with mortared limestone blocks; they contain a core of bonded limestone and slate. The walls increase in height from 1m in the south to 1.4m in the north. The presence of mortar on the lower levels of the eastern wall indicates that upon completion of construction the external faces of the watercourse wall were mortared. The only evidence for the diversion of water from the watercourse occurs on the eastern side. A feeder line through which pipes, etc., could be inserted was identified by the presence of a linear alignment of slate and mud on the eastern wall. This feeder point occurred at an average height of 1.04m above the level of the subsoil. Only one such feeder drain was identified in situ and it was lined with cattle horn cores.</p> <p>The watercourse was severely damaged through the insertion of a 600mm concrete sewer pipe by Dublin City Council. The sewer pipe predominantly rested centrally within the walls of the watercourse. The structural damage caused by the pipe at its time of insertion required the southern end of the watercourse walls to be clad in concrete to avoid further collapse. The pipe could not be removed and the interior of the watercourse could therefore not be investigated. A further limitation on the excavation was caused by the presence of a large 1m-wide concrete foundation associated with a former warehouse. This foundation adhered to the western wall of the watercourse and could not be removed. Identified at Herberton Walk, further north, recorded as DU018-020692</p>
REFERENCE	www.archaeology.ie/ SMR file

APPENDIX 2 STRAY FINDS WITHIN THE SURROUNDING AREA

Information on artefact finds from the study area in County Dublin has been recorded by the National Museum of Ireland since the late 18th century. Location information relating to these finds is important in establishing prehistoric and historic activity in the study area.

MUSEUM NO.	1959: 756–758
STREET	3 Mill Street
PARISH	St. Luke's
BARONY	Dublin South City
FIND	Wooden Water Piping (3 Lengths)
FIND PLACE	Found during clearance works at a depth of 39cm below the surface on the works site of Messrs E. O' Keeffe Ltd, 3 Mill Street.
DESCRIPTION	It measures 123cm long, is lapsed at end & broken off at the other end. At the lapsed end, the surface measures 17cm in diameter. The log is not centrally bored as at the broken end, a thickness of 9.5cm lies on one side of the hole whilst there is only 6cm of a thickness of timber on the opposite side. The piping is tapered for a distance of 17cm from the tapered end.
REFERENCE	Irish Antiquities Division, NMI (Brendan Ó' Riordáin, 1959).

MUSEUM NO.	Wk26
STREET	Dublin South City
PARISH	St. Catherine's
BARONY	Dublin South City
FIND	Iron knife
FIND PLACE	'Vicinity of Kilmainham' / Ormond Street?
DESCRIPTION	A small iron knife is recorded in the record of stray finds in the NMI in the 'vicinity of Kilmainham' although the Heritage Council maps shows it located near Ormond Street.
REFERENCE	Irish Antiquities Division, NMI.

APPENDIX 3 LEGISLATION PROTECTING THE ARCHAEOLOGICAL RESOURCE

PROTECTION OF CULTURAL HERITAGE

The cultural heritage in Ireland is safeguarded through national and international policy designed to secure the protection of the cultural heritage resource to the fullest possible extent (Department of Arts, Heritage, Gaeltacht and the Islands 1999, 35). This is undertaken in accordance with the provisions of the *European Convention on the Protection of the Archaeological Heritage* (Valletta Convention), ratified by Ireland in 1997.

THE ARCHAEOLOGICAL RESOURCE

The *National Monuments Act 1930 to 2014* and relevant provisions of the *National Cultural Institutions Act 1997* are the primary means of ensuring the satisfactory protection of archaeological remains, which includes all man-made structures of whatever form or date except buildings habitually used for ecclesiastical purposes. A National Monument is described as ‘a monument or the remains of a monument the preservation of which is a matter of national importance by reason of the historical, architectural, traditional, artistic or archaeological interest attaching thereto’ (National Monuments Act 1930 Section 2). A number of mechanisms under the National Monuments Act are applied to secure the protection of archaeological monuments. These include the Register of Historic Monuments, the Record of Monuments and Places, and the placing of Preservation Orders and Temporary Preservation Orders on endangered sites.

OWNERSHIP AND GUARDIANSHIP OF NATIONAL MONUMENTS

The Minister may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments (other than dwellings) may also appoint the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or guardianship of the state, it may not be interfered with without the written consent of the Minister.

REGISTER OF HISTORIC MONUMENTS

Section 5 of the 1987 Act requires the Minister to establish and maintain a Register of Historic Monuments. Historic monuments and archaeological areas present on the register are afforded statutory protection under the 1987 Act. Any interference with sites recorded on the register is illegal without the permission of the Minister. Two months notice in writing is required prior to any work being undertaken on or in the vicinity of a registered monument. The register also includes sites under Preservation Orders and Temporary Preservation Orders. All registered monuments are included in the Record of Monuments and Places.

PRESERVATION ORDERS AND TEMPORARY PRESERVATION ORDERS

Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site

illegal. Temporary Preservation Orders can be attached under the 1954 Act. These perform the same function as a Preservation Order but have a time limit of six months, after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.

RECORD OF MONUMENTS AND PLACES

Section 12(1) of the 1994 Act requires the Minister for Arts, Heritage, Gaeltacht and the Islands (now the Minister for the Department of Culture, Heritage and the Gaeltacht) to establish and maintain a record of monuments and places where the Minister believes that such monuments exist. The record comprises a list of monuments and relevant places and a map/s showing each monument and relevant place in respect of each county in the state. All sites recorded on the Record of Monuments and Places receive statutory protection under the National Monuments Act 1994. All recorded monuments on the proposed development site are represented on the accompanying maps.

Section 12(3) of the 1994 Act provides that ‘where the owner or occupier (other than the Minister for Arts, Heritage, Gaeltacht and the Islands) of a monument or place included in the Record, or any other person, proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such a monument or place, he or she shall give notice in writing to the Minister of Arts, Heritage, Gaeltacht and the Islands to carry out work and shall not, except in case of urgent necessity and with the consent of the Minister, commence the work until two months after giving of notice’.

Under the National Monuments (Amendment) Act 2004, anyone who demolishes or in any way interferes with a recorded site is liable to a fine not exceeding €3,000 or imprisonment for up to 6 months. On summary conviction and on conviction of indictment, a fine not exceeding €10,000 or imprisonment for up to 5 years is the penalty. In addition they are liable for costs for the repair of the damage caused.

In addition to this, under the *European Communities (Environmental Impact Assessment) Regulations 1989*, Environmental Impact Statements (EIS) are required for various classes and sizes of development project to assess the impact the proposed development will have on the existing environment, which includes the cultural, archaeological and built heritage resources. These document’s recommendations are typically incorporated into the conditions under which the proposed development must proceed, and thus offer an additional layer of protection for monuments which have not been listed on the RMP.

THE PLANNING AND DEVELOPMENT ACT 2000

Under planning legislation, each local authority is obliged to draw up a Development Plan setting out their aims and policies with regard to the growth of the area over a five-year period. They cover a range of issues including archaeology and built heritage, setting out their policies and objectives with regard to the protection and enhancement of both. These policies can vary from county to county. The Planning and Development Act 2000 recognises that proper planning and sustainable

development includes the protection of the archaeological heritage. Conditions relating to archaeology may be attached to individual planning permissions.

Dublin City Development Plan 2016–2022

It is the Policy of Dublin City Council:

CHC9: To protect and preserve National Monuments.

1. To protect archaeological material *in situ* by ensuring that only minimal impact on archaeological layers is allowed, by way of the re-use of buildings, light buildings, foundation design or the omission of basements in the Zones of Archaeological Interest.
2. That where preservation *in situ* is not feasible, sites of archaeological interest shall be subject to ‘preservation by record’ according to best practice in advance of redevelopment.
3. That sites within Zones of Archaeological Interest will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged.
4. That the National Monuments Service will be consulted in assessing proposals for development which relate to Monuments and Zones of Archaeological Interest.
8. To have regard to DAHG policy documents and guidelines relating to archaeology.

It is an Objective of Dublin City Council:

CHCO10:

1. To implement the archaeological actions of the Dublin City Heritage Plan 2002-6 in light of the Dublin City Heritage Plan Review 2012.
3. To maintain, develop and promote the Dublin City Archaeological Archive (DCAA) at Pearse Street Library and Archives.
5. To develop a long-term management plan to promote the conservation, management and interpretation of archaeological sites and monuments and to identify areas for strategic research.
6. To have regard to the city’s industrial heritage and Dublin City Industrial Heritage Record (DCIHR) in the preparation of Local Area Plans (LAPs) and the assessment of planning applications and to publish the DCIHR online. To review the DCIHR in accordance with Ministerial recommendations arising from the national Inventory of Architectural Heritage (NIAH) survey of Dublin City and in accordance with the Strategic Approach set out in Section 11.1.4 of this Chapter
7. To promote awareness of, and access to, the city’s archaeological inheritance and foster high-quality public archaeology.
8. To promote archaeological best practice in Dublin city.
14. To implement and promote The Dublin Principles (ICOMOS, 2011) as guiding principles to assist in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of Dublin and Ireland.

APPENDIX 4 IMPACT ASSESSMENT AND THE CULTURAL HERITAGE RESOURCE

POTENTIAL IMPACTS ON ARCHAEOLOGICAL AND HISTORICAL REMAINS

Impacts are defined as ‘the degree of change in an environment resulting from a development’ (Environmental Protection Agency 2003: 31). They are described as profound, significant or slight impacts on archaeological remains. They may be negative, positive or neutral, direct, indirect or cumulative, temporary or permanent.

Impacts can be identified from detailed information about a project, the nature of the area affected and the range of archaeological and historical resources potentially affected. Development can affect the archaeological and historical resource of a given landscape in a number of ways.

- Permanent and temporary land-take, associated structures, landscape mounding, and their construction may result in damage to or loss of archaeological remains and deposits, or physical loss to the setting of historic monuments and to the physical coherence of the landscape.
- Archaeological sites can be affected adversely in a number of ways: disturbance by excavation, topsoil stripping and the passage of heavy machinery; disturbance by vehicles working in unsuitable conditions; or burial of sites, limiting accessibility for future archaeological investigation.
- Hydrological changes in groundwater or surface water levels can result from construction activities such as de-watering and spoil disposal, or longer-term changes in drainage patterns. These may desiccate archaeological remains and associated deposits.
- Visual impacts on the historic landscape sometimes arise from construction traffic and facilities, built earthworks and structures, landscape mounding and planting, noise, fences and associated works. These features can impinge directly on historic monuments and historic landscape elements as well as their visual amenity value.
- Landscape measures such as tree planting can damage sub-surface archaeological features, due to topsoil stripping and through the root action of trees and shrubs as they grow.
- Ground consolidation by construction activities or the weight of permanent embankments can cause damage to buried archaeological remains, especially in colluviums or peat deposits.

-
- Disruption due to construction also offers in general the potential for adversely affecting archaeological remains. This can include machinery, site offices, and service trenches.

Although not widely appreciated, positive impacts can accrue from developments. These can include positive resource management policies, improved maintenance and access to archaeological monuments, and the increased level of knowledge of a site or historic landscape as a result of archaeological assessment and fieldwork.

PREDICTED IMPACTS

The severity of a given level of land-take or visual intrusion varies with the type of monument, site or landscape features and its existing environment. Severity of impact can be judged taking the following into account:

- The proportion of the feature affected and how far physical characteristics fundamental to the understanding of the feature would be lost;
- Consideration of the type, date, survival/condition, fragility/vulnerability, rarity, potential and amenity value of the feature affected;
- Assessment of the levels of noise, visual and hydrological impacts, either in general or site specific terms, as may be provided by other specialists.

APPENDIX 5 MITIGATION MEASURES AND THE CULTURAL HERITAGE RESOURCE

POTENTIAL MITIGATION STRATEGIES FOR CULTURAL HERITAGE REMAINS

Mitigation is defined as features of the design or other measures of the proposed development that can be adopted to avoid, prevent, reduce or offset negative effects.

The best opportunities for avoiding damage to archaeological remains or intrusion on their setting and amenity arise when the site options for the development are being considered. Damage to the archaeological resource immediately adjacent to developments may be prevented by the selection of appropriate construction methods. Reducing adverse effects can be achieved by good design, for example by screening historic buildings or upstanding archaeological monuments or by burying archaeological sites undisturbed rather than destroying them. Offsetting adverse effects is probably best illustrated by the full investigation and recording of archaeological sites that cannot be preserved *in situ*.

DEFINITION OF MITIGATION STRATEGIES

ARCHAEOLOGICAL RESOURCE

The ideal mitigation for all archaeological sites is preservation *in situ*. This is not always a practical solution, however. Therefore, a series of recommendations are offered to provide ameliorative measures where avoidance and preservation *in situ* are not possible.

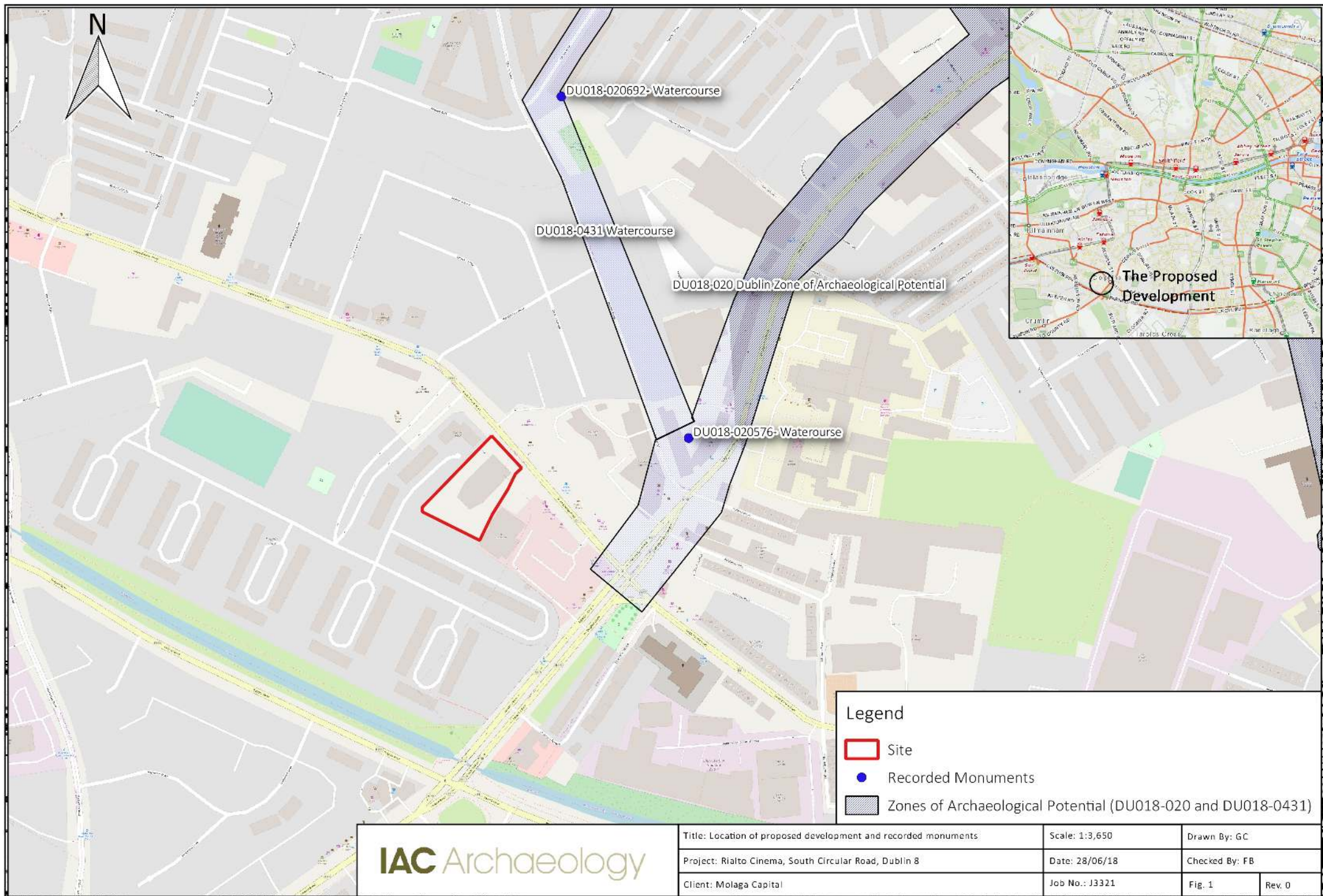
Archaeological Test Trenching can be defined as ‘a limited programme of intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site on land, inter-tidal zone or underwater. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate’ (ClfA 2014a).

Full Archaeological Excavation can be defined as ‘a programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological deposits, features and structures and, as appropriate, retrieves artefacts, ecofacts and other remains within a specified area or site on land, inter-tidal zone or underwater. The records made and objects gathered during fieldwork are studied and the results of that study published in detail appropriate to the project design’ (ClfA 2014b).

Archaeological Monitoring can be defined as ‘a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be

disturbed or destroyed. The programme will result in the preparation of a report and ordered archive (CIfA 2014c).

Underwater Archaeological Assessment consists of a programme of works carried out by a specialist underwater archaeologist, which can involve wade surveys, metal detection surveys and the excavation of test pits within the sea or riverbed. These assessments are able to access and assess the potential of an underwater environment to a much higher degree than terrestrial based assessments.





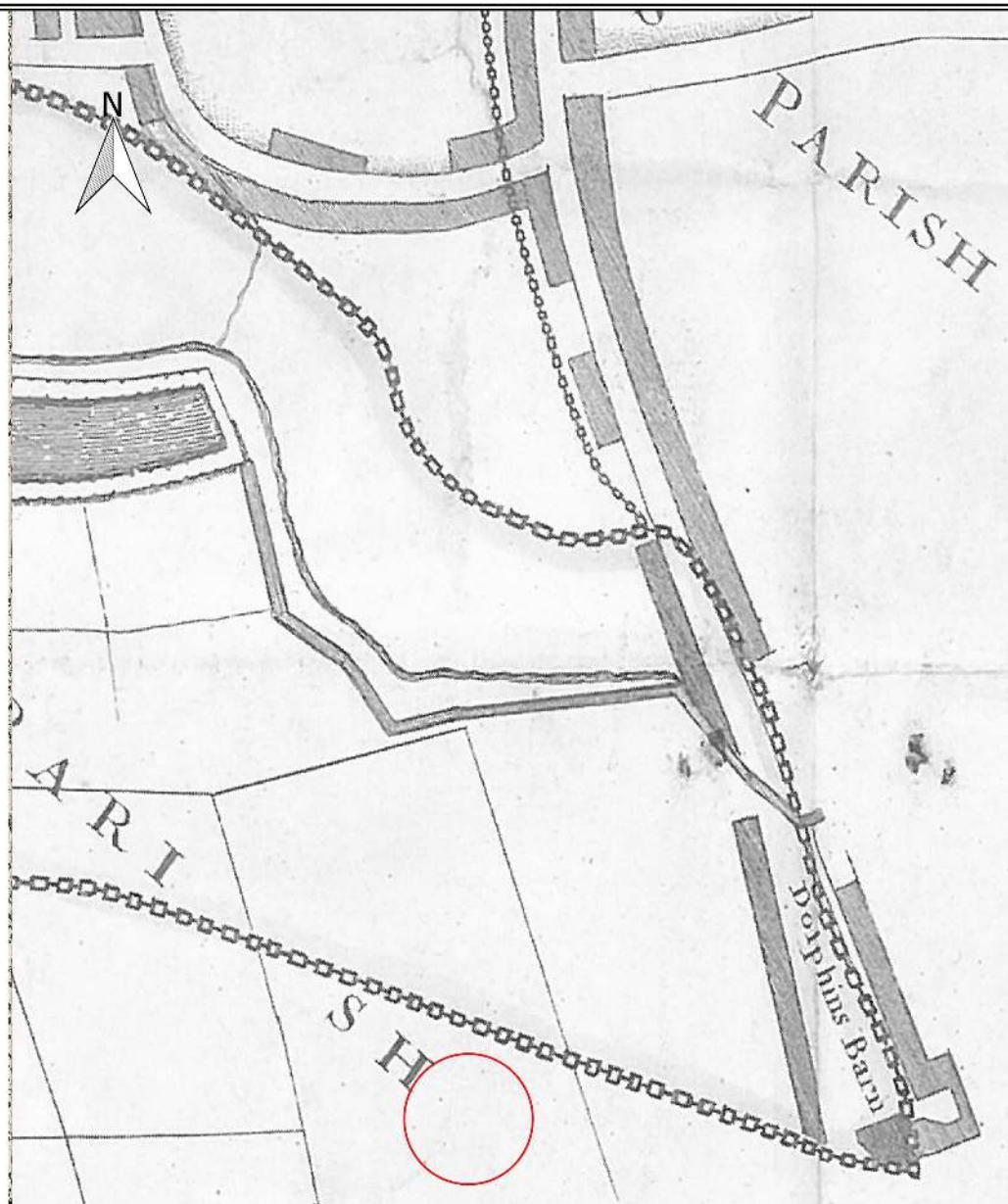
SECTION A-B



Lower ground floor



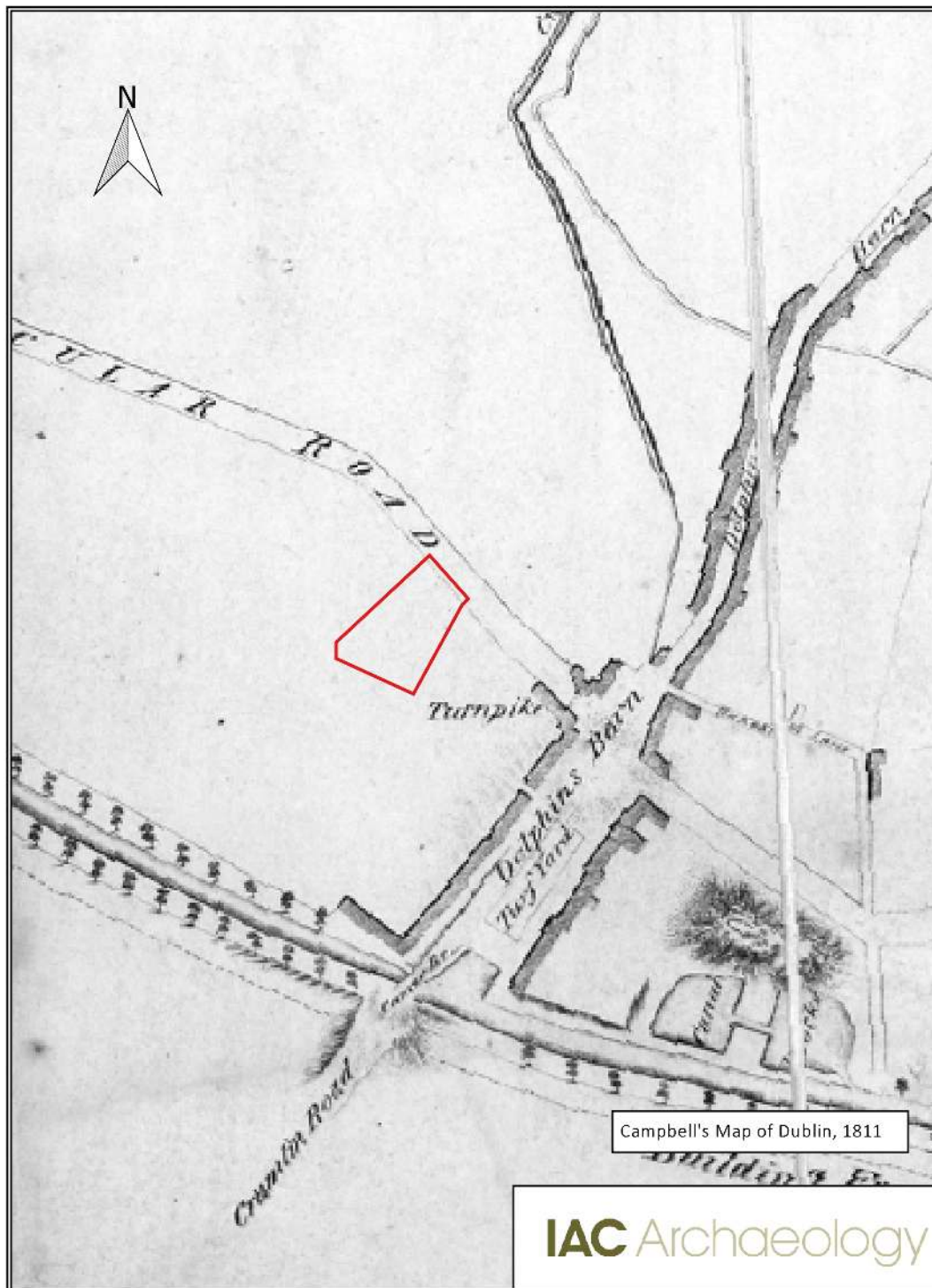
Ground floor

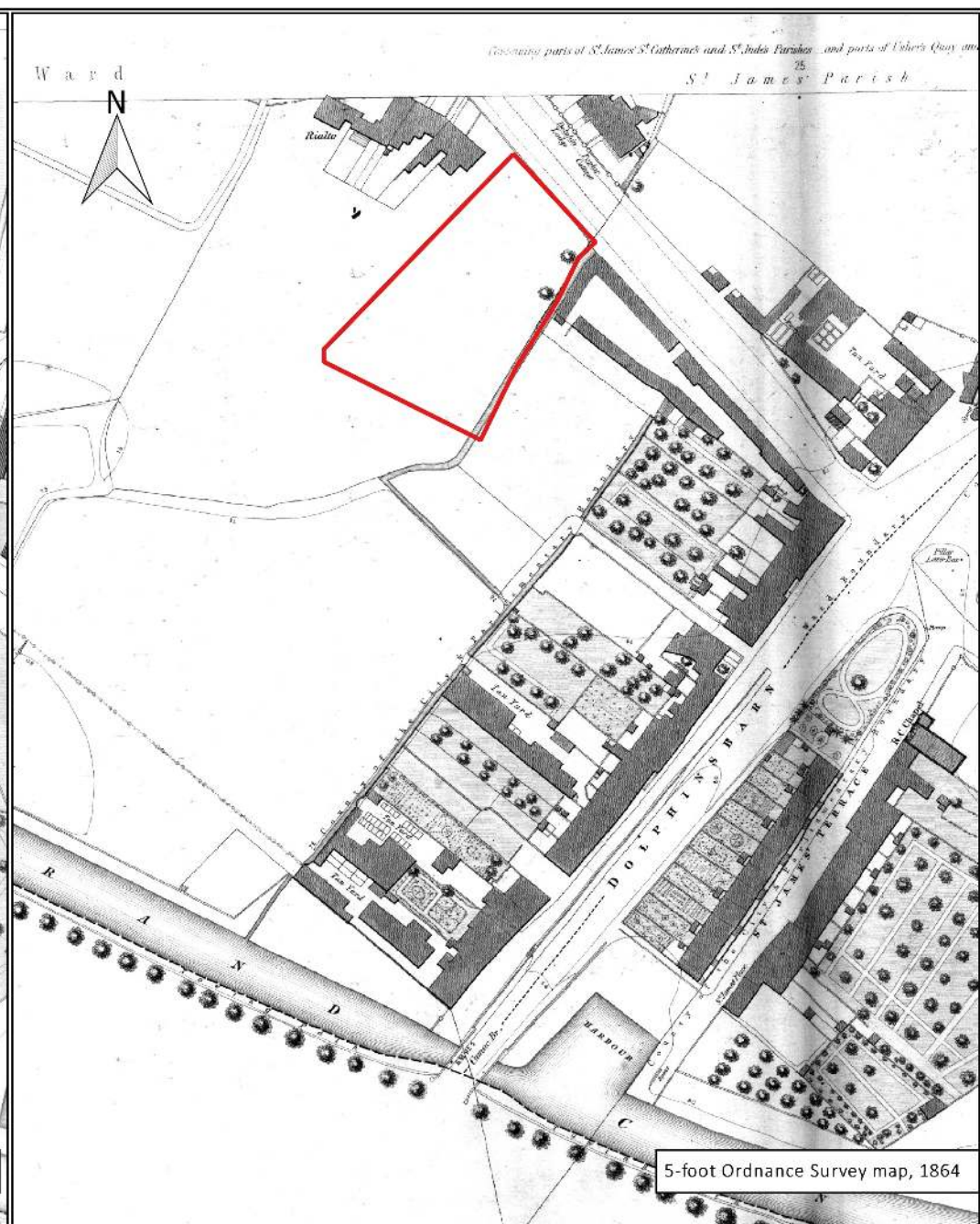
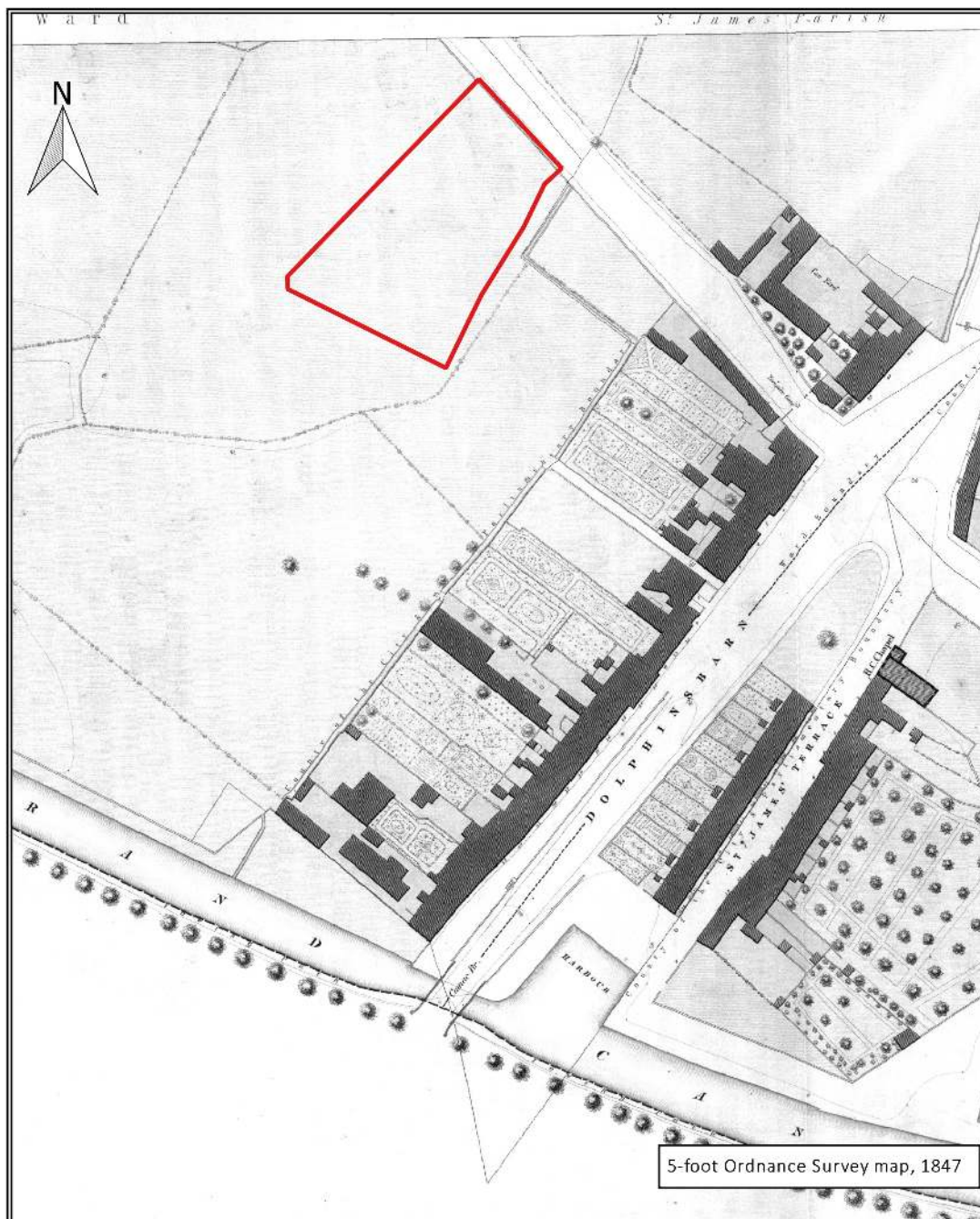


Brookings Map of Dublin, 1728



Rocque and Scale Map of Dublin, 1773





IAC Archaeology

Title: Extracts from the 5-foot Ordnance Survey Maps 1847 and 1864

Scale: 1:3,650

Drawn By: GC

Project: Rialto Cinema, South Circular Road, Dublin 8

Date: 28/06/18

Checked By: FB

Client: Molaga Capital

Job No.: J3321

Fig. 5

Rev. 0



Plate 1 Cinema building, facing southwest



Plate 2 Rear of building, facing northwest



Plate 3 Hardstanding to northwest of cinema, facing southwest

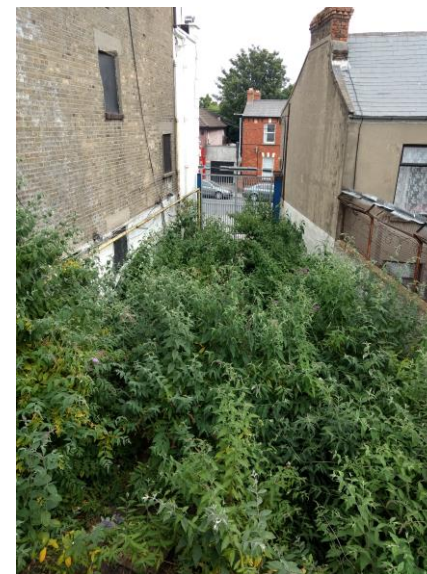


Plate 4 Overgrown area to east of cinema, facing northeast