ARCHAEOLOGICAL ASSESSMENT REPORT

FOR PROPOSED DEVELOPMENT

AT THE RIALTO CINEMA, BANBA SQUARE, NENAGH, CO. TIPPERARY

ON BEHALF OF

TIPPERARY COUNTY COUNCIL

Fadó Archaeology

Planning Number: Pre-planning

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Please note that all recommendations in this report are subject to approval by the Planning and Heritage Section of the Department of Housing, Local Government and Heritage and the National Museum of Ireland.

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TABLE OF CONTENTS

1 SCOPE OF WORKS 1
1.1 Introduction 1
1.2 Purpose of the Project 1
1.3 Archaeological Assessment 3
1.4 Legal Background 4
1.5 Methodology 4
1.6 Desk Study 4
2 CHARACTERISTICS OF THE PROJECT 6
2.1 Description of the Site 6
2.2 Site Layout/Locational details 6
3 DESCRIPTION OF THE EXISTING ENVIRONMENT 7
3.1 Solid Geology and Soil Type 7
3.2 Landscape 7
4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND 8
4.1 Mesolithic (Middle Stone Age): 8
4.2 Neolithic (New Stone Age): 8
4.3 Bronze Age: 8
4.4 Iron Age: 8
4.5 Early Christian or Early Medieval: 9
4.6 Later Historic Period: 9
4.7 Nenagh Town: 10
5 DESKTOP DATA 11
5.1 World Heritage Sites 11
5.2 National Monuments in State Care, Guardianship or under Protection Order 11
5.3 Previous Archaeological Work 12
5.4 National Inventory of Architectural Heritage 24
5.5 The Tipperary County Development Plan 2022–2028 26
5.6 Record of Protected Structures 26
5.7 Architectural Conservation Areas (ACA) 30
5.8 Designed Landscapes/Demesnes, Historic Gardens & Country Estates 31
5.9 Record of Monuments and Places 31
5.10 The National Museum of Ireland Topographical Files 41
5.11 Aerial Photography 41
5.12 Cartographic Evidence 41

5.12.1 Ordnance Survey 1838 edition (6" map) 41

5.12.2 Ordnance Survey c. 1900 edition (25" map) 42

6 RESULTS OF THE SITE INSPECTION 43

6.1 Methodology 43

6.2 Proposed Development Site 44

6.3 Built Heritage 44

6.4 Boundaries 44

7 POTENTIAL EFFECTS 51

7.1 Potential Direct Effects 51

7.2 Potential Direct Effects on Recorded Archaeological Monuments 51

7.3 Potential Visual Effects on Setting 52

8 STATEMENT OF EFFECT 53

9 RECOMMENDATIONS 53

10 BIBLIOGRAPHY 55

11 DESCRIPTION OF EFFECTS 56

TABLE OF FIGURES

Figure 1: Existing site layout. 2

Figure 2: Proposed site layout for the residential development. 2

Figure 3: Proposed site layout for the digital and enterprise hub. 3

Figure 4: Google 2015 showing the site location indicated in red. 7

Figure 5: Extract from RMP Map 020 Tipperary. Proposed development site indicated by red boundary (Source: www.archaeology.ie). 40

Figure 6: Ordnance Survey Map (1st Edition six-inch) c. 1838 of the Proposed Development Site (Source: www.archaeology.ie). 42

Figure 7: Ordnance Survey Map (2nd Edition 25-inch) c.1900 of the Proposed Development Site (Source: www.archaeology.ie). 43

TABLE OF PLATES

Plate 1: Front façade of the Rialto Cinema. 1

Plate 2: NW facing view of the gated entrance to the yard from Emmet Place. 45

Plate 3: NE facing view of the yards stone enclosing wall from Emmet Place – note Nenagh Castle in the background. 45

Plate 4: West facing view of the yard. 46

Plate 5: South facing view of the yard. 46
Plate 6: NE facing view of the yard and the back of the Rialto Cinema. 47
Plate 7: North facing view of a number of the lean-to buildings in the yard. 47
Plate 8: NE facing view of the access from Ashe Road. 48
Plate 9: West facing view of the wall between the yard and the neighbouring building on Ashe Lane note the cur stone quoin stones. 48
Plate 10: Interior of the Rialto Cinema showing the staircase. 49
Plate 11: Interior of the Rialto Cinema. 49
Plate 12: Interior of the former projection room in the Rialto Cinema. 50
Plate 13: East facing view of Banba Square from the balcony of the Rialto Cinema, note Nenagh Castle in the background. 50

ABBREVIATIONS

NMI	National Museum of Ireland
NMS	National Monuments Service
DHLGH	Department of Housing, Local Government and Heritage
VEA	Visual Effect Assessment
AA	Archaeological Assessment
SMR	Sites and Monuments Record
RMP	Record of Monuments and Places
RPS	Record of Protected Structures
NIAH	National Inventory of Architectural Heritage
PDA	Proposed Development Area
ZAN	Zone of Archaeological Notification

This report describes the results of an archaeological assessment carried out by Fadó Archaeology at the former Rialto Cinema, Banba Square, Nenagh, Co. Tipperary on behalf of Tipperary County Council. The following archaeological assessment report documents the project, the receiving environment, the results of the site inspection and a desktop study of available sources.

The proposed development proposes to construct the Rialto Digital and Enterprise Hub at the Former Rialto Cinema. It is proposed to construct housing units in the brownfield area to the rear of the former Rialto Cinema Building facing Emmet Place.

Within the wider vicinity of the development there are several recorded archaeological monuments associated with the archaeological landscape of the Historic Town of Nenagh (RMP TN020-037----). The occurrence of recorded archaeological monuments in the vicinity may result in increased potential for preserved archaeological material occurring within the proposed development area.

The site walkover took place on the 13th of July 2023. No finds or features of archaeological significance were noted during the site inspection within the footprint of the existing yard that occupy the site. The Rialto Cinema is a Protected Structure with unique heritage features associated which should be preserved as part of any proposals for the reuse of the building.

Due to the proximity to known archaeological sites and monuments associated with the Historic Town of Nenagh (RMP TN020-037----) it is recommended that the proposed development works be subject to a programme of pre-development archaeological testing of across the entire proposed development area. There is high potential for the discovery of subsurface medieval remains associated with the town, castle and possible town defences below the yard area.

Archaeological testing, and geophysical survey (if ground conditions allow), should be conducted by a suitably qualified archaeologist, under license to the Planning and Heritage Section of the Department of Housing, Local Government and Heritage and the with provision being made for full recording and excavation of any archaeological features or deposits which may be exposed.

Please note that all recommendations in this report are subject to approval by the Planning and Heritage Section of the Department of Housing, Local Government and Heritage and the National Museum of Ireland.

1 SCOPE OF WORKS

1.1 Introduction

Fadó Archaeology were commissioned to carry out an archaeological assessment at the Rialto Cinema, Nenagh, Co. Nenagh on behalf of Tipperary County Council. The following report documents the project, the existing environment at the site, the results of the site inspection and the results of the desktop study of available sources.

1.2 Purpose of the Project

The proposed development works are comprised of: Rialto Digital and Enterprise Hub: The Rialto Digital and Enterprise hub project concerns the Former Rialto Cinema, Banba Square, Nenagh, Co. Tipperary and the associated brownfield site fronting onto Banba Square with site boundaries also on Ashe Road and Emmet Place. The Rialto Digital & Enterprise Hub will provide c. 1,100 sq. m of bespoke office, meeting and collaborative working space in flexible open plan and cellular style accommodation, specifically: Event Hub Space Area, Hot Desk Area, Open Plan and Cellular (Flexible and sub-divisable) Office space, Collaboration and Break Out Workspace, Meeting and Digital Conferencing Rooms. Rialto Residential Development: It is proposed to provide 13 housing units to the rear of the former Rialto Cinema Building facing Emmet Place.

Plate 1: Front façade of the Rialto Cinema.

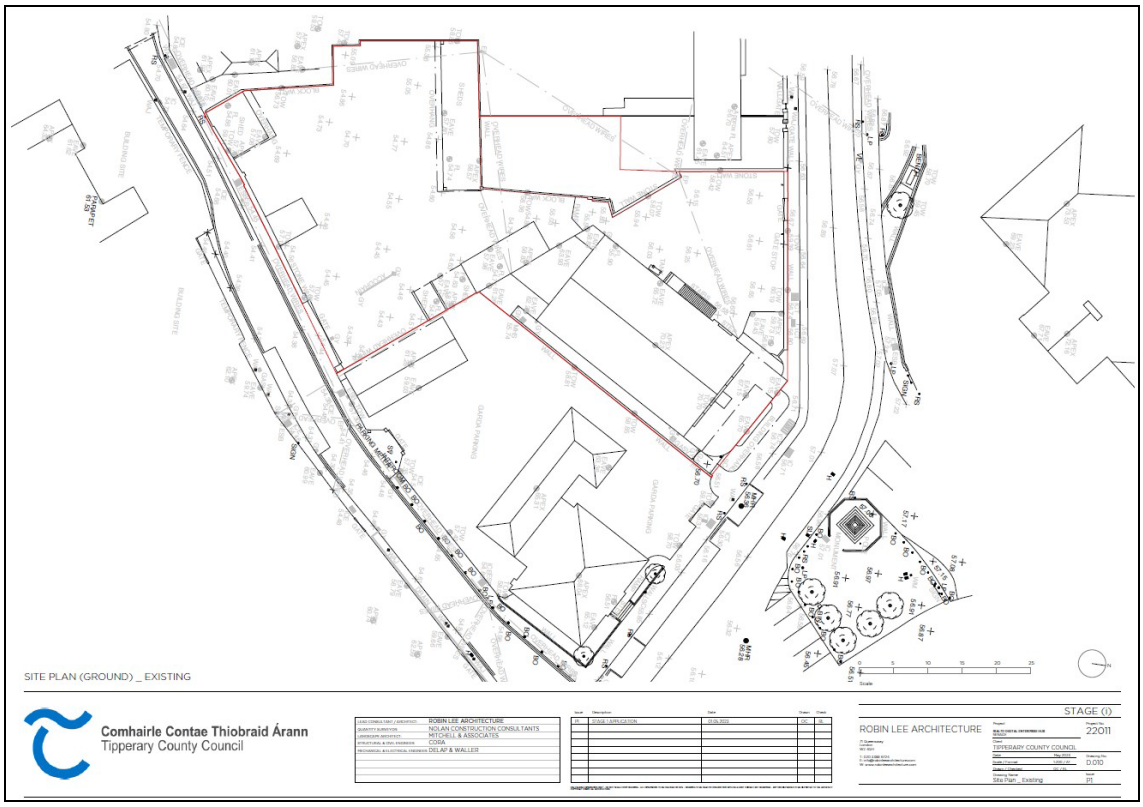

Figure 1: Existing site layout.

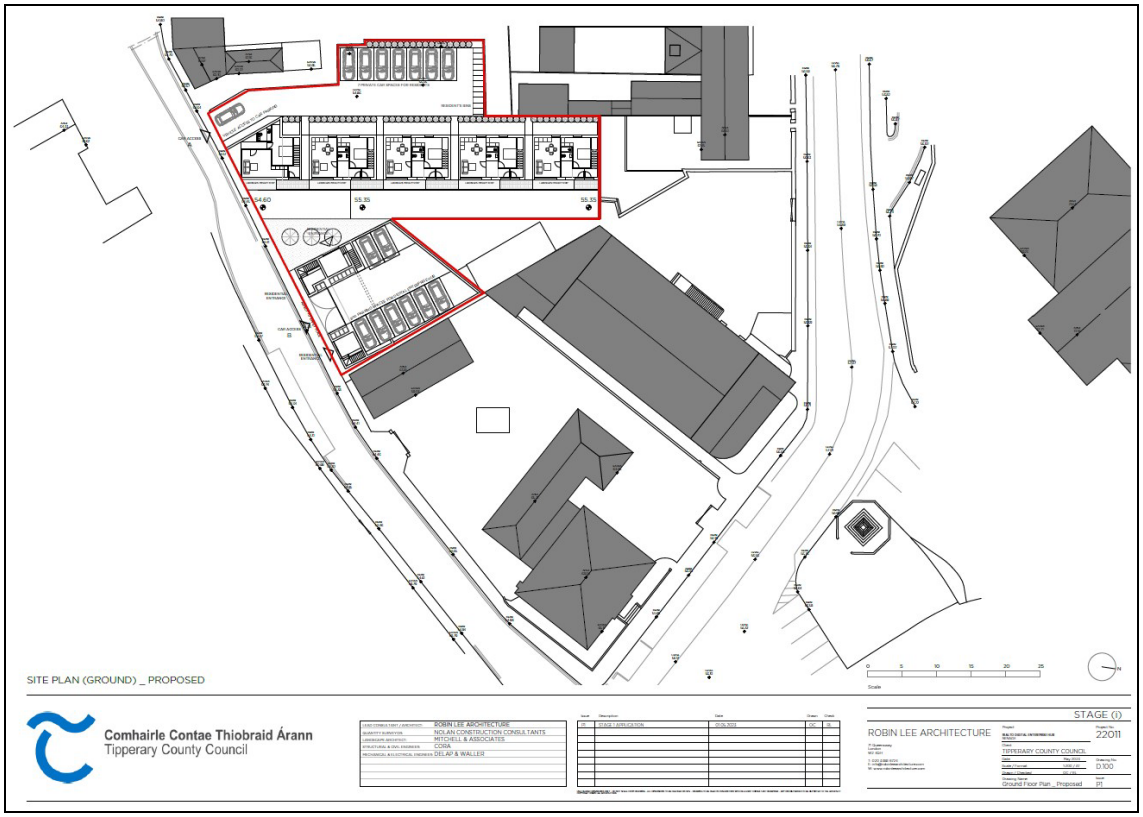

Figure 2: Proposed site layout for the residential development.

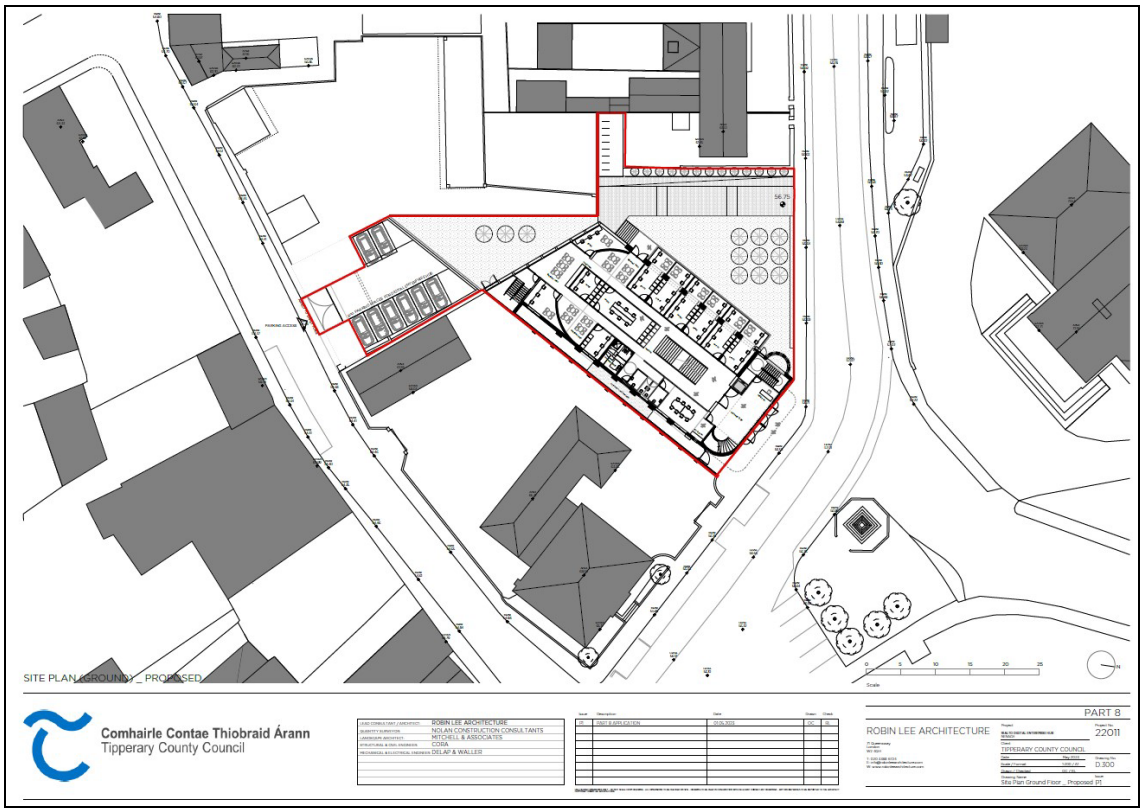

Figure 3: Proposed site layout for the digital and enterprise hub.

1.3 Archaeological Assessment

In the present context archaeological assessment means investigations aimed at any of the following: (i) gaining a better understanding of a known or suspected archaeological site or monument with particular reference to considering the implications of proposed development for such a site or monument, (ii) locating previously unidentified site or monuments (or possible ones) prior to the commencement of development works with particular reference to considering the implications of proposed development for such sites or monuments, (iii) considering the potential that proposed development works or longer term effects of a development may have on elements of the archaeological heritage not identified prior to the commencement of development works.

Archaeological assessment may, as appropriate, include documentary research, fieldwalking, examination of upstanding or visible features or structures, examination of existing or new aerial photographs or satellite or other remote sensing imagery, geophysical survey, topographical assessment, general consideration of the archaeological potential of the area or areas affected by a development based on their environmental characteristics, or archaeological testing. In all cases an archaeological assessment should consider both direct and indirect effects of proposed development. It is always essential that the report on archaeological assessment contain an

archaeological effect statement describing the possible direct or indirect effects of the proposed development on elements of the archaeological heritage.

1.4 Legal Background

The National Monuments Acts 1930-2014, The Heritage Act 1995, The Architectural Heritage and Historic Properties Act 1999 and the Local Government (Planning and Development) Act 2000 (as amended), are the main legal mechanisms by which the archaeological, architectural, and cultural heritage resource is protected today in Ireland.

1.5 Methodology

The assessment of the archaeological, architectural, and cultural heritage was based on a desktop study of published and unpublished documentary and cartographic sources, as well as a comprehensive site inspection of the proposed development works.

1.6 Desk Study

This desktop study comprised a paper study of all available archaeological, historical, and cartographic sources. These sources are described below:

National Monuments

Under the National Monuments Acts (1930 to 2014) sites in '*The Ownership Or Guardianship Of The Minister Or A Local Authority Or National Monuments Which Are Subject To A Preservation Order'* are offered the highest level of protection. For any construction or excavation works to take place either on or in the vicinity of these sites' permission must first be obtained from the Minister for Housing, Local Government and Heritage in the form of a Ministerial Consent.

Tipperary Development Plan 2022-2028

The County Tipperary Development Plan 2022-2028 was consulted. It contained the Record of Protected Structures (RPS) for Nenagh.

Record of Monuments and Places

The RMP of the Department of Housing, Local Government and Heritage, was established under the 1994 Amendment to the National Monuments Acts (1930-2014). It is based on the pre-existing Sites and Monuments Record (SMR) and information from completed county archaeological inventories. As such, it records known upstanding archaeological monuments, their original location (in cases of destroyed monuments) and the position of possible sites identified as cropmarks on vertical aerial photographs. The RMP information is compiled from the files of the Archaeological Survey, which combines cartographic

sources, published and publicly available documentary sources, including periodicals, the records of the NMI, Geological Survey of Ireland 1:30,000 vertical aerial photographs and inspections of sites in the field. The information is read in conjunction with constraint maps, published at reduced six-inch scale, on which recorded sites are clearly marked. The RMP is constantly updated and is the first stage in the preparation of a national census of archaeological sites, with inventories also published at an interim stage. The RMP sheet relevant to the project is sheet TN020 of the O.S six-inch series for Tipperary (which is based on the OS revision of 1913-14).

Topographical Files of the National Museum of Ireland

The discovery of artefacts can be an important indicator of past levels of activity in an area and therefore a useful guide to the archaeological potential of a site. The Topographical Files of the National Museum of Ireland (NMI) archive identify recorded stray finds that have been donated to the state in accordance with National Monuments legislation between 1928 and 1995. In most cases, files include details on the location of and nature of the find, or where applicable, reports of excavations undertaken by NMI archaeologists in the early twentieth century.

Aerial Photographs

Aerial photographs are an invaluable resource in archaeology for the recognition of new sites and contributing to the understanding of known sites. Features can be recognised from the air as earthworks in relief or as vegetation marks where a buried feature such as a wall or ditch affects the growth of the surrounding flora. The Geological Survey of Ireland Aerial Photograph Collection, based in Dublin, holds a comprehensive archive of high-level vertical photographs available for consultation by the public and researchers but may not be copied.

Tipperay County Library

The Local Studies section of Tipperary County Library is housed in Nenagh Library on Banba Square, Nenagh. A number of local histories and general historical/archaeological texts were consulted (see bibliography for details).

Irish Excavations Database

'Excavations' is an annual bulletin, now funded by the Department of Housing, Local Government and Heritage, which contains summary accounts of all excavations carried out in Ireland – North and South. The bulletins can now be accessed on the Internet at www.excavations.ie. Compiled from the published excavation bulletins, the database contains summary accounts of all excavations carried out from 1970 to 2023. Both the bulletins and database were consulted to establish whether excavations have been previously carried out in the vicinity of the proposed development.

The National Inventory of Architectural Heritage

The NIAH is a section within the Department of Housing, Local Government and Heritage. The work of the NIAH involves identifying and recording the architectural heritage of Ireland, from 1700 to the present day, in a systematic and consistent manner.

Cartographic Sources

Cartographic sources consulted include the first edition map of the Ordnance Survey (O.S) six-inch series published in 1838 and the twenty-five-inch c. 1900 O.S map were also consulted. All maps were sourced online at www.archaeology.ie.

2 CHARACTERISTICS OF THE PROJECT

2.1 Description of the Site

The development site is in townland of Nenagh North, in the centre of Nenagh town in County Tipperary. The site is located off Banba Square with access from Ashe Road and Emmet Place. Nenagh is in the barony of Ormond Lower and the civil parish of Nenagh. Nenagh translates in Irish as *An tAonach Thuaidh* (genitive: *an Aonaigh Thuaidh*) meaning “The Fair of Ormond” or simply "The Fair". Nenagh was a market town, and the site of the East Munster Ormond Fair. Nenagh is the county town and second largest town in County Tipperary in Ireland.

2.2 Site Layout/Locational details

The site is located in the historic core of Nenagh town centre. The site is located in a busy part of the town centred on Banba Square and comprises the Rialto the former cinema building and the yard to the rear. The site had been in use as a hardware shop and the disused yard was once a storage area for the hardware store. The yard is access via a double gated entrance to the south from Emmet Place. The cinema building is accessed directly from Banba Square to the east and there is a side entrance from Ashe Road to the north. The site is mainly enclosed by stone walls along Emmet Place, the rear gardens of neighbouring residential properties on Ashe Road and by the rear of the Garda Siochana building to the east, which backs on to the yard of the Rialto site.

Study area	**OS Sheet number**	**Central ITM**	**Townland**
Nenagh Co. Tipperary	TN020	586529/679293	Nenagh North

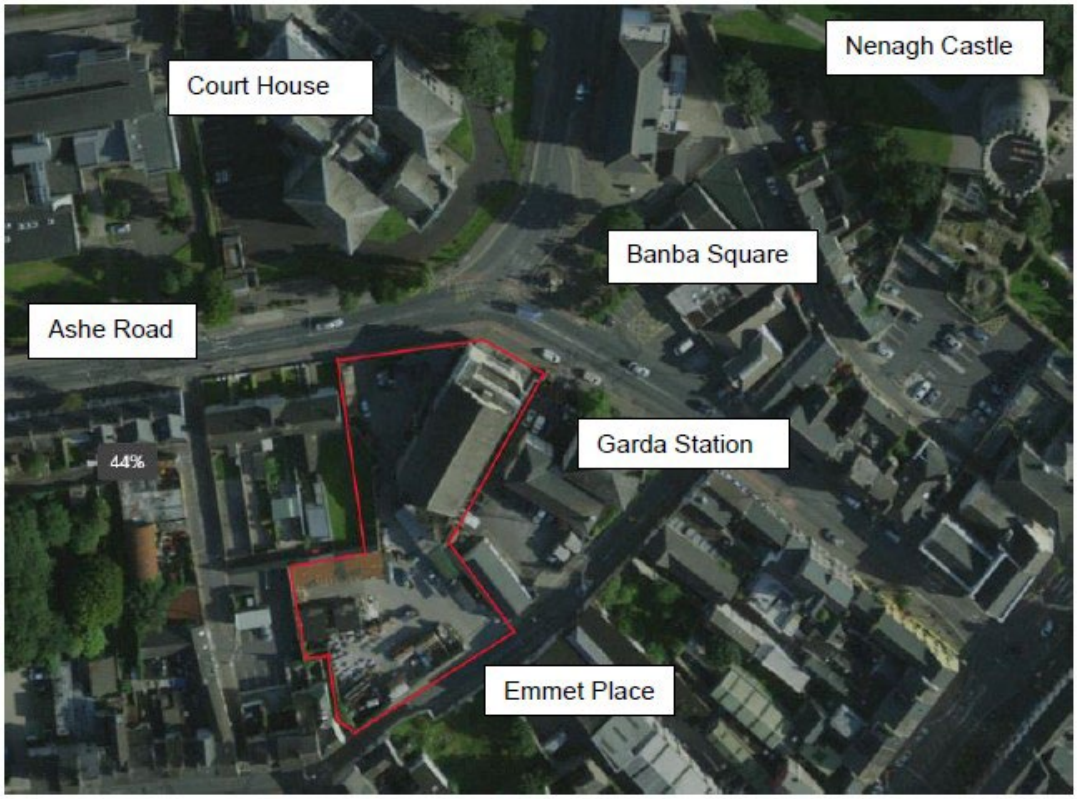

Figure 4: Google 2015 showing the site location indicated in red.

3 DESCRIPTION OF THE EXISTING ENVIRONMENT

3.1 Solid Geology and Soil Type

The geology of this region of County Tipperary consists of flat to undulating lowland. The principal soil in the area is made up of minimal grey, brown podzolics (70%), and the associated soils consist of gleys (20%) and brown earth (10%). The soils are mainly limestone glacial till.

3.2 Landscape

The landscape in this part of Tipperary is characterised as Plains Lowland Pasture and Arable and named The Nenagh Corridor which runs eastwards from the Devilsbit Mountains, incorporating the town of Nenagh and running to the north of the Silvermines Mountains. It forms a flat to gently undulating lowland enclosed by the Arra Mountains to the north, by the Silvermines Mountains and by the Devilsbit Mountains to the east.

4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

4.1 Mesolithic (Middle Stone Age):

The first people who came to Ireland – mainly to coastal areas as the interior was heavily forested – arrived during the Middle Stone Age, eleven thousand years ago. They were nomadic hunter gatherers. They made weapons and tools from stone such as flint or chert. Some artefacts are distinctive of this period, such as microliths from the early part of the Mesolithic to the larger Bann Flakes in the later Mesolithic. The Mesolithic ranged from c.7000-4000BC. Artefacts of hunter/gatherers are sometimes found in middens, rubbish pits around hearths where people would have rested and cooked over large open fires. Once cliffs erode, midden remains become exposed as blackened areas containing charred stones, bones, and shells.

4.2 Neolithic (New Stone Age):

This period saw the first farming communities in Ireland. Weapons and tools were made from stone such as flint or chert. The Neolithic ranged from c.4000-2400BC. County Tipperary is well represented by megalithic tombs including passage tombs most notable amongst these is the National Monument Shrough Passage Tomb, which is located atop Slievenamuck. Also of note are the court tombs, a fine example is the Shanballyedmond court-tomb.

4.3 Bronze Age:

The period when metal working was first introduced to Ireland. People began to use bronze to make weapons and tools. Gold working also appeared during this time, with objects such as gold torcs being produced. The Bronze Age ranged from c.2400-500BC. Megalithic tomb building continued into the Bronze Age when metal began to be worked for tools alongside the stone tools. The design of the tombs changed to more being of the wedge tomb type and cist burials. Archaeological remains from this period include stone alignments, stone circles and *fulachta fiadh*, which are considered to be early cooking sites. Notable amongst the monuments from this period Longstone Rath, standing stone & prehistoric earthworks and Timoney Hills standing stones.

4.4 Iron Age:

The Iron Age ranged in date from c.400BC-400AD. It is the period in which iron is first produced and used to make tools and weapons. This is thought to have coincided with the arrival of Celtic speaking peoples and the introduction of the ancestor of Irish. Towards the end of this period, the Roman Empire was at its height in Britain, but it is not thought that the Roman Empire extended

into Ireland to any large degree. Remains from this period, which lasted until the Early Christian period began about 325AD (with the arrival of St. Patrick into Ireland, as a slave) include crannógs (lake dwellings), promontory forts, ringforts and souterrains of which there are numerous examples across the county. The Iron Age was a time of tribal warfare with kingships, each fighting neighbouring kings, vying for control of territories, and taking slaves. Territories were marked by tall stone markers, Ogham stones, using the first written down words using the Ogham alphabet.

In the late Bronze Age and early Iron Age distinctive settlement sites known as Hillforts arose. These are large defensive enclosures situated on elevated or hilltop locations. Cashels and Raths are a feature of the Early Historic or Early Christian period in Ireland. These are circular enclosures consisting usually of an earthen bank and ditch in the case of Raths or stone walling in Cashels. There is a gap in the enclosure for access and egress and there is often a causeway to facilitate this. These sites are often associated with souterrains, stone lined underground passages which probably acted as storage areas and, when the need arose, places of refuge.

4.5 Early Christian or Early Medieval:

Christianity came to Ireland around the start of the 5th century AD. It brought many changes including the introduction of writing and recording events. The tribal '*tuatha*' and the new religious settlements existed side by side. Sometimes it suited the chieftains to become part of the early Churches, other times they remained as separate entities. From the middle of the 6th century hundreds of small monastic settlements were established around the county. By the year AD 800 the Vikings or Norse were targeting Ireland's coast for resources including raiding monasteries for valuables and taking slaves. They eventually began to settle in coastal sites and these eventually developed into towns.

4.6 Later Historic Period:

The Medieval period includes the arrival of the Anglo Normans in the 12th century. The Late Medieval Period may be seen as running up to the 17th century. From 1169 AD when one of the warring kings (Dermot MacMurrough) in the east of Ireland appealed to the King of England for help in his fight with a neighbouring king, the response of which was the arrival of the Anglo-Norman colonisation of Ireland. Norman control meant the eclipse of many Gaelic lords and chieftains, chiefly the O'Connor's of Connacht. Following the collapse of the lordship in the 1330s, all these families became estranged from the Anglo-Irish administration based in Dublin and assimilated with the Gaelic-Irish, adopting their language, religion, dress, laws, customs, and culture and marrying into Irish families. The Anglo Normans encouraged and established many religious orders from continental Europe to settle in Ireland. Mendicant orders—Augustinians,

Carmelites, Dominicans, and Franciscans began new settlements across Ireland and built large churches, many under the patronage of prominent Gaelic families. Monasteries of note in County Tipperary include Athassel Priory, the Rock of Cashel and Hore Abbey, Kilcooley Abbey, Athassel Abbey, Lorrha Priory and Lorrha Friary.

During the 15th and 16th centuries, despite regular conflicts between them as England changed between religious beliefs, the Irish usually regarded the King of England as their King. When Queen Elizabeth 1 came to the throne in the mid-16th century, the English people, as was customary at that time, followed the religious practices of the reigning Monarch and became Protestant. Many Irish people had close relationships with the English monarchy and the English kings and queens were welcome visitors to Irish shores. The Irish however, generally held onto their Catholic religious practices and beliefs. The early plantations of settlers in Ireland began during the reign of Queen Mary in the mid-16th century and continued throughout the long reign of Queen Elizabeth I until 1603. The Battle of Kinsale in 1603 and the Flight of the Earls in 1606 ended the old Gaelic way of life and new period of British rule. Medieval castles of note in County Tipperary include Lackeen Castle, Golden Castle, Nenagh Castle, Roscrea Castle and Cahir Castle.

4.7 Nenagh Town:

The Anglo-Normans obtained charters in the thirteenth century for the towns of Nenagh, Roscrea, Thurles and Templemore and established markets. Nenagh "Aonach", the Irish word from which the town derives its name, means "fair", and refers to the circumstances around which the town was founded. It was in and around this area that an ancient fair, known as aonach urmhumhan (Ormond) would have taken place. Nenagh is the administrative capital of North Tipperary, and straddles the border of Lower and Upper Ormond baronies.

The remains of Danish fortifications are numerous in North Tipperary, and it is very likely that the town owes its origins in some measure to an early Danish community. The Annals of the Four Masters state that the settlement was burned in 994 by Maolsechlainn, and again in 1056, by Diarmaid. Nenagh first became established as a walled, Norman town in the 13th Century, when Theobald FitzWalter, the founder of the Butler dynasty in Ireland, built a castle in the Nenagh area. The Butlers made the town their principle seat in their palatinate, but it was later moved, in the 14th Century, to Kilkenny. Theobald established the Augustinian priory at Tyone, while the Franciscan friary in the town also dates from that period. In 1548 Nenagh, along with its friary, was destroyed by fire by O'Carroll, the chief of one of the principle Irish clans of the area.

Most of the large towns in the county played a part in the Confederate War of the 1640s, and Nenagh was as involved as any other. In 1648 Owen Roe O'Neill, on his march south, took Nenagh

Castle. Lord Inchiquin re-took it that same year and when Cromwell arrived in Ireland Nenagh was being held by Sir George Hamilton. In October 1650 Cromwell's son, Ireton, arrived at and demanded the surrender of the town. Hamilton initially refused, but when field artillery was put in place in front of the town's walls he wisely yielded. During the Jacobite War, 40 years later, Nenagh sustained three separate attacks. In August 1691, Williamite General Ginkel, on his way to the final confrontation of the War at Limerick, stayed at Nenagh for four days "for want of bread and other necessities". He then carried on to Limerick, via Silvermines and Newport, where the Treaty was later signed.

In July 1856 the town witnessed an extraordinary mutiny that was to become known locally as "The Battle of the Breeches". Following the end of the Crimean War the North Tipperary Militia (which was based in Nenagh) was disbanded without receiving payment of a bounty promised to them. To further inflame matters the soldiers were also ordered to give up their uniforms, an order one man flatly refused to obey. He was deposited in the guardhouse, where his colleagues later tried to free him, along with the other prisoners in the gaol. The resulting revolt saw 2,000 soldiers posted to the town, and two of the militia, one a pensioner, were killed. Nine men were subsequently deported for their involvement in the mutiny.

(source: https://www.askaboutireland.ie/)

5 DESKTOP DATA

5.1 World Heritage Sites

Although not formally recognised in Irish legislation, impacts on World Heritage Sites will nonetheless be a material consideration for developments in their wider vicinity.

There are no World Heritage Sites or potential World Heritage Site contained in the Tentative List of Candidate Sites within the vicinity of the subject site.

5.2 National Monuments in State Care, Guardianship or under Protection Order

On a national level, the highest degree of protection granted to archaeological monuments are those afforded National Monument status, which are protected under the National Monuments Act of 1930 and its various amendments. These are the pre-eminent archaeological sites in Ireland and fall into several categories including:

- Sites that are in the ownership or guardianship of the state.

- Monuments that are the subject of Preservation Orders.
- Monuments in the ownership of a local authority; and
- Walled towns.

Generally National Monuments in state care are numbered amongst the best preserved and most impressive monuments in the country.

There are National Monuments in the form of Nenagh Castle (National Monument No. 513) which subject to preservation orders within the vicinity of the proposed works. Also within the vicinity of the site is a walled town recorded monument RMP TN020-037006- Town Defences.

5.3 Previous Archaeological Work

A search of the database www.excavations.ie produced the following results in the vicinity of the subject area:

1992:170. NENAGH: 45 Pearse St, Tipperary

Author: Brian Hodkinson

Site type: Town

License number: N/A

1996:373. THE FRIARY, Abbey Street, Nenagh, Tipperary

Author: Sylvia Desmond

Site type: Historic town

License number: 96E0341

1996:374. CHURCH VIEW, Nenagh, Tipperary

Author: Brian Hodkinson, Cragg, Birdhill, Co. Tipperary.

Site type: No archaeology found

License number: 96E0312

1996:375. NENAGH CASTLE, Nenagh, Tipperary

Author: Brian Hodkinson, Cragg, Birdhill, Co. Tipperary

Site type: Castle - Anglo-Norman masonry castle

License number: 96E0228

1996:376. NENAGH: Pearse Street/Abbey Street, Tipperary

Author: Dominic Delany

Site type: Excavation - miscellaneous

License number: 96E0017

1997:548. NENAGH: Abbey Lane, Tipperary

Author: Brian Hodkinson

Site type: No archaeology found

License number: 97E0044

1997:549. NENAGH: The Friary, Abbey Street, Tipperary

Author: Sylvia Desmond

Site type: Religious house - Franciscan friars and Graveyard

License number: 96E0341ext.

1997:550. NENAGH: Ball Alley Lane, Tipperary

Author: Brian Hodkinson

Site type: No archaeology found

License number: 97E0422

1997:551. NENAGH: 16–17 Connolly Street, Tipperary

Author: Brian Hodkinson, Cragg, Birdhill, Co. Tipperary.

Site type: No archaeology found

License number: 97E0239

1997:552. NENAGH: 19 Lower Sarsfield Street, Tipperary

Author: Brian Hodkinson

Site type: No archaeology found

License number: 97E0229

1997:553. NENAGH CASTLE, Nenagh, Tipperary

Author: Brian Hodkinson

Site type: Castle - Anglo-Norman masonry castle

License number: 96E0228

1998:618. NENAGH BYPASS ROAD SCHEME, Tipperary

Author: Richard N. O'Brien

Site type: Excavation - miscellaneous

License number: 98E0471-98E0477, 98E0540, 97E0320 ext.

1998:619. NENAGH: 54 Pearse Street, Tipperary

Author: Anne Connolly, Archaeological Services Unit Ltd.

Site type: No archaeology found

License number: 98E0535

2000:0944. SITE O, NENAGH BYPASS N52 LINK ROAD, GRALLAGH, Tipperary

Author: Donald Murphy, Archaeological Consultancy Services Ltd, 15 Trinity Street, Drogheda, Co. Louth.

Site type: No archaeological significance

License number: 00E0219

2000:0945. SITE P, NENAGH BYPASS N52 LINK ROAD, GRALLAGH, Tipperary

Author: Donald Murphy, Archaeological Consultancy Services Ltd, 15 Trinity Street, Drogheda, Co. Louth.

Site type: No archaeological significance

License number: 00E0220

2000:0952. NENAGH BYPASS N52 LINK ROAD, Tipperary

Author: Donald Murphy, Archaeological Consultancy Services Ltd, 15 Trinity Street, Drogheda, Co. Louth.

Site type: Monitoring

License number: N/A

2000:0953. BROOKLANDS, NENAGH NORTH, NENAGH, Tipperary

Author: Ken Hanley, 44 Eaton Heights, Cobh, Co. Cork.

Site type: Unknown

License number: 00E0567

2000:0954. NENAGH NORTH, Tipperary

Author: Marcus Casey, Swan House, Flood Street, Galway.

Site type: No archaeological significance

License number: 00E0572

2000:0955. THOMAS MCDONAGH STREET, NENAGH SOUTH, NENAGH, Tipperary

Author: Kenneth Wiggins, 17 Vartry Close, Raheen, Co. Limerick.

Site type: Urban

License number: 00E0360

2001:1227. St Conlan's Road, Nenagh, Tipperary

Author: Tracy Collins, Aegis Archaeology Ltd, 16 Avondale Court, Corbally, Limerick.

Site type: Human remains

License number: 01E0082

2001:1228. 95 Silver Street, Nenagh, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: Historic town

License number: 01E0890

2002:1747. Nenagh, Tipperary

Author: Niall Gregory, ADS Ltd, Windsor House, 11 Fairview Strand, Fairview, Dublin 3.

Site type: Monitoring

License number: 02E1048

2002:1748. John's Lane, Nenagh, Tipperary

Author: Avril Hayes, Aegis Archaeology Ltd, 16 Avondale Court, Corbally, Limerick.

Site type: No archaeological significance

License number: 02E0810

2002:1749. Keating's Place, Nenagh, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: No archaeological significance

License number: 02E1428

2002:1750. Martyrs' Road, Nenagh, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: No archaeological significance

License number: 02E0006

2002:1751. St Conlan's Road, Nenagh, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: Human remains

License number: 00E0901

2002:1752. 15–18 Sarsfield Street/Mitchel Street, Nenagh, Tipperary

Author: Avril Hayes, Aegis Archaeology Ltd, 16 Avondale Court, Corbally, Limerick.

Site type: No archaeological significance

License number: 02E1706

2002:1753. 52–55 Silver Street, Nenagh, Tipperary

Author: Avril Hayes, Aegis Archaeology Ltd, 16 Avondale Court, Corbally, Limerick.

Site type: No archaeological significance

License number: 02E0488

2003:1790. Nenagh, Tipperary

Author: Niall Gregory, Archaeological Development Services Ltd, Windsor House, 11 Fairview Strand, Fairview, Dublin 3.

Site type: Monitoring

License number: 02E1048

2003:1791. Abbey Street, Nenagh, Tipperary

Author: Linda Clarke, Archaeological Consultancy Services Ltd, Unit 21, Boyne Business Park, Greenhills, Drogheda, Co. Louth.

Site type: 19th-century Roman Catholic chapel

License number: 03E1348

2003:1792. Glebe Place, Nenagh, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: No archaeological significance

License number: 99E0134

2003:1793. Tipperary NR Civic Offices, Limerick Road, Nenagh, Tipperary

Author: Robert O'Hara

Site type: Monitoring

License number: 03E0416

2003:1794. Tipperary NR Civic Offices, Limerick Road, Nenagh, Tipperary

Author: Robert O'Hara

Site type: Bronze Age cremation pits

License number: 03E1295

2003:1795. 9 Pearse Street, Nenagh, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: No archaeological significance

License number: 03E1418

2003:1797. 52a Silver Street, Nenagh, Tipperary

Author: Avril Hayes, Aegis Archaeology Ltd, 16 Avondale Court, Corbally, Limerick.

Site type: No archaeological significance

License number: 03E0279

2004:1619. BACHELOR'S WALK, NENAGH, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: Urban

License number: 04E0616

2004:1620. KICKHAM STREET, NENAGH, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: No archaeological significance

License number: 04E1322

2004:1621. PEARSE STREET, NENAGH, Tipperary

Author: Linda Clarke, Archaeological Consultancy Services Ltd, Unit 21, Boyne Business Park, Greenhills, Drogheda, Co. Louth.

Site type: No archaeological significance

License number: 04E1568

2005:1447. 24 KENYON STREET, NENAGH, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: Urban

License number: 05E0684

2005:1448. MARTYRS' ROAD, NENAGH, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: No archaeological significance

License number: 05E0113

2005:1449. NENAGH CASTLE, NENAGH, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: Castle

License number: 96E0228

2005:1450. 64 ORMOND STREET, NENAGH, Tipperary

Author: Kate Taylor, TVAS (Ireland) Ltd, Ahish, Ballinruan, Crusheen, Co. Clare.

Site type: No archaeological significance

License number: 05E0317

2005:1451. 19A PEARSE STREET, NENAGH, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: No archaeological significance

License number: 05E0961

2005:1452. 31 PEARSE STREET, NENAGH, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: No archaeological significance

License number: 05E0700

2005:1453. SILVER STREET, NENAGH, Tipperary

Author: Kate Taylor, TVAS (Ireland) Ltd, Ahish, Ballinruan, Crusheen, Co. Clare.

Site type: Urban post-medieval

License number: 05E1410

2006:1798. Kilmastulla River (Killalane and Ballinteenoe) and Nenagh River (Lissatunny and Tyone), Tipperary

Author: Rex Bangerter, The Archaeological Diving Co. Ltd, Brehon House, Castlecomer, Co. Kilkenny.

Site type: Riverine

License number: A026/211, A026/327

2006:1799. N7 Nenagh to Limerick Dual Carriageway (Contract 1), Tipperary

Author: Avril Hayes, Aegis Archaeology Ltd, 32 Nicholas Street, King's Island, Limerick.

Site type: Testing – various

License number: A026/158

2006:1901. Nenagh North, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: No archaeological significance

License number: 04E0640

2006:1902. John Street Car Park, Nenagh, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: Urban, post-medieval

License number: 06E0018

2006:1903. Nenagh Castle, Nenagh, Tipperary

Author: Brenda O'Meara, Margaret Gowen & Co. Ltd, 27 Merrion Square, Dublin 2.

Site type: Castle

License number: CO75; E2852

2006:1904. 18–19 Sarsfield Street, Nenagh, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: No archaeological significance

License number: 06E0158

2006:1905. 11–13 Silver Street, Nenagh, Tipperary

Author: Brian Hodkinson, Annaholty, Birdhill, Co. Tipperary.

Site type: Urban

License number: 05E1389

2007:1706. Nenagh Castle, Nenagh, Tipperary

Author: Miriam Carroll, Tobar Archaeological Services, Saleen, Midleton, Cork.

Site type: Urban, medieval

License number: C075, C043; E3285

2007:1707. Tyone, Nenagh, Tipperary

Author: Tamás Péterváry, Dominic Delany & Associates, Unit 3, Howley Court, Oranmore, Co. Galway.

Site type: Monastic site

License number: C121; E3452

2008:1152. Nenagh, Tipperary

Author: Tamás Petérváry, Dominic Delany & Associates, Unit 3, Howley Court, Oranmore, Co. Galway

Site type: Urban

License number: 07E0851

2008:1153. Nenagh Town Hall, Nenagh, Tipperary

Author: Linda G. Lynch, Aegis Archaeology Ltd, 32 Nicholas Street, Kings Island, Limerick.

Site type: No archaeological significance

License number: 08E0432

2008:1154. O'Rahilly Street, Nenagh, Tipperary

Author: Linda G. Lynch, Aegis Archaeology Ltd, 32 Nicholas Street, Kings Island, Limerick.

Site type: No archaeological significance

License number: C276; W0032

2009:766. KENYON STREET/STAFFORD STREET, NENAGH, Tipperary

Author: David Sweetman, Roestown, Drumree, Co. Meath.

Site type: No archaeological significance

License number: 09E0334

2010:626. Nenagh Town Hall, Nenagh, Tipperary

Author: Lee Scotland, AEGIS Archaeology Limited, 32 Nicholas St, King's Island, Limerick.

Site type: No archaeological significance

License number: 08E0432 ext.

2010:627. Stafford Street, Nenagh, Tipperary

Author: Jean O'Dowd, The Archaeology Company Ltd, No. 9 Riveroaks, Riverstown, Birr, Co. Offaly.

Site type: No archaeological significance

License number: 10E0093

2011:574. NENAGH CASTLE, NENAGH, Tipperary

Author: Frank Coyne

Site type: Post-medieval wall

License number: C75 ext.; E4410

2011:575. WESTERN REGIONAL HOSPITAL, NENAGH, Tipperary

Author: Liam McKinstry

Site type: Cemetery/burials

License number: 11E0462

2011:576. O'RAHILLY STREET CAR PARK/NENAGH CASTLE, NENAGH, Tipperary

Author: Frank Coyne

Site type: No archaeological significance

License number: C467; E4326

2012:564. Nenagh Castle, Tipperary

Author: Frank Coyne

Site type: Medieval foundation

License number: C75 ext.; E3285

2012:565. Nenagh Castle, Nenagh, Tipperary

Author: Dave Pollock

Site type: Castle

License number: E4416

2012:566. Mid-Western Regional Hospital, Nenagh, Tipperary

Author: Liam McKinstry

Site type: Famine burial

License number: 11E0462

2012:567. O'Rahilly Street Car Park/Nenagh Castle, Nenagh, Tipperary

Author: Frank Coyne

Site type: No archaeological significance

License number: C467; E4326

2012:568. Tyone, Nenagh, Tipperary

Author: Mary Henry

Site type: No archaeological significance

License number: 12E435

2012:572. Tyone and Nenagh North, Tipperary

Author: Lee Scotland

Site type: No archaeological significance

License number: 12E276

2013:156. Tyone, Nenagh, Tipperary

Author: Mary Henry

Site type: Monitoring

License number: 12E435 ext.

2013:228. LIT Thurles Campus, Nenagh Road, Thurles, Tipperary

Author: Tim Coughlan

Site type: No archaeology found

License number: 13E0231

2015:042. Limerick to Nenagh Gas pipeline, Tipperary

Author: Tim Coughlan

Site type: No archaeology found

License number: 14E0463

2015:193. Nenagh South and Nenagh North, Tipperary

Author: Mary Henry

Site type: Urban features, possible 13–19th century

License number: C000697

2015:279. Martyrs Road, Nenagh, Tipperary

Author: David Sweetman

Site type: No archaeology found

License number: 15E0414

2016:333. Nenagh Town, Tipperary

Author: Mary Henry

Site type: Urban

License number: 16E0091; E004606

2020:209. Nenagh Hospital, Tyone, Nenagh, Tipperary

Author: Niall Gregory

Site type: No Archaeological Significance

License number: 20E0570

2021:058. Tyone, Nenagh, Tipperary

Author: Elaine Lynch

Site type: No archaeology found

License number: 21E0264

2022:653. Tyone Road, Nenagh, Tipperary

Author: Elaine Lynch

Site type: No archaeology found

License number: 21E0264 ext.

NMI Burial Excavation Records

Nenagh North, Nenagh, Co. Tipperary, Tipperary

Author:

Site type: Graves of indeterminate date

License number: N/A

5.4 National Inventory of Architectural Heritage

A review of the National Inventory of Architectural Heritage produced the following results for the subject area centred on Nenagh town:

Reg. No	Name	Townland
22305001	Saint Mary's Convent of Mercy	NENAGH NORTH
22305002	Scoil Naisiunta Clochair Mhuire Naomhtha	NENAGH NORTH
22305003	Prison/jail	NENAGH NORTH
22305005	Prison/jail	NENAGH NORTH
22305006	Gates/railings/walls	NENAGH NORTH
22305007	Nenagh Courthouse	NENAGH NORTH
22305008	Catholic Church of Saint Mary of the Rosary	NENAGH NORTH
22305009	Saint Mary's Church (Nenagh)	NENAGH NORTH
22305010	Nenagh Town Hall	NENAGH NORTH
22305011	Church/chapel	NENAGH NORTH
22305012	Monument	NENAGH NORTH

22305039	James Healy	NENAGH NORTH
22305047	The Lecture Hall	NENAGH NORTH
22305048	Dun Mhuire	NENAGH NORTH
22305049	House	NENAGH NORTH
22305050	House	NENAGH NORTH
22305057	Cinema	NENAGH NORTH
22305058	Nenagh Garda Siochana Station	NENAGH NORTH
22305060	House	NENAGH NORTH
22305062	House	NENAGH NORTH
22305064	House	NENAGH NORTH
22305112	Laundry	NENAGH NORTH
22305114	Prison/jail	NENAGH NORTH

Rialto, Banba Square, NENAGH NORTH, Nenagh, TIPPERARY NORTH

Reg No: 22305057

Rating: Regional

Categories of Special Interest: Architectural, Social, Technical

Previous Name: Rialto

Original Use: Cinema

In Use As: Shop/retail outlet

Date: 1945 - 1950

Coordinates: 186574, 179251

Description: Corner-sited multiple-bay two and three-storey former cinema, opened 1946. Closed, 1976, and now in use as retail outlet. Comprising rendered stepped gable with projector box to front elevation, glazed central bay with canopy over entrance and with foyers to ground and first floors, flanked by glazed curved bay to southeast and with blank squared-bay to northwest. Flat roofs to entrance block and pitched corrugated iron to auditorium. Rendered walls, with render buttresses to northwest elevation. Square-headed window openings with fixed timber and metal frames and concrete sills. Pairs of glazed doors with concrete step.

Appraisal: This former cinema designed by William (Bill) O'Dwyer is a typical example of mid-twentieth-century architecture in Ireland. Its simple yet decorative style, and elements such as the

canopy, curved bay and stepped gable, combine with its corner-sited position on the town square to make it an interesting contribution to the streetscape. It is also a reminder of the importance of cinema to the town and district, from the mid-twentieth century to the present day.

5.5 The Tipperary County Development Plan 2022–2028

The Tipperary County Development Plan 2022-2028 and Draft Nenagh Local Area Plan 2024-2030 a was reviewed to obtain a comprehensive understanding of the cultural heritage of the area. The development plans contain lists of cultural heritage sites including national monuments, recorded monuments, architectural conservation areas, protected structures, and protected views as well as baseline assessments of the landscape character of the county.

The plans also outline the county's heritage policies and objectives that aim to protect and promote the archaeological, architectural, and cultural heritage of the region. This evaluation was carried out with due regard to these policies and other relevant information contained within the plans. The relevant policies and objectives for Archaeological, Architectural and Cultural Heritage management for the Nenagh area were reviewed. The area in which the development is proposed is designated as town centre.

5.6 Record of Protected Structures

The Draft Nenagh Local Area Plan 2024-2030 and earlier local area plans were consulted for the Record of Protected Structures (RPS) for the environs of the proposed development area and contained the following entries:

RPS 3. Banba Square. Corner-sited multiple-bay two-and three-storey former cinema, built c. 1946, now in use as retail outlet. Comprising rendered stepped gable with projector box to front elevation, glazed central bay with canopy over entrance and with foyers to ground and first floors, flanked by glazed curved bay to south-east and with blank squared-bay to north-west. Flat roofs to entrance block and pitched corrugated-iron to auditorium. Rendered walls having render buttresses to north-west elevation. Square-headed openings with fixed timber and metal windows and concrete sills. Pairs of glazed doors with concrete step.

RPS 4. O'Rahilly Street. Public 13th century ruins of a Norman Castle. The keep, part of the gatehouse, one of its flanking towers, and part of another small tower are extant. It is being restored to include a visitor's centre in the future.

RPS 5. Banba Square. Detached courthouse, built 1841-4, with three-bay double-height centre block with sandstone giant order pedimented tetra-style Ionic portico on a stepped base and flanked by two-storey wings with engaged giant order pilasters and having entablature to front and to three-bay side elevations. Three-bay two-storey block of c. 1950 projects from rear (now replaced). M-profile hipped roof to main block, pitched to rear, with slate and artificial slate roofs with ashlar limestone chimneystacks. Ashlar limestone walls with carved surrounds to openings. Wings have round-headed windows to first floor, tripled to side walls and square-headed to ground, with timber sash windows, twelve-over-twelve pane to first floor of wings and to courtroom and eight-over-four pane to ground floor.

RPS 6. Banba Square. Freestanding monument, comprising carved limestone base and granite pedestal with marble plaques on all four sides, erected c. 1930, surmounted by life-sized figure of Christ, c. 1955. Monument commemorates 1916 Rising, War of Independence of 1921-23 and Long Kesh Hunger Strikes of 1981, and is surrounded by railings with limestone plinth.

RPS 11. Emmet Place. End-of-terrace two-bay two-storey former house, built c. 1880, now in use as shop. Pitched slate roof with cast-iron rainwater goods. Rendered walls having render quoins and with render floral garlands below eaves. Square-headed openings with replacement uPVC windows, stone sills and render surrounds. Shop front comprising of timber plinth, pilasters, brackets and fascia, recessed timber half-glazed door with mosaic pattern in front and plate glass and timber windows.

RPS 27. Banba Square. Detached T-plan former Presbyterian church, built 1906, with three-bay side elevations, twobay return and having modern porch to north-west elevation. Now in use as council offices. Pitched artificial slate roofs with terracotta ridge crestings and finial and cast-iron rainwater goods. Rendered walls with buttresses and render plaque. Pointed-arched openings with timber sash windows, one-over-one pane to gable and two-over-two to side elevations, having hood moulding to tripartite west window and stained glass to window in return. Limestone boundary walls with decorative steel railings and gates to site.

RPS 28. Banba Square. Garda Station. Detached five-bay two-storey former bank with advanced central bay, built 1864. Hipped slate roof having carved limestone eaves brackets, carved eaves course and slightlyprojecting ashlar chimneystacks with carved gable-like detail to base of stacks and moulded detail at eaves level. Snecked ashlar limestone walls to front and south-east elevations, rendered to rear. Moulded string courses at sill levels and moulded continuous imposts

to ground floor openings. Front elevation has segmental-arched openings to first floor and round-headed with moulded archivolts to ground. Cast-iron railings on ashlar plinth to front.

RPS 37. O' Rahilly Street. Detached U-plan two-storey convent, built 1913, with eleven-bay front elevation with entrance breakfront and advanced terminating bays with two-storey returns to rear, one of latter with canted bay window to gable end. Cruciform-plan chapel to north end and recent single-bay extension to south. Pitched artificial slate roofs with rendered chimneystacks, cast-iron rainwater goods and cross finials. Roughcast rendered walls with render pilasters and platbands and with niches to front gables. Entrance bay has open-topped pediment with statue, other gables have open-bed pediments with dentils and supported on channelled pilasters. Segmental-arched openings to first floor and round-headed and Venetian-style windows to ground, all with replacement uPVC windows and stone sills. Chapel has rendered buttresses, round-headed window openings with stained glass, and timber doors.

RPS. 38. O' Rahilly Street. Detached thirteen-bay three-storey former gaol block, built c. 1839-1842, now used as council store. Hipped slate roof with rendered cast-iron rainwater goods and rendered chimneystack. Coursed snecked limestone walls. Rear elevation has intermittent windows to upper floors, no windows in ground floor, and south gable has some blind windows. Barred square-headed openings with limestone sills and dressed limestone surrounds. Round-headed doorways in front elevation with lintels and fanlights. Square-headed door openings with iron sheet and timber matchboard doors, two with barred fanlights above.

RPS. 39. O'Rahilly Street. Detached octagonal-plan three-storey over basement former prison governor's house, built c. 1839-42. Comprising single-bay entrance elevation and two-bay elevations to other faces. Slate roof with modillions, cut limestone chimneystacks, cast-iron rainwater goods and limestone cupola with domed copper roof with weather vane. Coursed ashlar limestone walls. Barred round-headed window openings to ground floor, square-headed elsewhere, with six-and-six pane timber casement windows to top floor and timber sash elsewhere, eight-over-eight pane to entrance face and six-over-six pane elsewhere, all with limestone sills. Windows of entrance elevation in round-headed recess and have raised limestone surrounds, first floor opening being pedimented. Timber panelled double doors with fixed sidelights, flanked by cut limestone pilasters, fascia and cornice, with flight of steps. Timber matchboard door to east face with fanlight and flight of steps.

RPS 40. O'Rahilly Street. Detached twelve-bay single-storey former gaol block, built c. 1839-1842, now disused. Pitched artificial slate roof with cast-iron rainwater goods. Coursed snecked

limestone walls with cast-iron tie plates. Square-headed openings to north-east elevation, south-west is blank but for one doorway and south-east gable has recent large doorway. Openings have iron bars and dressed stone surrounds, some with sills. Square-headed door openings, some now blocked, with projecting ashlar lintels and fanlights having iron bars above.

RPS 41. O'Rahilly Street. Detached gatehouse, c. 1840, built in triumphal arch style. Comprising pedimented entranceway with ashlar limestone upper walling and stringcourse and channelled rock-faced lower walling, with round-arched recess containing segmental-arched carriage arch with Diocletian window over, and with high cornice with panels and parapet. West elevation comprises three-bay two-storey building flanked by recessed two-bay two-storey wings and flanked in turn by recessed walls with square-headed doorways. Round-headed windows to first floor, square-headed to ground, with barred timber sash windows, eight-over-eight to first floor and two-over-two to ground, with stone sills and dressed block-and-start stone surrounds.

RPS 42. O'Rahilly Street. Detached U-plan two-storey primary school, built c. 1911, comprising seven-bay front and rear blocks, with gabled entrance breakfront to front block, and having nine-bay centre block with later flat-roofed block projecting from centre. Pitched artificial slate roofs with castiron rainwater goods. Roughcast rendered walls with render plinth, quoins, platbands, castiron wall vents and limestone plaques. Statue niche to entrance bay with limestone blockand-start surround having hood moulding and with cross finial over. Square-headed window openings, some paired, with limestone sills and replacement uPVC windows. Cast-iron railings to front boundary with cast-iron gate having lettering to cast-iron arch.

RPS 43. Banba Square. Detached gable-fronted two-storey town hall, built 1860-1885, with three-bay front elevation, six-bay side elevations and having later extensions to south-east and north. Hipped artificial slate roof with rendered chimneystacks. Snecked cut limestone walls to west elevation and lined-and-ruled render to front elevation, with ashlar quoins, plinth and sill courses. Round- and segmental-headed openings to front elevation and ashlar block-andstart surrounds to west elevation, with replacement timber windows. First floor windows in side elevations are larger than ground floor windows.

RPS 44. O'Rahilly Street. Detached seven-bay two-storey former prison laundry, built c. 1839-1842, with lean-to addition to south gable. Hipped slate roof with cut limestone chimneystack and cast-iron rainwater goods. Coursed snecked limestone walls having square-headed openings with dressed limestone block-and-start surrounds. Six-over-six pane and one-over-one pane timber sash

windows to gables and to ground floor of front and rear walls, with louvered openings to first, with cut limestone sills. Timber matchboard door with overlight.

RPS 45. O'Rahilly Street. Detached three-bay two-storey former prison building, built c. 1839-1842, with two-storey return, now in use as part of school. Hipped slate roof with cut limestone chimneystack. Roughcast rendered walls with render plinth. Two-over-two pane timber sash windows with stone sills and timber matchboard door with overlight.

RPS 46. O'Rahilly Street. Detached three-bay two-storey former prison building with six-bay front ground floor, built c. 1839-1842, now in use as outbuilding with greenhouse extension to rear elevation, and sited in garden to convent. Hipped slate roof with cut limestone chimneystack. Coursed snecked limestone walls. Timber sash windows, six-over-six pane to ground floor and part of first and three-over-three pane mainly to first floor, with stone sills. Timber matchboard door.

5.7 Architectural Conservation Areas (ACA)

The Planning and Development Act 2000, as amended, provides that all Development Plans must now include objectives for preserving the character of Architectural Conservation Areas (ACAs). An ACA is a place, area, group of structures or townscape of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest, or which contribute to the appreciation of protected structures. In these areas, the protection of the architectural heritage is best achieved by controlling and guiding change on a wider scale than the individual structure, to retain the overall architectural or historic character of an area.

Tipperary County Council, through a survey and analysis of the historic environment of the town, has identified a distinct area of special interest, which has been designated as an Architectural Conservation Area. These areas include Summerhill, Pearse Street, Kenyon Street, and Kickham Street/Banba Square.

The town centre of Nenagh is of outstanding heritage interest and is significant in many respects. Its history, culture and architecture, together with a number of other significances, contribute to its special interest. What is important, from a planning perspective, is the need to consider both the general townscape and individual structures in the historic core. Together the overall townscape /streetscape of the centre and individual heritage assets for example the castle ruins, the former Cell Block, Governor's House and Gatehouse of the former County Gaol, former Military Barracks, the Franciscan Friary and the Tower of the Old Church of Ireland amongst others contribute to its special interest. There are several excellent traditional shop-fronts, sliding sash windows, fanlights

above doors, 18th century dwellings. The groupings of individual buildings, along all the central streets, intersecting streets and their interrelationship form an inseparable part of the historic sense of place - 'townscape value'.

5.8 Designed Landscapes/Demesnes, Historic Gardens & Country Estates

The Architectural Section of the DHLGH is in the process of a multi-phase study looking at Designed Landscapes and Historic Gardens that appear as shaded areas on the First Edition Ordnance Survey Maps, circa. 1830. 'The objective of this survey is to begin a process of understanding of the extent of Ireland's historic gardens and designed landscape. Sites were identified using the 1st edition Ordnance Survey maps. These were compared with current aerial photography to assess the level of survival and change.'

There are no demesne/designed landscapes in proximity to the proposed development area at Rialto Cinema or in the surrounding area.

5.9 Record of Monuments and Places

County Tipperary has a wealth of monuments ranging from 6000-year-old burial sites to 17th century fortifications. There are currently 8578 Archaeological monuments on record for County Tipperary. The following sites are listed on the Record of Monuments and Places in a 1km vicinity of the subject site.

SMR No.	Class	Townland	ITM Easting	ITM Northing
TN020-037----	Historic town	NENAGH NORTH, NENAGH SOUTH	586563	679123
TN020-037001-	Castle - Anglo-Norman masonry castle	NENAGH NORTH	586660	679364
TN020-037002-	Religious house - Franciscan friars	NENAGH NORTH	586756	679132
TN020-037003-	Memorial stone	NENAGH NORTH	586690	679443
TN020-037004-	Prison	NENAGH NORTH	586618	679162
TN020-037005-	Market-house	NENAGH NORTH	586586	679123

TN020-037006-	Town defences	NENAGH SOUTH, NENAGH NORTH	586560	679102
TN020-037007-	Church	NENAGH NORTH	586734	678933
TN020-037008-	Graveyard	NENAGH NORTH	586780	678936
TN020-037009-	Cross-slab (present location)	NENAGH NORTH	586485	679440
TN020-037010-	Cross-slab (present location)	NENAGH NORTH	586485	679440
TN020-037011-	Cross-slab (present location)	NENAGH NORTH	586485	679440
TN020-037012-	Cross-slab (present location)	NENAGH NORTH	586485	679440
TN020-037013-	Tomb - effigial	NENAGH NORTH	586749	679129
TN020-037014-	Graveslab	NENAGH NORTH	586763	679130
TN020-037015-	Graveslab	NENAGH NORTH	586769	679138
TN020-037017-	Graveslab	NENAGH NORTH	586768	679124
TN020-099----	Barrow - ring-barrow	KNOCKANPIERCE	586406	678693
TN020-099001-	Barrow - ring-barrow	KNOCKANPIERCE	586414	678675
TN020-099002-	Barrow - ring-barrow	KNOCKANPIERCE	586359	678668
TN020-099003-	Barrow - ring-barrow	KNOCKANPIERCE	586360	678643
TN020-099004-	Barrow - ring-barrow	KNOCKANPIERCE	586340	678655
TN020-099005-	Barrow - ring-barrow	KNOCKANPIERCE	586328	678633
TN020-	Barrow - ring-barrow	KNOCKANPIERCE	586287	678566

099006-				
TN020-099007-	Barrow - ring-barrow	KNOCKANPIERCE	586291	678554
TN020-099008-	Barrow - ring-barrow	KNOCKANPIERCE	586290	678578

The following recorded monuments are within a 200m vicinity of the PDA:

TN020-037----

Class: Historic town

Townland: NENAGH NORTH, NENAGH SOUTH

Description: Situated on a low rise of ground with good views in all directions. The Anglo-Norman town at Nenagh was founded between 1200 and 1220 by Theobald Walter, the first Butler of Ormond (Gleeson and Leask 1936, 248). There was possibly an earlier settlement here as there are references to 'Aenach thete', which appears to be Nenagh, being burned during raids in 994 and 1056 (Annals of the Four Masters). An inquisition dated 1299 concerning the alteration of a roadway near the town concluded 'that it would not damage any but those who dwell in Theobalds Town of the Nanagh in the street below the castle to the east viz. Robert, son of David and his neighbours dwelling in that street' (CJR, vol. 1, 234). In 1323 the village of the Nanagh accounts for 641 for remitting the account of murage (PRI rep. DK 42nd, 42). In 1305 and 1338 burgesses are mentioned in state papers (CJR, vol. 2, 108; CIPM, vol. 8, 121). The town appears to have suffered in the fourteenth century: first in 1316 Robert Bruce's army wasted the manor of Nenagh but left the castle and settlement intact (Gleeson and Leask 1936, 250), then in 1348 the town was burnt by the O'Kennedys (Prendergast 1851, 392). At the end of this troublesome century, in 1392, the Butlers bought Kilkenny Castle and transferred their chief residence from Nenagh to there (ibid., 393-4). There is a fifteenth-century reference which mentions that the 'reeve and community [were] summoned to seneschal's court' in 1432 (Martin 1981, 47). The town possesses a thirteenth-century castle with curtain wall and gatehouse (TN020-037001) and a Franciscan friary (TN020-037002). Although there is no surviving evidence of town walls (TN020-037006) around Nenagh many historians and archaeologists believe that medieval Nenagh was walled (Bradley 1985, 50-52). In 1287 it is recorded that Walter de la Hyde did 'repairs of roofs and in building a house below the gate; in repairing and roofing other towers and houses; in rebuilding a bridge, gate and palisades which were thrown down by a storm' (Gleeson and Leask 1936, 249). A more substantial fortification may have been built in the fourteenth century as murage was being

collected in 1322-3 and 1344-5 (Bradley 1985, 2). Two gates, Thomond Gate at Connolly Street on the west side of the town and the unlocated Sparragibba, were referred to in the seventeenth century (Bradley 1985, 50; Thomas 1992, vol. 2, 173; Grace 1993, 115). According to Sheehan (1949, 8), Sparragibba was located at River Lane, in the angle between Kenyon Street and Connolly Street. In the Civil Survey (1654-6) Thomond gate is described as being located on the W side of Nenagh town (Simington 1934, vol. 2, 211) and there is a reference to the 'Walls' southwestward of Nenagh (ibid., 278). According to the Civil Survey the road from Ballycahill led to 'a gate on the walls of Nenagh called Sparragibba bounded on the southeast wth the lands of Tyone' (ibid., 295). The town is described as containing 'sixty cottages & thatcht houses lately built' (ibid., 295).

A parish church (TN020-037007), supposedly of seventeenth-century date but possibly overlying an earlier structure, was located on Kenyon Street, a site now occupied by the remains of an eighteenth-century church. A seventeenth-century market-house (TN020-037006) was demolished in 1812 - it measured in length 12m along Pearse St. and 10m along Kenyon St. (Sheehan 1949, 3). In 1696 a 'Session House and Goal were built' on Pearse Street (Sadlier 1943, 131-54) but this court and jail (TN020-037005) have since been replaced by later building. Two burials (YN020-131) were revealed prior to a development south of Saint Conlan's Road in 2000 (Collins and Lynch 2000). These consisted of adult male inhumations, in close proximity, the better preserved skeleton was orientated almost east-west which suggests a Christian burial (ibid.). There were no accompanying grave-goods (ibid.).

In 2001 archaeological testing by Brian Hodkinson for a shop development in Silver Street revealed no archaeological features (Bennett 2003, 385). Testing was carried out under licence no. 01E0890. In 2000 archaeological monitoring by Kenneth Wiggins of a supermarket development on Thomas Mc Donagh Street revealed no archaeological features. Carried out under licence No. 00E0360 (Bennett 2002, 323).

TN020-037001-

Class: Castle - Anglo-Norman masonry castle

Townland: NENAGH NORTH

Description: National Monument No. 513. Situated on flat ground at the N end of Nenagh town, Nenagh castle was the chief residence of Theobald Walter and served as the main seat of the Butler family until the second half of the fourteenth century. It was in the hands of the Mac Ibrien family in the fifteenth century and returned to Butler ownership in 1533 under Piers Butler, Earl of Ossory

(Gleeson and Leask 1936, 254-5). Dated by Leask to the period 1200-1220 based on the use of chevron and [the position of the keep] (its position) in relation to the curtain wall (ibid., 268-9). In 1332 the 'prisoners took the castle of Nennogh and the gates there was burned; which was recovered again and the prisoners kept' (Cal. Carew MSS, 159). In the extent of Nenagh, the castle in 1338 is described as 'A castle surrounded with five towers, a hall, a house beyond the gate, a kitchen with stone walls roofed with shingles' (Cal. inq. post mortem vol. 8, no. 184). The castle is described in the Civil Survey 1654-6 as a 'Castle lately repayred by Collonell Abbott to this mannor apptaineth a court leet and a courte Barron with all the rights, privileges & imunities beloning to a manor', with the Countess of Ormond being listed as the proprietor in 1640 (Simington 1934, vol. 2, 295). After the Williamite wars, Nenagh castle was one of a number of castles to be dismantled as a precaution against their use in any future disorders (Gleeson and Leask 1936, 258). In the eighteenth century Solomon Newsome tried to blow up the castle which left a large breach now visible in the N wall at ground-floor level (ibid., 259).

This is an impressive thirteenth-century castle, five-sided in plan, consisting of a circular keep (int. diam. 7.3m; wall T. 5m) at the N angle, flanking towers at the E and W angles, a large twin-towered gatehouse to the S and a curtain wall (T 2.7m) all around. There are no visible remains of the W tower while only fragmentary remains survive of the flanking tower on the E side. There may have been a postern gate or sallyport immediately SW of the E tower as there is the trace of a springing arch of a gateway (Gleeson and Leask 1936, 264). Of the curtain wall only a short stretch survives where it adjoins the SE face of the keep while only the tie stones survive on the W face. The keep itself was constructed with uncoursed rubble limestone with base-batter and stands four storeys high above which there is a Victorian addition from the latter half of the nineteenth century (ibid., 259). The main first-floor entrance at SE consists of of a round-headed doorway (now blocked up) situated between the remaining section of curtain wall (containing a possible garderobe chute) and a short stretch of walling protruding from the keep slightly to the W of the blocked-up doorway. This arrangement of the curtain wall with garderobe and a second wall to the W suggests that the doorway may have been protected by a stone fore-building. The main entrance leads into a lobby area from which the upper floors could be accessed via the spiral stairs contained within the thickness of the wall at S. Access to the ground floor was from the first-floor hall either by a wooden stairs or by a trapdoor in the floor. The ground floor is featureless and has an eighteenth-century breach in the wall at N (ibid., 259).

The first floor is lit by two long plunging arrowloops with sandstone surrounds set into deep wide round-arched embrasures at N and S. The second floor appears to have been the main public hall of the castle and is entered through a chevron-decorated arch which was probably lit by a sandstone

pointed window set into the wall in a similar fashion to the surviving NW window at third-floor level. Other features of the second floor include a destroyed fireplace at W which had a sloping stone fire-hood in a manner similar to Roscrea castle (TN012-010007-). Beside the fireplace to the N there is a round-arched window embrasure. A doorway in the W splay of this window leads to an external round-arched doorway from which the wall-walk of the curtain wall was accessed. The hall was lit by long narrow plunging arrowloops set into large deep round-arched embrasures set into the wall at NE, E and S. Double corbels set opposite each other provided support for a decorative timber ceiling. The third storey was probably the private residential hall of the lord. It has a partially destroyed fireplace at W with engaged sandstone columns and decorated capitals which supported a sloping stone fire-hood. Lighting was provided by five large windows. The rear arch of the SW window embrasure, which also acts as the entrance lobby, is decorated with a triple roll sandstone moulding while the other window embrasures are flat-headed, segmental and shouldered. The shouldered or Caernarvon arch is generally dated to the end of the thirteenth century and may be part of the refurbishment of the castle during this period (Gleeson and Leask 1936, 249). The W splay of the NW window embrasure contains a doorway which gives access to a box machicolation which helped protect the curtain wall where it joins onto the keep. The pointed N window is of sandstone and is not flush with the external face of the wall; it is set into a segmental-pointed embrasure.

The gatehouse (ext. dims. 22.8m E-W; 12.5m N-S) at the S consists of a two-storey central rectangular block with two D-shaped flanking towers of which only the E tower survives. Recent excavations indicate that the gatehouse complex was constructed in two phases with a fine two-storey hall added to the rear of the twin-towered gatehouse in the latter half of the thirteenth century (Hodkinson 1999, 162-82). This two-storey hall had rib vaulting over the ground floor supported by a series of centrally placed pillars (ibid., 165). The first floor was lit by large pointed sandstone windows with the first-floor entrance in the N wall located off-centre to the E (ibid., 164-5). The gatehouse was entered through a large round-headed archway with evidence of a portcullis slot and was accessed by a drawbridge, the two-slot pit of which was unearthed during the recent excavations (ibid., 163-4). The excavation revealed that the ground floor entrance to the W flanking tower is concealed behind blocking. The ground floor chambers of the hall were divided by a central passage, possibly barrel vaulted (ibid., 165). A coin, minted between 1205 and 1218, was discovered in the base of the foundation of the gatehouse which suggests that it was built during the minority of Theobold II, who succeeded Theobold I (ibid., 178). No evidence of an external moat was uncovered although it is very likely that the castle was externally defended by a moat.

TN020-037002-

Class: Religious house - Franciscan friars

Townland: NENAGH NORTH

Description: Situated on flat ground in the SE sector of the town of Nenagh with a thirteenth-century castle (TN020-0370001) to the NW and a church site (TN020-037007) to the S. A Franciscan friary possibly founded around the year 1250 by Donogh O'Kennedy, bishop of Killaloe, who died in 1252 (Gwynn and Hadcock 1970, 256-7). Nenagh friary was the chief house of the Irish friars and a principal house of one of the five subdivisions of the Franciscans in Ireland (Gleeson 1943a, 157). A provincial synod of the order was held in Nenagh on the feast of St Francis in 1344 (ibid., 160). The friary was destroyed and the monks driven out during the reign of Queen Elizabeth (Gwynn and Hadcock 1970, 257). The friary became observant in 1632 and was suppressed during the Cromwellian period (Gleeson 1915, vol. 1, 150). The surviving building consists of a simple undivided rectangular church (ext. dims. 10m N-S; 45.3m E-W; wall T 1.18m) built with roughly coursed limestone rubble with sandstone surrounds used for its architectural features. The OS Letters (O'Flanagan 1930, vol. 3, 100-101) mention that attached to the S wall of the E end of the friary there was 'a small building called the Sacristy, of which portions of the west and south walls remain, as also a fragment of the east wall attached to the wall of the church. This little building measured thirty three feet nine inches [10.3m] from north to south and twelve feet four inches [3.75m] from east to west'. There are fifteen sandstone lancet windows off-centre to the E on the N wall, though a further lancet is probably blocked up as the OS Letters (ibid.) mention sixteen windows, with three tall lancet windows in the E gable of graduating height with a small ope in the apex of the gable. A sandstone doorway off-centre to the E on the S wall may have led into a sacristy. The original W doorway was remodelled around the fifteenth century by the insertion of a limestone arch and orders. The bellcote on the apex of the W gable appears to be contemporary with the doorway and a vine scroll decorated finial and carved head is inserted into it. Off-centre to the W on the S wall there is a single surviving capital of an engaged column which would have supported a groin-vaulted roof. The capital is decorated with dogtooth ornament typical of the thirteenth century. There is evidence of sixteenth- and seventeenth-century graveslabs in the form of floriated graveslabs in church interior along with nineteenth- and twentieth-century headstones. The OS Letters (ibid., 101) describe 'three fragments of a monumental stone, having raised on it the figure of a warrior in armour…composed of limestone' which was located near the NE inner corner. This tombstone is no longer visible.

TN020-037003-

Class: Memorial stone

Townland: NENAGH NORTH

Description: Seventeenth-century wall plaque of limestone and marble with segmental pediment with hood-moulding beneath which is the inscription surrounded by flat colums, the capitals of which continue the hood-mould, these are flanked by volute brackets. The whole is resting on a red marble plinth supported by two corbels. In total is c.1.2m H and 1.6m W. The inscription incised in Roman capitals is dedicated to Mary Finch who died in 1678. Located on NE wall of St. Mary's Church of Ireland church, immediately E of the door. The inscription reads: HERE LYETH THE BODY OF MARY FINCH DAUGHTER OF PETE BANELL OF TABLY IN CHESHYRE ESQR SHE WAS MARRIED UNTO SYMON FINCH ESQR THE 5th DAY OF AUGT 1651 HER MOTHER WAS SISTER UNTO SR RICHARD GROSVENOR OF EATON IN CHESHYRE K T N SHE DEPARTED THIS LIFE AT KILCOLMAN THE 26th DAY OF JAN 1679 IN THE 59th YEARE OF HER AGE.

TN020-037004-

Class: Prison

Townland: NENAGH NORTH

Description: According to Analecta Hibernica 'In 1696 a Session House and Gaol were built on a piece of ground 40 feet by 20 feet situate in Nengh, and granted to James Harrison of Cloughjordan by Robert Boardman of Nenagh' (No.12, 1943, 131-54). These buildings have been located to Nos.10 and 11 Pearse St., though the locations are now occupied by later buildings.

TN020-037005-

Class: Market-house

Townland: NENAGH NORTH

Description: This market house, of seventeenth-century date, was demolished in 1812. In length it measured 12m along Pearse St. and 10m along Kenyon St. (Sheenhan 1949, 3).

TN020-037006-

Class: Town defences

Townland: NENAGH SOUTH, NENAGH NORTH

Description: Situated on a low rise of ground with good views in all directions. The Anglo-Norman town at Nenagh was founded between 1200 and 1220 by Theobald Walter, the first Butler of Ormond (Gleeson and Leask 1936, 248). There was possibly an earlier settlement here as there are references to 'Aenach thete', which appears to be Nenagh, being burned during raids in 994 and 1056 (Annals of the Four Masters). An inquisition dated 1299 concerning the alteration of a roadway near the town concluded 'that it would not damage any but those who dwell in Theobalds Town of the Nanagh in the street below the castle to the east viz. Robert, son of David and his neighbours dwelling in that street' (CJR, vol. 1, 234). In 1323 the village of the Nanagh accounts for 641 for remitting the account of murage (PRI rep. DK 42nd, 42). In 1305 and 1338 burgesses are mentioned in state papers (CJR, vol. 2, 108; CIPM, vol. 8, 121). The town appears to have suffered in the fourteenth century: first in 1316 Robert Bruce's army wasted the manor of Nenagh but left the castle and settlement intact (Gleeson and Leask 1936, 250), then in 1348 the town was burnt by the O'Kennedys (Prendergast 1851, 392). At the end of this troublesome century, in 1392, the Butlers bought Kilkenny Castle and transferred their chief residence from Nenagh to there (ibid., 393-4). There is a fifteenth-century reference which mentions that the 'reeve and community [were] summoned to seneschal's court' in 1432 (Martin 1981, 47). The town possesses a thirteenth-century castle with curtain wall and gatehouse (TNO20-037001) and a Franciscan friary (TN020-037002). Although there is no surviving evidence of town walls around Nenagh many historians and archaeologists believe that medieval Nenagh was walled (Bradley 1985, 50-52). In 1287 it is recorded that Walter de la Hyde did 'repairs of roofs and in building a house below the gate; in repairing and roofing other towers and houses; in rebuilding a bridge, gate and palisades which were thrown down by a storm' (Gleeson and Leask 1936, 249). A more substantial fortification may have been built in the fourteenth century as murage was being collected in 1322-3 and 1344-5 (Bradley 1985, 2). Two gates, Thomond Gate at Connolly Street on the west side of the town and the unlocated Sparragibba, were referred to in the seventeenth century (Bradley 1985, 50; Thomas 1992, vol. 2, 173; Grace 1993, 115). According to Sheehan (1949, 8), Sparragibba was located at River Lane, in the angle between Kenyon Street and Connolly Street. In the Civil Survey (1654-6) Thomond gate is described as being located on the W side of Nenagh town (Simington 1934, vol. 2, 211) and there is a reference to the 'Walls' southwestward of Nenagh (ibid., 278). According to the Civil Survey the road from Ballycahill led to 'a gate on the walls of Nenagh called Sparragibba bounded on the southeast wth the lands of Tyone' (ibid., 295). The town is described as containing 'sixty cottages & thatcht houses lately built' (ibid., 295).

TN020-037012-

Class: Cross-slab (present location)

Townland: NENAGH NORTH

Description: Displayed and stored in Nenagh Heritage Centre are a collection of four cross-slabs and quern stones. The Centre is on the west side of O'Rahilly Street, a former jail turned convent school. In the collection there is a decorated quern stone and four cross-slabs. All the slabs are from St. Odhran's Monastery, Latteragh. They are decorated with an incised cross surrounded by a single or double incised circle. Dorothy Kelly has described them in detail in JRSAI 1988, 92-100. In the basement there are seven quern stones, two of which are decorated. There is also a mortar with a sign '15th century monastic bowl' and a broken stone ring.

One of three cross-slabs discovered in 1977 during the digging of a grave in the O'Brien family plot in Latteragh Graveyard (TN028-025002). A fourth cross-slab was discovered during the digging of the Berkery family plot. Both plots were located to the N of the N wall of Latteragh Church. All of the slabs (TN028-025003; TN028-025006; TN028-025007; TN028-025008) consisted of a dense, fine grained stone. Described as Latteragh 4 by D. Kelly and consists of a rectangular shaped slab (0.65m x 0.23m x 0.09m) decorated with an unequal cross with spatulate arms contained within an incised circle (Kelly 1988, 92-100) (TN028-025008).

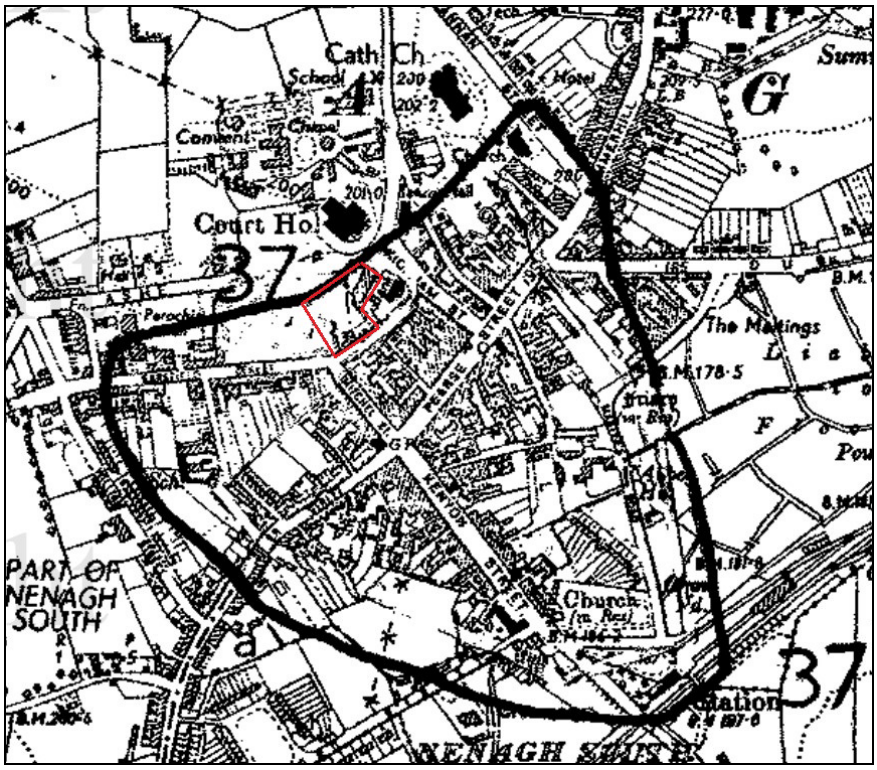

Figure 5: Extract from RMP Map 020 Tipperary. Proposed development site indicated by red boundary (Source: www.archaeology.ie).

5.10 The National Museum of Ireland Topographical Files

The topographical survey for the townlands in the vicinity of the proposed development site was consulted up to the year 2010 online at HeritageMaps.ie and produced no results for the subject site.

5.11 Aerial Photography

Aerial photography of the development area was consulted. The main source was the Archaeological Survey of Ireland and Google 2015 (see Figure 3) which clearly showed an aerial view of the development site and the surrounding landscape. No archaeological features were noted in the aerial photography in the footprint of the existing industrial/warehousing area where the development is proposed.

5.12 Cartographic Evidence

The following section considers major maps of County Tipperary with reference to the townland of Nenagh North including the subject site.

5.12.1 Ordnance Survey 1838 edition (6" map)

The proposed development site at Nenagh North can be clearly seen on the first edition ordnance survey map of County Tipperary dated to the 1830's. There are no buildings indicated at the site on this early map. The existing roads and streets are present on the map and the courthouse and gaol buildings are present to the north of the PDA. The castle is also indicated NE of the PDA and the surrounding area appear to be residential properties and part of the urban historic area of Nenagh Town.

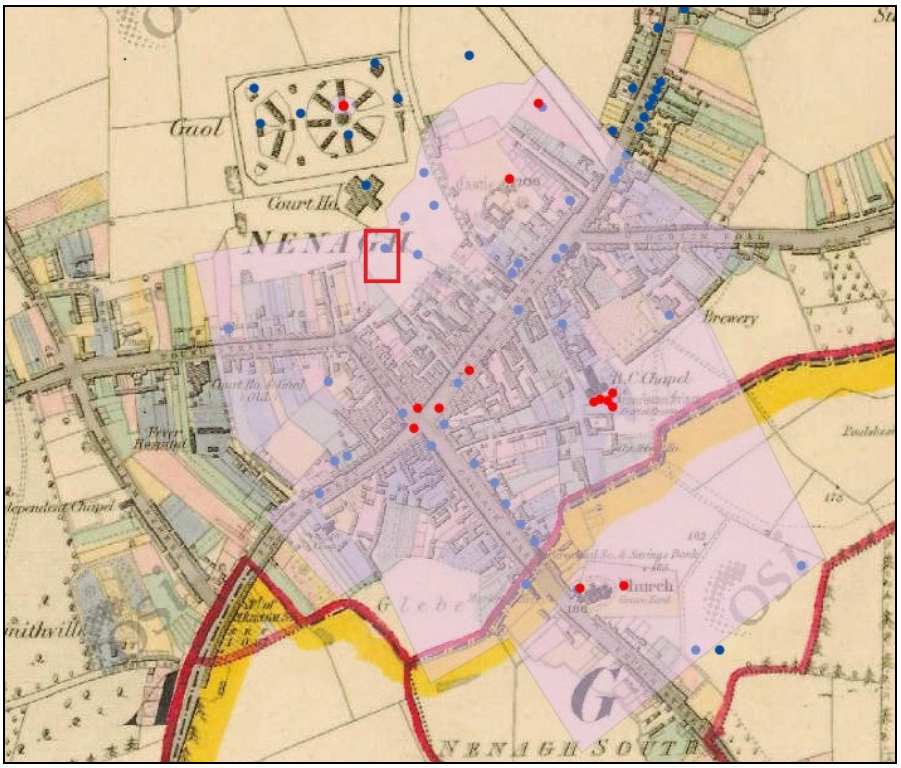

Figure 6: Ordnance Survey Map (1st Edition six-inch) c. 1838 of the Proposed Development Site (Source: www.archaeology.ie).

5.12.2 Ordnance Survey c. 1900 edition (25" map)

The proposed development area can also be clearly seen on the second edition Ordnance Survey map dated to c. 1900. The most notable difference between this and the earlier map is the presence of the Garda Station building to the SE of the PDA which is labelled as 'Provincial Bank'. The site of the cinema and storage yard has no notable structure on it except for a few small buildings facing Emmet Place. The existing road and street scheme remains unchanged since the earlier map.

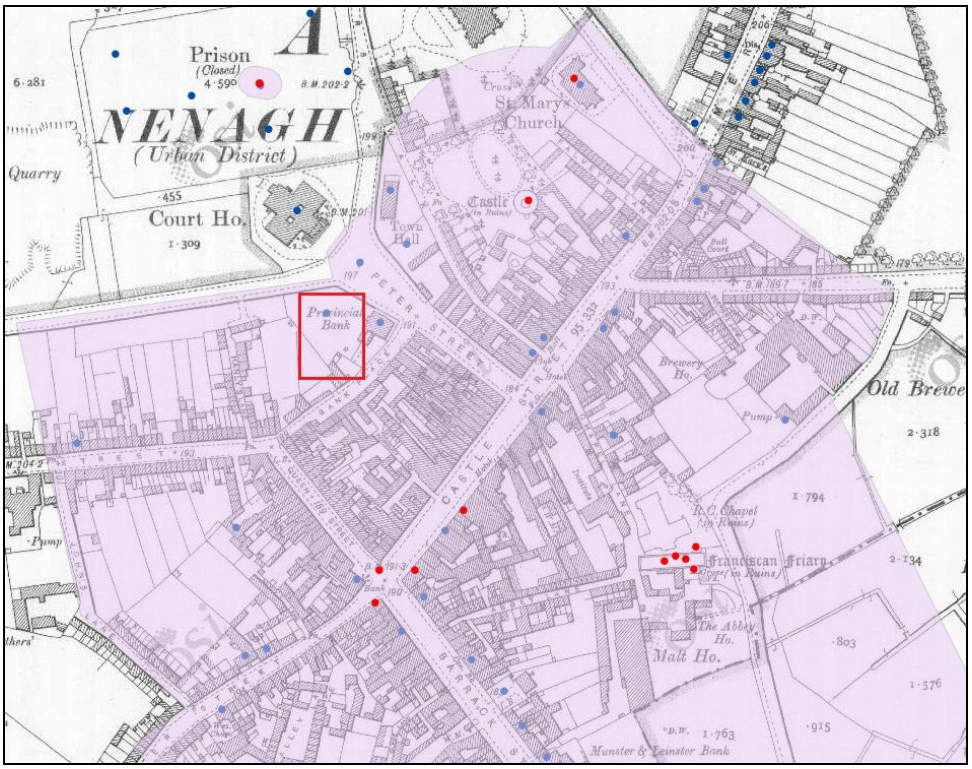

Figure 7: Ordnance Survey Map (2nd Edition 25-inch) c.1900 of the Proposed Development Site (Source: www.archaeology.ie).

6 RESULTS OF THE SITE INSPECTION

6.1 Methodology

The site inspection took place on Thursday the 13th of July 2023. The site conditions were good during the site inspection and all areas were fully accessible. Field inspection is carried out to determine the extent and nature of archaeological and historical remains across a proposed development area. Field inspections can also lead to the identification of previously unrecorded or suspected sites through topographical observation and local information.

The archaeological field inspection entailed the following:

- 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.

6.2 Proposed Development Site

The proposed development site is in the centre of Nenagh Town. Access to the site directly from Emmet Place is via a double gated entrance to the yard to the rear of the Rialto Cinema. The site comprises an enclosed sub-rectangular shaped plot between Emmet Place and Ashe Road. The plot is to the rear of the existing Rialto Cinema and the neighbouring Garda Station. The site comprises a series of roofed storage areas which were used for storing building material and other products that were sold by the previous occupant of the cinema, a hardware sales company. The terrain is relatively level and currently a mixture of built-up concrete and tarmacadam which formed the storage yard surface.

6.3 Built Heritage

The main feature of built heritage is the Rialto Cinema building which occupies the NE area of the site. The cinema is accessed through the front doors which faces on to Banba Square. The rectangular shaped two storey building has been in use as a hardware shop in the past and the yard to the rear was for storage of materials for sale. The building is in good condition externally and the internal features of note include the art-deco style original winding staircase and handrail, the former projection room, and the main cinema room with traces of the original screen area and detailed star decorated ceiling of the cinema. These features should be preserved as important aspects of the architectural heritage of Nenagh town.

6.4 Boundaries

The site is bounded to the south by a high stone wall of uncoursed rubble stone with mortar. There is also a stone wall boundary, with cut stone quoin stones visible, to the north where the site is divided from the neighbouring residential property on Ashe Road. Consideration should be given to selective retention of these stone walls where possible and where appropriate within an overall site development strategy as heritage features. The remainder of the boundary walls are obscured by the various lean-to structures that line the boundary walls. Of note in the SW corner behind one of the lean-to structures is a gable remains of a structure, possible a house that once occupied this area of the site and fronted on to Emmet Place.

Plate 2: NW facing view of the gated entrance to the yard from Emmet Place.

Plate 3: NE facing view of the yards stone enclosing wall from Emmet Place – note Nenagh Castle in the background.

Plate 4: West facing view of the yard.

Plate 5: South facing view of the yard.

Plate 6: NE facing view of the yard and the back of the Rialto Cinema.

Plate 7: North facing view of a number of the lean-to buildings in the yard.

Plate 8: NE facing view of the access from Ashe Road.

Plate 9: West facing view of the wall between the yard and the neighbouring building on Ashe Lane note the cur stone quoin stones.

Plate 10: Interior of the Rialto Cinema showing the staircase.

Plate 11: Interior of the Rialto Cinema.

Plate 12: Interior of the former projection room in the Rialto Cinema.

Plate 13: East facing view of Banba Square from the balcony of the Rialto Cinema, note Nenagh Castle in the background.

7 POTENTIAL EFFECTS

The nature of the effects is assessed with reference to the Description of Effects (Section 11 Below) provided in the EPA *Guidelines on the information to be contained in Environmental Effect Assessment* Reports published in May 2022, and the EPA *Advise notes on current practice in the preparation of Environmental Impact Statements*, 2003.

7.1 Potential Direct Effects

Direct negative effects may occur where sites of archaeological, architectural, and cultural heritage significance are located within the footprint of the proposed development, which would potentially be impacted upon by ground disturbances. In relation to the proposed development, direct, physical effects on the archaeological, architectural, and cultural heritage can manifest themselves in the following ways:

- Where an archaeological, architectural, or cultural heritage site, structure, monument, or feature is located within an area where works takes place and the works either intentionally or unintentionally entail the alteration or removal of all or part of the site, structure, monument or feature a direct, physical effect will occur.
- Direct, physical effects can also occur in gaining access to the site. Where archaeological, architectural, or cultural heritage sites, structures, monuments, or features are intentionally or unintentionally removed or altered when transporting and/or facilitating access for machinery, equipment and/or materials to or from site a direct physical effect will occur; and
- There is the potential for direct, physical effects on previously unrecorded archaeological and architectural sites, structures, monuments, or features.

If these effects cannot be remediated, for example if archaeological deposits are destroyed during excavations, then the effects will be permanent.

7.2 Potential Direct Effects on Recorded Archaeological Monuments

No previously unrecorded archaeological monuments were identified within the proposed development works area through a site inspection or a desktop review of available resources. No topsoil stripping is proposed as the site is presently occupied by warehouses and concrete yards. There will be no direct negative effects on the known cultural heritage resource.

7.2.1 Potential direct effects on unrecorded Archaeological Monuments

No features of archaeological potential were identified within the proposed works area during the desktop review and site inspection. Due to the location of the works area within the historic town of Nenagh, close to Nenagh Castle and within the possible walled town area, there is moderate to high potential for direct negative effects on previously unknown subsurface archaeological material which may survive and be associated with the medieval and historic nature of the surrounding area, and which would be vulnerable to damage because of the proposed development.

7.2.2 Potential direct effects Architectural Sites

The Rialto Cinema is a Protected Structures and a NIAH site and the conservation and repurposing of this building forms the focus of the proposed works area. No previously unrecorded vernacular or architectural features were identified during the site inspection. Therefore, previously unidentified architectural sites will not be directly affected, but the existing recorded architectural site will be affected, however these effects will not be negative or profound instead the proposed works will preserve the heritage character of the existing building.

7.2.3 'Do Nothing scenario'

In this instance, there would be the possibility for potential unrecorded sub surface deposits.

7.2.4 'Worst Case' scenario'

In this case, the proposed works could potentially negatively affect previously unknown sites resulting in the loss or damage of archaeological artefacts and features.

7.3 Potential Visual Effects on Setting

Effects on setting are primarily visual and examine the effect of the proposed works upon the setting of a site within the wider landscape. Visual effects can be reduced with sensitive site development, adhering to recommended exclusion zones and screening. The effect of the development is usually proportional to the extent to which that development is visible to and from the extant recorded monuments and architectural features.

7.3.1 Archaeology Sites

There are several recorded archaeological sites/features listed in the Archaeological Survey of Ireland as being in and around the surrounding environs of Nenagh Town. No recorded monuments are directly in the vicinity of the proposed development area. Following a site inspection, as well as a review of online sources, there will likely be negligible visual effect on the setting of known recorded archaeological sites by the proposed development.

7.3.2 Architectural Sites

The architectural site of the Rialto Cinema will be visually improved through the proposed works and as such the visual affected will be a positive one on the wider area and will not negatively affect any historic views or the sensitive character of a built heritage in the vicinity.

8 STATEMENT OF EFFECT

The area under archaeological assessment is located at the Rialto Cinema on Banba Square, in Nenagh town centre, Co. Tipperary. The proposed development entails the development of a housing development in the yard to the rear of the cinema and the renovation of the cinema as a digital hub. The proposed development is within the Zone of Archaeological Notification or constraint for recorded monument - Historic Town of Nenagh (RMP TN020-037----). The site inspection was conducted on the 13th of July 2023. No material/features/deposits/objects of an archaeological nature were noted during the site inspection, or a review of the available desktop sources, within the proposed development area. The proposed development will have no perceptible direct effector effect either physical or visual on any known archaeological site or monument associated with the environs of Nenagh town. However, given the highly archaeological nature of the environs of the Historic Town of Nenagh (RMP TN020-037----), and the proximity to national monument Nenagh Castle (RMP TN020-037001-) there may be increased potential for direct and profound effect on unknown or previously unidentified subsurface archaeological material that may survive within the proposed development area.

9 RECOMMENDATIONS

Due to the proximity to known archaeological sites and monuments associated with the Historic Town of Nenagh (RMP TN020-037----) it is recommended that the proposed development works be subject to a programme of pre-development archaeological testing of across the entire proposed development area. There is high potential for the discovery of subsurface medieval remains associated with the town, castle and town defences within and below the yard area. Archaeological testing in the form of test trenches, in tandem with a full geophysical survey (if ground conditions allow), should be conducted by a suitably qualified archaeologist, under license to the Planning and Heritage Section of the Department of Housing, Local Government and Heritage and the with provision being made for full recording and excavation of any archaeological features or deposits which may be exposed.

Please note that all recommendations in this report are subject to approval by the Planning and Heritage Section of the Department of Housing, Local Government and Heritage and the National Museum of Ireland.

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11 DESCRIPTION OF EFFECTS

Description of effects as per the guidelines issued in May 2022 by the EPA 'Environmental Effect Assessment Reports Guidelines' (Page 49-50).

Quality of Effects

It is important to inform the non-specialist reader whether an effect is positive, negative or neutral.

Positive Effects

A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).

Neutral Effects

No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.

Negative/Adverse Effects

A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance).

Describing the Significance of Effects

'Significance' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see Determining Significance).

Imperceptible

An effect capable of measurement but without significant consequences.

Not Significant

An effect which causes noticeable changes in the character of the environment but without significant consequences.

Slight Effects

An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.

Moderate Effects

An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.

Significant Effects

An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.

Very Significant

An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.

Profound Effects

An effect which obliterates sensitive characteristics.

Describing the Extent and Context of Effects

Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.

Extent

Describe the size of the area, the number of sites and the proportion of a population affected by an effect.

Context

Describe whether the extent, duration or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)

Describing the Probability of Effects

Descriptions of effects should establish how likely it is that the predicted effects will occur so that the CA can take a view of the balance of risk over advantage when making a decision.

Likely Effects

The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.

Unlikely Effects

The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.

Describing the Duration and Frequency of Effects

'Duration' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful.

Momentary Effects

Effects lasting from seconds to minutes.

Brief Effects

Effects lasting less than a day.

Temporary Effects

Effects lasting less than a year.

Short-term Effects

Effects lasting one to seven years.

Medium-term Effects

Effects lasting seven to fifteen years.

Long-term Effects

Effects lasting fifteen to sixty years.

Permanent Effects

Effects lasting over sixty years.

Reversible Effects

Effects that can be undone, for example through remediation or restoration.

Frequency of Effects

Describe how often the effect will occur (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually).

Describing the Types of Effects

Indirect Effects (a.k.a. Secondary or Off-site Effects)

Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.

Cumulative Effects

The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.

'Do-nothing Effects'

The environment as it would be in the future should the subject project not be carried out.

'Worst-case' Effects

The effects arising from a project in the case where mitigation measures substantially fail.

Indeterminable Effects

When the full consequences of a change in the environment cannot be described.

Irreversible Effects

When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.

Residual Effects

The degree of environmental change that will occur after the proposed mitigation measures have taken effect.

Synergistic Effects

Where the resultant effect is of greater significance than the sum of its constituents (e.g. combination of SOx and NOx to produce smog.