

Cabinteely Greenway:

Heritage Appraisal - 14.08.2025





Aerial View of Cabinteely Park and surrounds (Google Earth).

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Section 1

Introduction

Introduction

This report was prepared by Katia Papkovskaia, Grade II Conservation Architect, as a heritage assessment of the proposed works to the Cabinteely Greenway.

- The assessment methodology included:
- A desktop study of the historic development of the subject area.
 - A summary of heritage policy context relevant to the works.
 - Identification of structures on NIAH Register and Register of Protected Structures in the vicinity of the proposed greenway.
 - Fieldwork to identify historic fabric or features which may be affected by the proposals, including historic gardens, stone walls, entrance gates and piers.
 - An outline impact assessment stating how the proposed development affected the setting and character of any protected structures or historic features, and suggested mitigation measures.
 - Commentary on whether a full Architectural Heritage Impact assessment is required for any aspect of the proposals.

Executive Summary

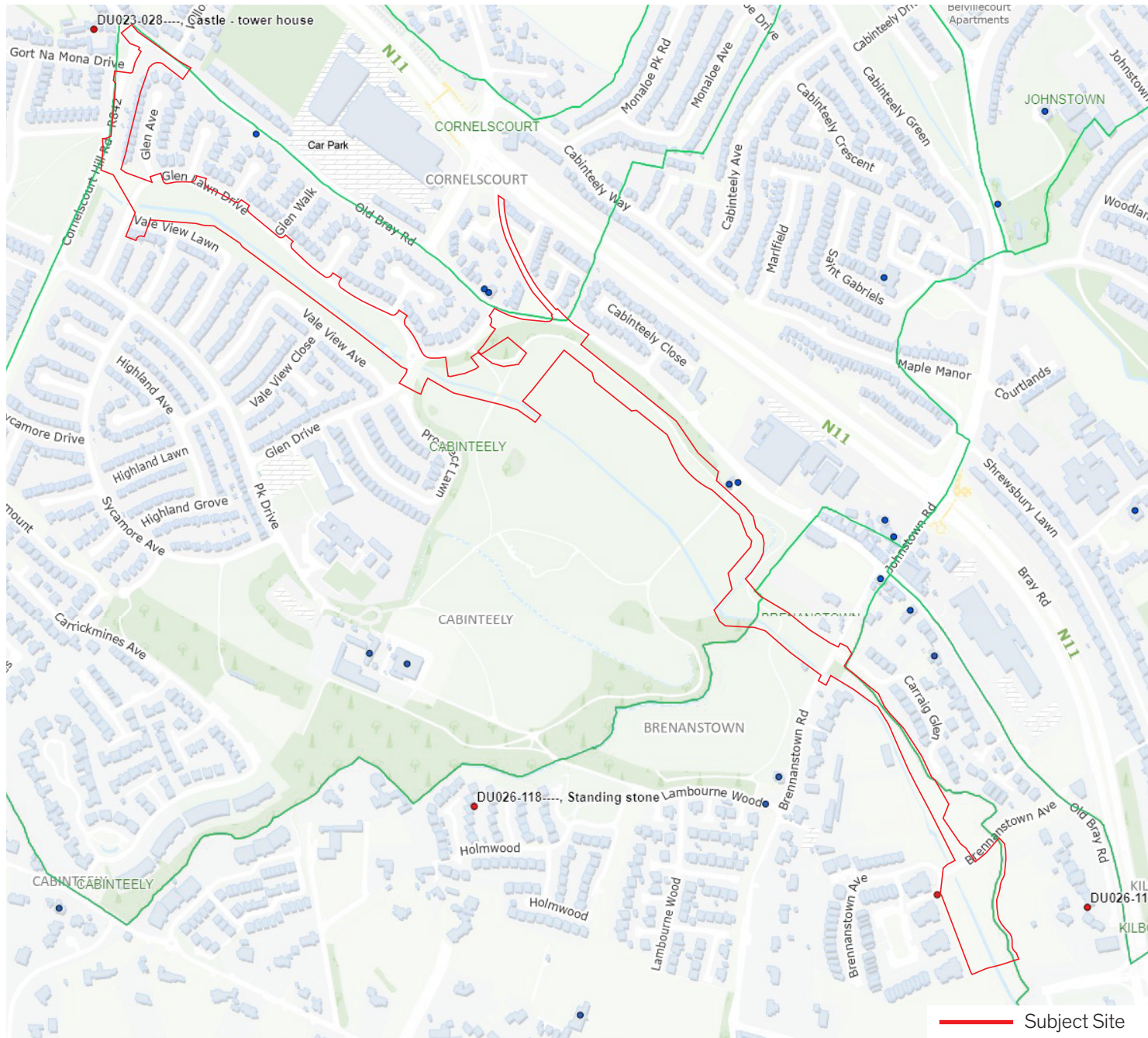
The proposed greenway route follows Cabinteely Stream between Cornelscourt Hill Road and the boundary with Cherrywood SDZ. The greenway crosses the lands that were formerly part of the Cabinteely demesne and lands to the south-east of the park. Today, the western part of Cabinteely Park is an established residential area with the stream forming part of its open space. Cabinteely House, its gate lodge and entrances remain as focal points in Cabinteely Park that retains much of its character as a designed landscape. The lands to the south of Cabinteely Park have an informal wooded character and have no historic structures of note.

The proposed greenway development is considerate of the heritage of the area and has been designed to avoid potential negative impact on historic walls and mature trees which form part of the character of Cabinteely Park. The proposed relocation of the western entrance to the park involves alterations to the boundary wall constructed at the end of the 20th century and has the potential to enhance its character through good quality materials and new railings. A new entrance is proposed in the historic stone wall along the eastern boundary of the park.

The greenway extending south of Brennanstown Road requires removal and reconstruction of a section of stone wall which has some heritage value in its materials and traditional method of construction. Mitigation measures to counteract the negative impact of the removal of this wall are described in this report.

Elsewhere, the greenway will be a low impact intervention, following the routes of existing roads and paths. The greenway will encourage the use of Cabinteely Park as an active travel route for the wider area, and will enhance the long-term use of the park as a public amenity. This is considered to be a significant positive impact of the proposals on the character of Cabinteely House.

The proposed development will not materially affect protected structures in the area and a full Architectural Heritage Impact Assessment is not considered to be required to support the Part 8 planning application.



Map of Cabinteely Park and surrounds (GeoHive Map Viewer - ArcGis).

Section 2

Heritage Policy Context

Dún Laoighre Rathdown County
Council Development Plan 2022-
2028

Dún Laoighre Rathdown Record of
Protected Structures (RPS)

Cabinteely House (RPS no. 1683)
Stable Complex, Cabinteely House (RPS no. 2062)
Cabinteely House entrance gateway (RPS no. 2101)
Cabinteely House gate lodge (RPS no. 1980)
Saint Brigid’s Catholic Church, Cabinteely Village (RPS no. 2006)
Saint Brigid’s Catholic Church Presbytery (RPS no. 2064)
Cabinteely Garda Station, Cabinteely (RPS no. 2059)

National Inventory of Architectural
Heritage (NIAH)

Cabinteely House (no. 60260236)
Cabinteely House Stables (no. 60260237)
Cabinteely House Entrance gateway (no. 60260239)
Cabinteely House gate lodge (no. 60260238)
Saint Brigid’s Catholic Church, Cabinteely Village (no. 60260242)
Saint Brigid’s Catholic Church presbytery (no. 60260243)
Cabinteely Garda Station (no. 60260246)

Sites and Monuments Record (SMR)

Castle Tower House (DU023-028)

4.3.2 Heritage and Landscape

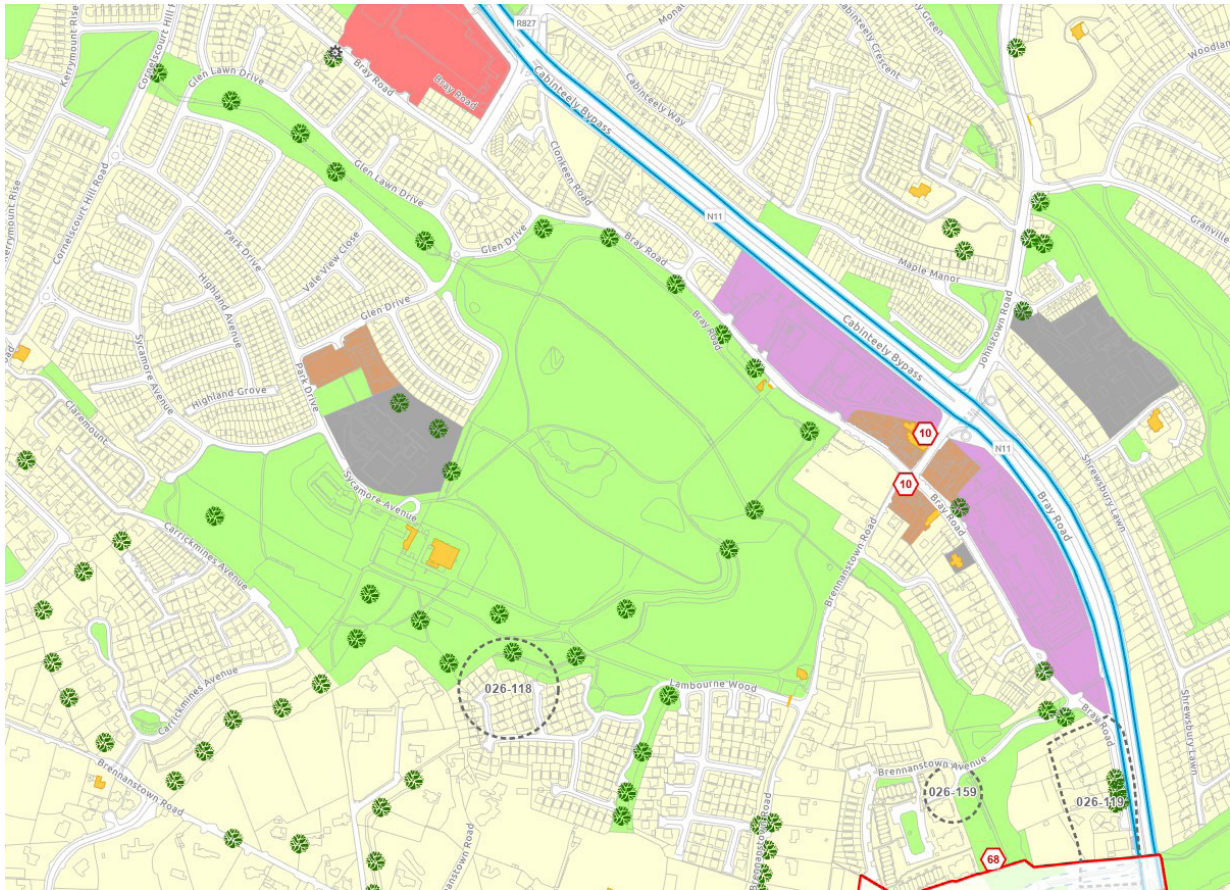
Policy Objective OSR7: Trees, Woodland and Forestry
“It is a Policy Objective to implement the objectives and policies of the Tree Policy and the forthcoming Tree Strategy for the County, to ensure that the tree cover in the County is managed, and developed to optimise the environmental, climatic and educational benefits, which derive from an ‘urban forest’, and include a holistic ‘urban forestry’ approach.”

8.7.1.1 Policy Objective GIB 18: Protection of Natural Heritage and the Environment
“Protection of existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character, including those listed under Tree Protection Orders (TPO) and ensure that proper provision is made for their protection and management.”

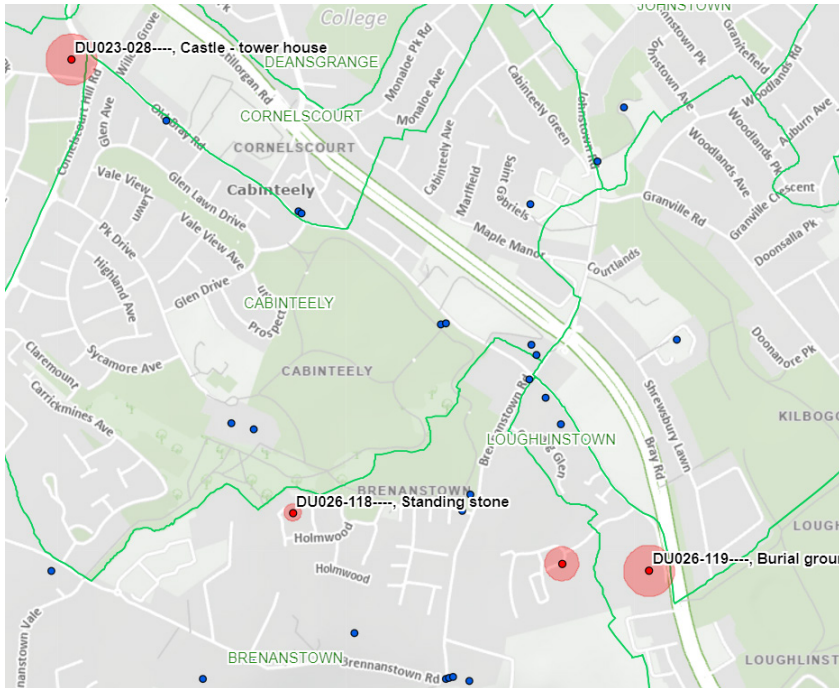
11.4.1.2 Policy Objective HER8: Work to Protected Structures viii
ii. *“Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the ‘Architectural Heritage Protection Guidelines for Planning Authorities’ published by the Department of the Arts, Heritage and the Gaeltacht.”*

iv. *“Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials”*

ix. *“Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.”*



Dún Laoighre Rathdown County Council Development Plan 2022-2028 Zoning Map (ArcGis).



NIAH and National Sites and Monuments Record (SMR) (Source: NHBS).

Section 3

Historic Context

Early History

There are remnants of historic settlement from the Bronze Age in Cabinteely and surrounding areas including Brennanstown and Cornelscourt.

A dolmen is located in a remote area near Glendruid House in Brennanstown. The remote location on marginal land was typical of the settlement patterns of the time, ca. 2500 BC - 2000 BC. A fulacht fiadh was also found on the east side of St. Bride's stream, near Brennanstown Avenue. Fulacht fiadh's were typically located close to water courses and most sites dated from the Bronze Age (2000-500 BC). A granite standing stone from the Bronze Age was also found during renovation works in Holmwood, Cabinteely.

Remains from a stone-lined burial ground are recorded at Mount Offaly in Cabinteely, dating from the early medieval period (1150-1550).

The lands of Cornelscourt, including Cabinteely, are mentioned in a rental record from the Priory of the Holy Trinity dating back to 1326. The lands were part of the 10,500 acres owned by the Church in the county, forming part of one of their manors. The land was subsequently passed into the possession of the nuns of the Holy Trinity at Lismullen, Co. Meath. Following the Dissolution of the Monasteries in 1539 they were leased to Sir Thomas Cusack. In 1545 the lands of Cornelscourt, along with those of Monkstown, were granted to Sir John Travers, and then descended through the Eustace family to Sir Walter Cheevers.

17th Century

At the start of the 17th century, there was a noticeable increase in the construction of country homes rather than fortified houses around Dublin. The number of country estates increased steadily in suburban areas and further afield.

At the time of the Cromwellian Reign in 1658-59, the lands in Cabinteely and Cornelscourt were passed to William Morgan. A castle with a thatched roof in good repair and a population of five English and twenty-seven Irish in eight houses was recorded in Cornelscourt.

The castle was located at the junction of Gort Na Mona Drive and Cornelscourt Hill Road. In 1838, John D'Alton observed remnants of the castle; "The stump of its ancient castle yet remains, exhibiting the crypted roof of the baronial kitchen, and some other mutilated fragments". By 1921, Weston St. Joyce described that only a portion of the end wall of the castle remains.

18th Century

In the 18th century, a lot of the land in the Rathdown barony, now known as Dún Laoghaire Rathdown, was divided into large estates for wealthy landowners. The landowners collected rents from tenants on their land and rented the arable land to farmers. In suburban areas to the south, small villages and country homes were nestled among farmlands and fields.

Coastal areas such as Blackrock were beginning to develop as bathing resorts by the mid-eighteenth century. Landowners in the surrounding suburbs began to flee the pollution and poverty in the city centre. Subsequently, they began leasing plots on the outskirts of their estates for the construction of villa-type country homes.



Map of 'Rathdown' barony, Down Survey of Ireland, 1656 - 1658, William Petty (Trinity College Dublin).



John Rocque map of South East Dublin, 1760.

Section 3

Historic Context

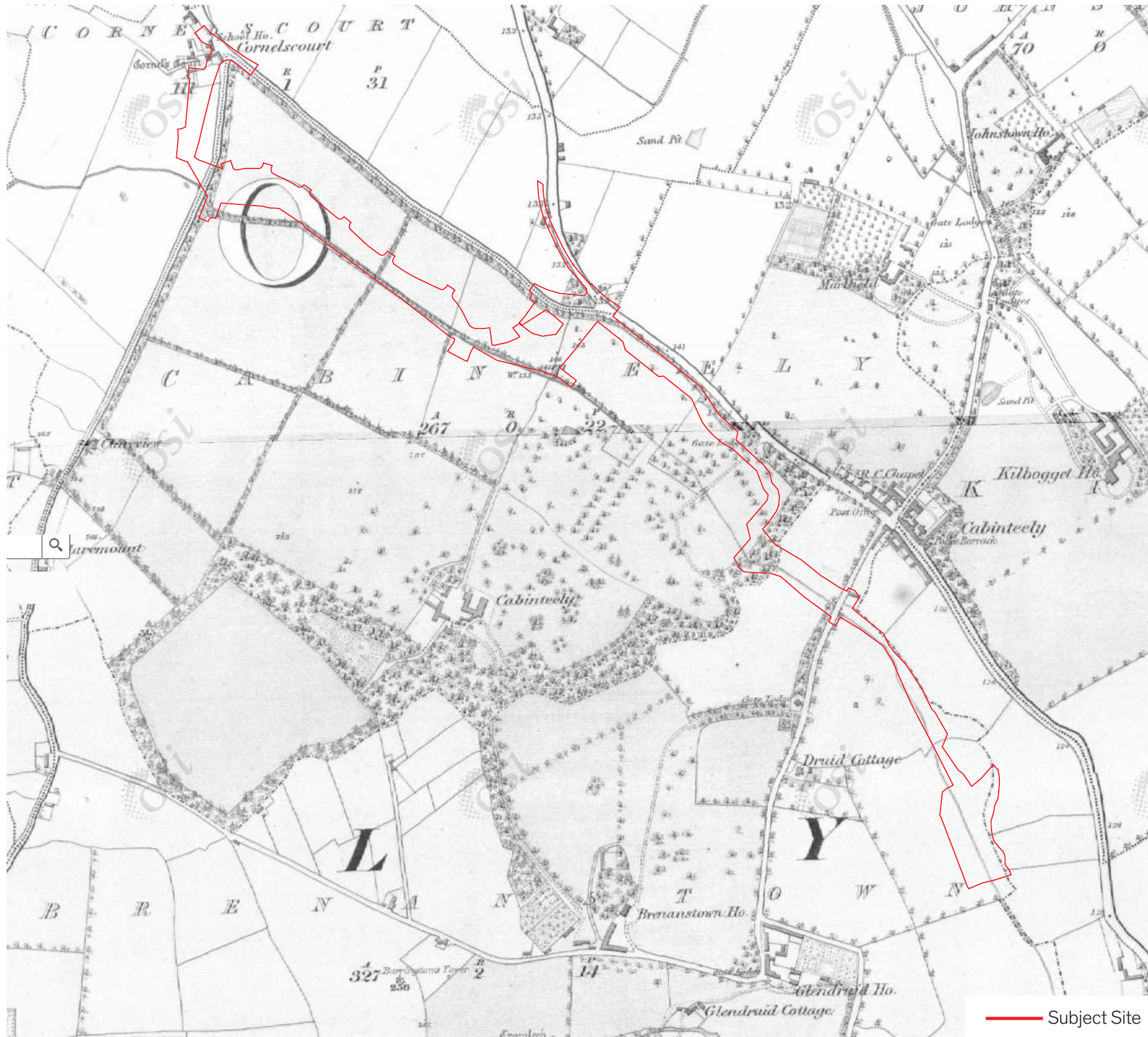
First Edition 6 Inch OS Map, 1837

Coastal areas such as Blackrock, Monkstown, Kingstown, Dún Laoghaire, Dalkey and Killiney were well established coastal areas by the middle of the nineteenth century. Prior to 1840, most of the land further inland was almost entirely rural and used for agriculture or quarrying.

In his Topographical Dictionary of Ireland in 1837, Samuel Lewis describes Cabinteely as “a constabulary police station, and has a two-penny post to Dublin. It comprises a number of small, irregularly built houses and a R.C chapel”. Lewis also describes other country houses and estates in the area, including Brennanstown House and Glendruid House, which both appear on the first edition OS Map.

Cabinteely House, built in 1769, its associated outbuildings and demesne parkland also feature on the first edition OS map. The Cabinteely Estate is separated from the surrounding agricultural land by tree belts on all sides.

The existing gate lodge to the north-east boundary of the park was built in 1880 and the first edition OS map shows the earlier gate lodge in the same location. A formal approach route from the gate lodge to Cabinteely House is also shown.



6 Inch First Edition OS Map, 1837 (GeoHive, Tailte Éireann)

Project: Cabinteely Greenway Heritage Appraisal
Client: DBFL

Date: 14/08/2025

John McLaughlin
Architects

Section 3

Historic Context

25 Inch OS Map, 1907

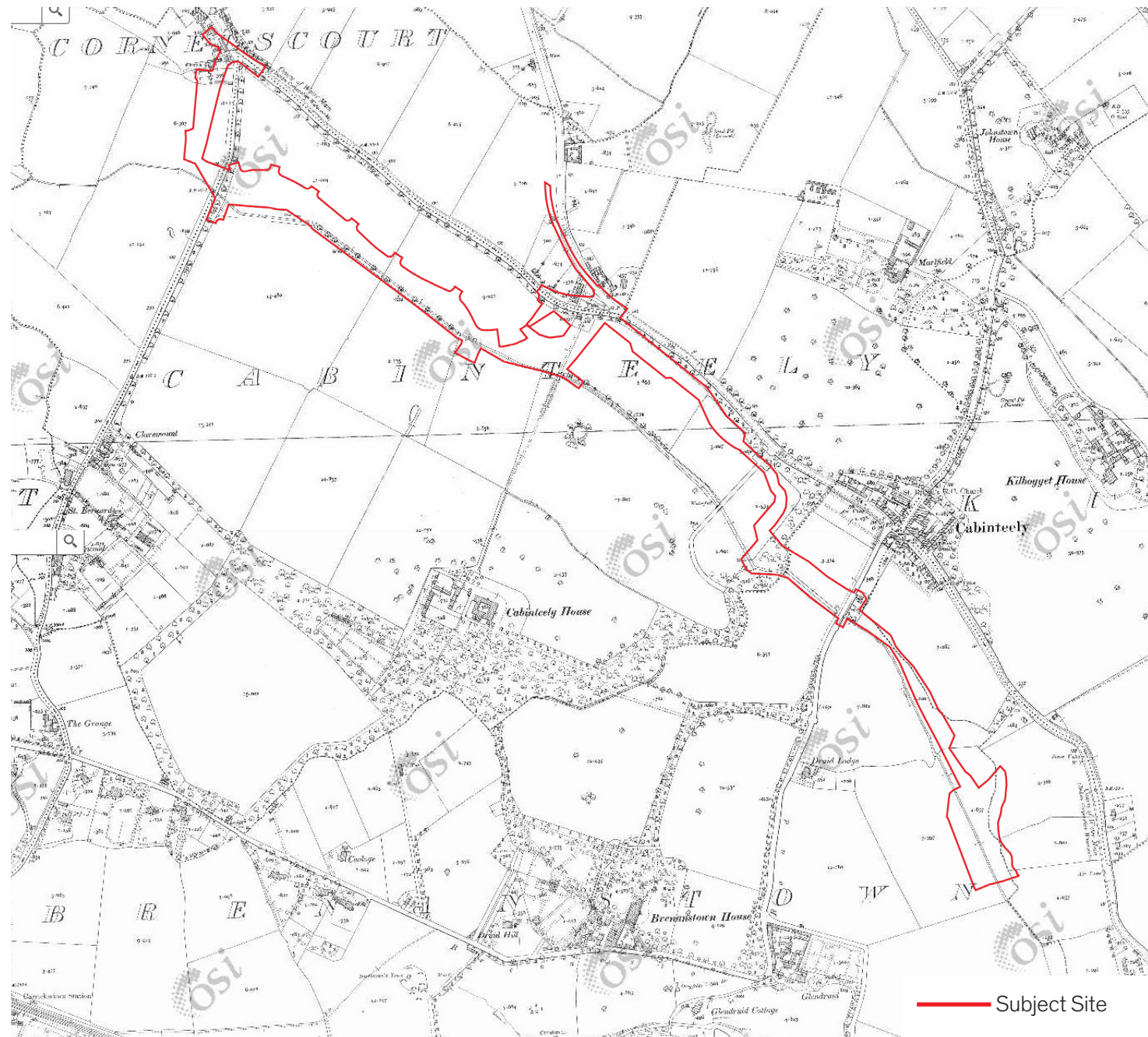
From the 1860s onwards, The Foxrock estate, which was previously owned by the Archbishop of Dublin, was developed as a suburb and mansions and villas began to appear. By the beginning of the 20th century it had an “extensive settlement of handsome detached houses, many of them built in the old English style of architecture”. The 25 Inch OS map shows the development of the suburb with many villa-type houses appearing along Westminster Road.

In Cabinteely, more country homes also began to appear, including Claremont, St. Bernard's and Hollywood. Another gate lodge serving Cabinteely House is shown on the 25 Inch OS map, which has since been removed. A new formal route from the gate lodge to the main house was developed, and a new bridge constructed, which is still in use today. A number of new crossing points on the stream are also shown on the 25 Inch map. Features including the 'waterfall' and weir were also added to improve its appearance.

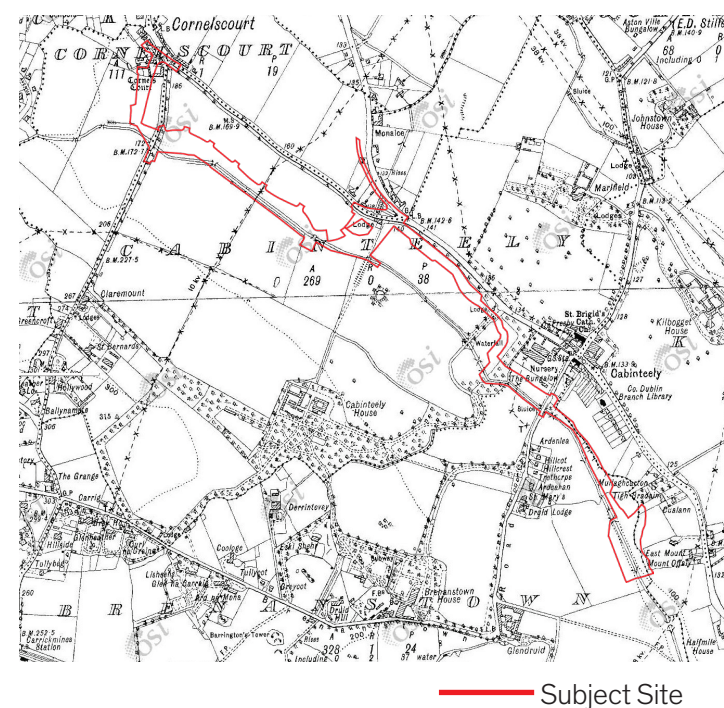
A new route is developed connecting Cabinteely House with the Brennanstown estate and gate lodge.

6 Inch Last Edition OS Map 1935 - 1938

The 6 Inch Last Edition OS map shows the continued development of Cabinteely, Foxrock and surrounding areas with the construction of new country houses/villas.



25 Inch OS Map, 1907 (GeoHive, Tailte Éireann)



6 Inch Last Edition OS Map, 1935-1938 (GeoHive, Tailte Éireann)

Section 3

Historic Context



Cabinteely House, 2024

Cabinteely House

The proposed greenway passes through the lands which were formerly the grounds of Cabinteely House, present day Cabinteely Park.

In 1769, Robert Nugent, a politician and poet from County Westmeath leased 32 acres of land from his nephew Michael Byrne to build Cabinteely House, after he acquired the title of Viscount Clare in 1767. The house was designed by English architect Thomas Cooley. It was built on a raised vantage point close to the villages of Cabinteely and Cornelscourt. In an 1801 description of the house it is recorded as ‘*a very large, elegant, modern house*’ with ‘*extensive demesne well planted, improved and beautifully situated, commanding a fine view of the sea and the surrounding county*.’

At the time it was built, the house sat on 32 acres of land, but over time this increased to 222 acres. The first OS map of Cabinteely House and demesne shows farm buildings, outhouses, two gate lodges and walled gardens. The 1907 OS map shows three yards to the west of Cabinteely House - the stable yard, the cow byre yard and the coach house yard.

The surrounding parkland was landscaped in a natural style, popularised by British landscape architect Lancelot ‘Capability’ Brown. The Brownian style was popular in Ireland in the late eighteenth century, with many great country house estates designed in this style. Cabinteely Park features many elements from the Brownian style including sinuous tree belts and a twisted, wooded approach route from the main entrance on Old Bray Road.

Cabinteely Park was enclosed by high stone walls, many parts of which are still intact today. In 1838, John D’Alton describes the demesne as being ‘*certainly the most strongly enclosed demesne in the country*’.

In his Topographical Dictionary of Ireland, Samuel Lewis describes Cabinteely House as “*form(ing) three sides of a square, commanding extensive views of the bays of Dublin and Killiney, with the beautiful adjacent country; and the demesne is adorned with thriving plantations and presents many natural beauties*.”

During the First World War in 1914, like many of the big houses in the area, Cabinteely House was used as a military hospital and depot. After the war, the house was sold to John Hollwey in 1921 and in 1933 it changed owners again when sold to the former TD Joseph McGrath. When Mr McGrath died in 1966, the house was rarely used and some of the land was sold in the 1970’s for the development of housing.

In 1984 Dublin County Council acquired Cabinteely House and parkland. In 1994, the house and park were then passed to the newly formed Dún Laoghaire Rathdown County Council.

Cabinteely House, its gate lodge and entrance on Bray Road, are protected structures in Dún Laoghaire Rathdown County Council.

Section 4

Heritage Assessment

1. Cornelscourt Hill Road

Heritage Assets

Until the late 20th century, the northern end of Cornelscourt Hill Road had formed the western boundary of Cabinteely House and is shown lined with trees from the 1837 OS Map into the 20th century. The extant stone boundary wall and mature vegetation have heritage value in their historic relationship to Cabinteely House and its landscaped gardens.

Castle Tower House to the north of Cornelscourt Road is listed on the Sites and Monuments Record, Ref. DU 023-028. Its zone is within the red line boundary for the greenway.

Existing Condition

On Cornelscourt Hill Road, the historic boundary wall is an uncoursed random rubble construction with a rounded top, part rendered, with trees and other vegetation behind. The stone wall terminates at the northern end of the road. A modern rendered wall was constructed here as part of the 1970's housing development which was built in the north western section of Cabinteely House grounds.

A stone yard is located on the site of Castle Tower House and there are no visible remains of the monument in the area.

Proposals

At the point where the historic boundary wall terminates along the east side of Cornelscourt Hill Road, the greenway route utilises an existing gap between the historic boundary wall and the rear boundary wall of Glen Avenue. The greenway narrows locally to avoid the impact on a mature tree and the historic boundary wall. Elsewhere in this area, the greenway follows the routes of the existing footpaths.

Heritage Impact

The design is considerate of the heritage assets in the immediate area. There is a potential for the construction of the greenway to harm the mature trees and the historic boundary wall in the construction period.

While the proposals are not considered to impact the recorded monument of Castle Tower House, it is recommended that the proposal is referred to the Development Applications Unit of the Department of Housing, Local Government and Heritage to assess if any archaeological appraisal is required.

Date: 14/08/2025

Mitigation Measures

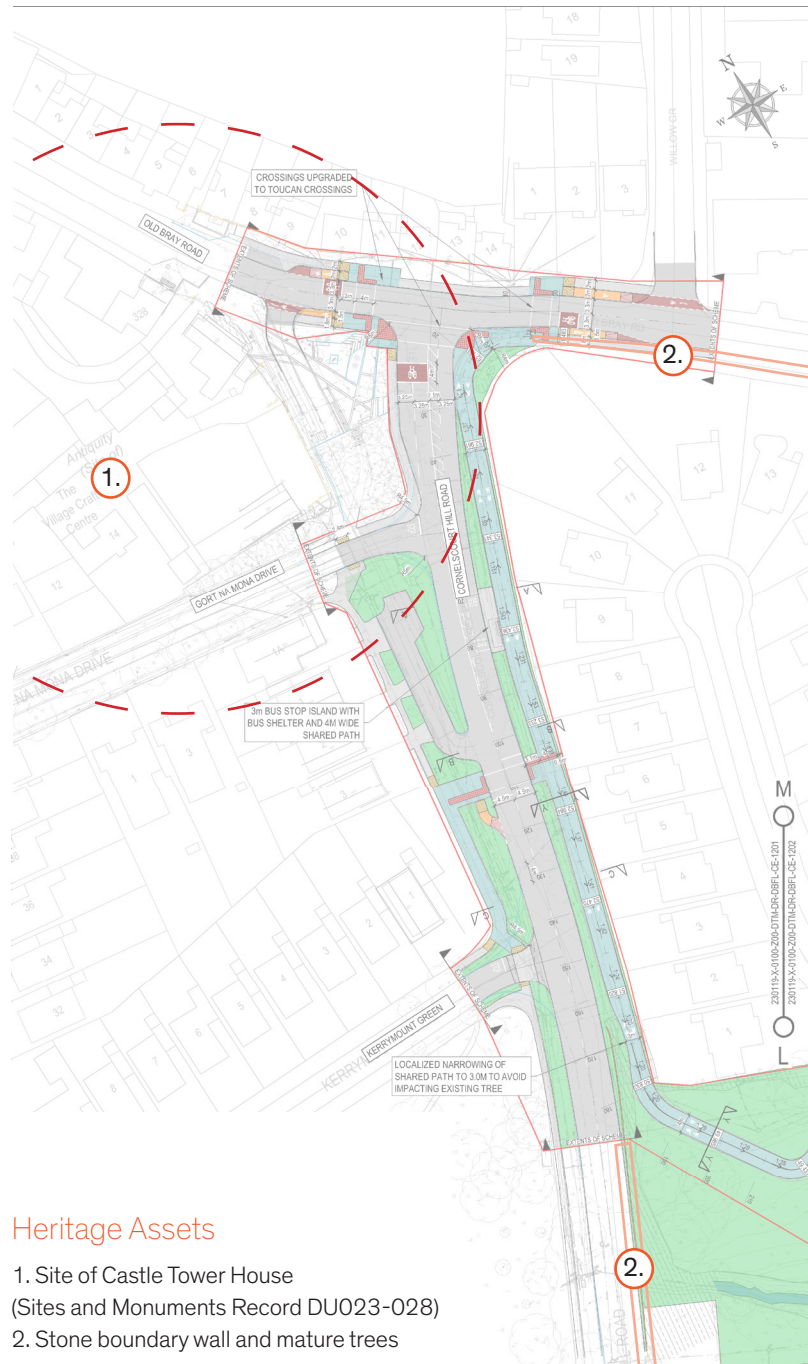
Tree protection and protection of the stone wall are to be included in the construction management plan and the health and safety plan. There should be a presumption against potential dismantling of any part of the stone wall to allow for site access.



Cabinteely Park stone boundary wall on Cornelscourt Hill Road.



Historic line of trees on Cornelscourt Hill Road.



Heritage Assets

1. Site of Castle Tower House
(Sites and Monuments Record DU023-028)
2. Stone boundary wall and mature trees

Background Drawing by DBFL Consulting Engineers
Ref: 230119-X-0100-Z00-DTM-DR-DBFL-CE-1201 General Arrangement -
Sheet 1 (Revision 0)

Section 4

Heritage Assessment



- Heritage Assets**
- 3. Cabinteely House and Demesne Boundary Wall
 - 4. Cabinteely Stream

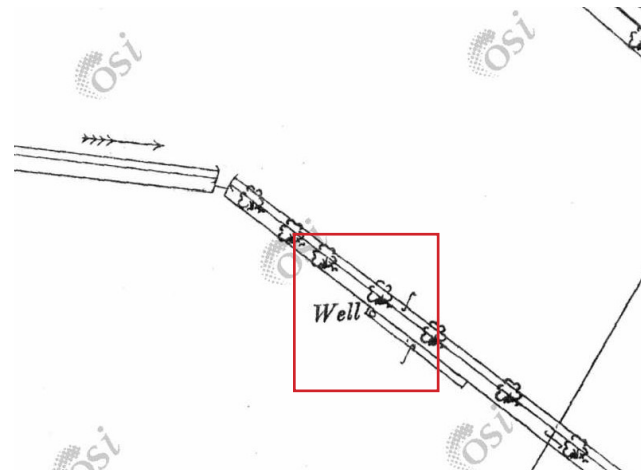
Background Drawing by DBFL Consulting Engineers
Drawing References:
230119-X-0100-Z00-DTM-DR-DBFL-CE-1202 General Arrangement - Sheet 2 (Revision 0)
230119-X-0100-Z00-DTM-DR-DBFL-CE-1203 General Arrangement - Sheet 3 (Revision 0)



Cabinteely Stream.



Cabinteely Park Boundary Wall to Old Bray Road.



Well shown on St. Bride's Stream on the 25 Inch OS map.

2. Glen Lawn Drive

Heritage

Until the 1970's, the lands between Old Bray Road and Glen Lawn Drive formed the north western section of the Cabinteely House estate, with Cabinteely Stream running parallel to its northern boundary. A small bridge and a well can be seen on the stream on the 25in OS map. There are no structures on the NIAH record in this area.

Existing Condition

A series of cul-de-sacs were constructed in the 1970's between the Old Bray Road and Cabinteely Stream. The stone boundary wall of Cabinteely House remains intact along Old Bray Road. The stream is lined by mature trees and has been successfully incorporated as an outdoor amenity into the surrounding residential developments. It is crossed by two modern pedestrian bridges.

There are no visible remains of the well shown on the early OS maps.

Proposals

The greenway route runs closely to the carriageway of Glen Lawn Drive, separated from the road by a green verge.

Heritage Impact

The proposals will have no negative impact on the heritage assets in the area.

Heritage Assessment

Heritage

The structures on the estate- the boundary wall, entrance gables and piers, the Bray Road gate lodge, Brennanstown gate lodge, the main house, its outbuildings/stables, and remains of a walled garden- are typical to Irish demesnes and have significance as a group. The gate lodge on the Old Bray Road and its entrance gates contribute to the understanding of the park as the grounds of Cabinteely House.

Mature vegetation along the stone boundary of the park contribute to its enclosed character, which was described as a defining feature of the estate by John D'Alton in 'The History of the County of Dublin' (1838).

Cabinteely House, its outbuildings, gate lodge and entrance gates are listed on the Dún Laoghaire Rathdown Record of Protected Structures (Cabinteely House - RPS no. 1683, Stables - RPS no. 2062, gate lodge - RPS no. 1980, Entrance gates and wall - RPS no. 2101)



5. Existing Entrance with granite wall
6. Cabinteely Demesne stone boundary wall
7. Bray Road Gate lodge
8. Cabinteely Demesne Entrance and gates
9. Avenue of mature pine trees
10. Cabinteely House
11. Brennanstown Gate Lodge

Background Drawing by DBFL Consulting Engineers

Drawing References:

230119-X-0100-Z00-DTM-DR-DBFL-CE-1204 General Arrangement - Sheet 4 (Revision 0)

230119-X-0100-Z00-DTM-DR-DBFL-CE-1205 General Arrangement - Sheet 5 (Revision 0)

Date: 14/08/2025

Section 4.

Heritage Assessment

3. Cabinteely Park

Existing Condition

Today, Cabinteely Park is a public park with open parkland, historic and new planting. One of the three historic entrances remains, the formal gates, a gate lodge on Bray Road and a gate lodge on Brennanstown Road.

Cabinteely House stands on elevated ground south of the entrance from Bray Road and is approached from an avenue of mature pine trees. A vehicular entrance and car parking are located to the west of Cabinteely House, accessed from Sycamore Avenue.

There is a modern pedestrian entrance to the park on Glen Drive, comprising piers and gates. Attractive granite paving slabs at this entrance appear to have been salvaged from a historic setting.

The north west and south east portions of the grounds of Cabinteely House are no longer part of the estate and have been developed as residential housing estates. St Brigid's Girls' School is a late 20th century structure to the north west of Cabinteely House. Playfields and car parking are also more contemporary additions. The pond to the south of the gate lodge was added to the park in the early 2000's and is an attractive modern landscape feature.



Existing Glen Drive entrance with Granite Pavers.



Mature Pine Trees along the main entrance route to Cabinteely House and Demesne.



Existing Gate Lodge.



The eastern section of Cabinteely Park and existing boundary wall on Brennanstown Road.

Section 4.

Heritage Assessment

3. Cabinteely Park

Proposals

The proposals relating to Cabinteely Park are:

- New pedestrian entrance along its existing western boundary, comprising alterations to the modern boundary wall, replacement of palisade fencing with new railings, new piers and signage, new gates.
- Removal of Glen Drive entrance, removal of modern piers and gates and granite pavers.
- A new greenway route starting from the new entrance at St. Bride's Stream and running northwards to meet the existing asphalt paths.
- Widening and resurfacing of the paths to the north of Cabinteely Park to accommodate the greenway route.
- A new path and cycle route crossing grassland in the eastern section of the park and extending as far as the park boundary.
- A new park entrance and gates at Brennanstown Road widening the existing opening in the boundary wall of Cabinteely House and construction of new sections of the wall to frame the new entrance.



Proposed new entrance at Glen Drive (3D render).



Gateways at the Gate lodge at Old Bray Road - extension part of separate planning application (3D render).



New pathways on approach towards Brennanstown Road (3D render).



Proposed new entrance at Brennanstown Road (3D render).

3. Cabinteely Park

Heritage Impact

Removing of the Existing Entrance: The entrance on Glen Drive is a modern structure, with low granite wall and palisade fencing. The removal of this entrance is considered acceptable. The granite pavers at the entrance have heritage value and it is recommended to carefully lift them for re-use elsewhere in the Cabinteely greenway scheme, e.g. at the Gate Lodge seating area (which is subject to a separate planning application).

There may be a potential negative impact in the construction of the new wall and railings to close the entrance, adding further stretches of palisade fencing which is unsympathetic to the character of Cabinteely Park.

New Park Entrance to Glen Drive: The new entrance involves alterations to the existing wall and palisade fencing. New entrance signage and materials are sympathetic to the demesne and will have a positive impact on Cabinteely Park.

Cabinteely Park: Two new routes within the park will have low impact on the park and will not be visible from Cabinteely House. The section of the path nearest to St. Bride's Stream has a potential negative impact at construction stage in impacting the banks of the stream.

The new pathway in the eastern section of the park leading towards Brennanstown Road is considered acceptable and utilising an existing opening in the demesne wall is welcomed.

Cabinteely House: The proposed development is located at a distance from Cabinteely House and will not have a negative impact on its setting or character.

Bray Road Gate Lodge and Entrance: The proposed greenway will have a visual impact on the entrance to Cabinteely Park on Bray Road. The proposals have the potential to impact the mature pine trees adjacent to the gate lodge, which contribute to the character of the demesne. The routing of the greenway in this location takes the trees into consideration. An arborists input will be required to ensure that the mature trees are not impacted.

New Entrance to Cabinteely Park at Brennanstown Road: The proposals involve alterations to the historic boundary wall of Cabinteely House and may have a potential negative impact if the new sections of the stone wall mimic the existing stonework and do not read as a contemporary addition.

Brennanstown Gate Lodge: The proposed development is located at a distance from Brennanstown Gate Lodge and will not have a negative impact on its setting and character.

Mitigation Measures

It is recommended to retain the historic granite pavers when removing the Glen Drive entrance for re-use elsewhere in the park.

It is recommended to replace the existing palisade fencing along Glen Drive with metal railings more suited to the historic character of the park.

Investigations in the scrub area of the stream are recommended to assess if there are any remnants of man-made structures in that section. The greenway path should be aligned to avoid the requirements for railings in the area nearest to the stream.

At the new park entrance to Brennanstown Road, the following mitigation measures are recommended:

- A survey of the affected section of the boundary wall to be undertaken by a conservation architect, with input from the structural engineers.
- The design of the new entrance is to include a methodology for protecting the existing boundary wall during construction, widening the existing opening and junction with the new stone walling.
- It is recommended to consider new sections of stone wall abutting the historic boundary wall as new additions, e.g. lowering their height, considering cut stone cappings and cut piers to the ends. It is recommended to engage a min. Grade II conservation architect to design the entrance.

At the park entrance to Bray Road, the following mitigation measures are recommended:

- The surface treatment of the shared pavement and tactile paving should be carefully considered. Contrasting stone finishes to the greenway route, sympathetic to the adjacent gate lodge and boundary wall, may be appropriate.

Section 4

Heritage Assessment

4. Carraig Glen to N11

Heritage

Historic maps show the area between Brennanstown Road and the boundary with Cherrywood SDZ as farmland, with modest dwellings appearing in a linear pattern north and south of the stream in the early 20th century.

A random rubble stone wall is located along the parish boundary to the east of Brennanstown Road. A wall can be seen in this location on first edition and later OS maps where it is within the parish boundary. The western part of this wall possibly formed part of the garden wall of a small dwelling in the area seen on the first edition OS map from 1837. The stone wall is not listed on the NIAH register or the Record of Protected Structures and is not considered to be of archaeological importance.

Existing Condition

Today, the wall forms part of the southern boundary of the Carraig Glen housing estate. It is freestanding for its initial stretch adjacent to Brennanstown Road and turns into a retaining wall further east. There are two granite bounders at the wall framing a narrow walkway entrance which follows the route of the stream eastwards.

The western section of the wall is of drystone construction, with large rounded granite stonework and no visible mortar. Approx. 20 meters further, the wall changes to a retaining wall with coursed granite stonework with a rounded top which has been re-pointed with concrete in sections. Parts of the wall have collapsed and have been damaged by tree roots.

Proposals

The greenway is proposed to run closely to the stone wall and its construction will require the removal of approximately 80m of the wall.

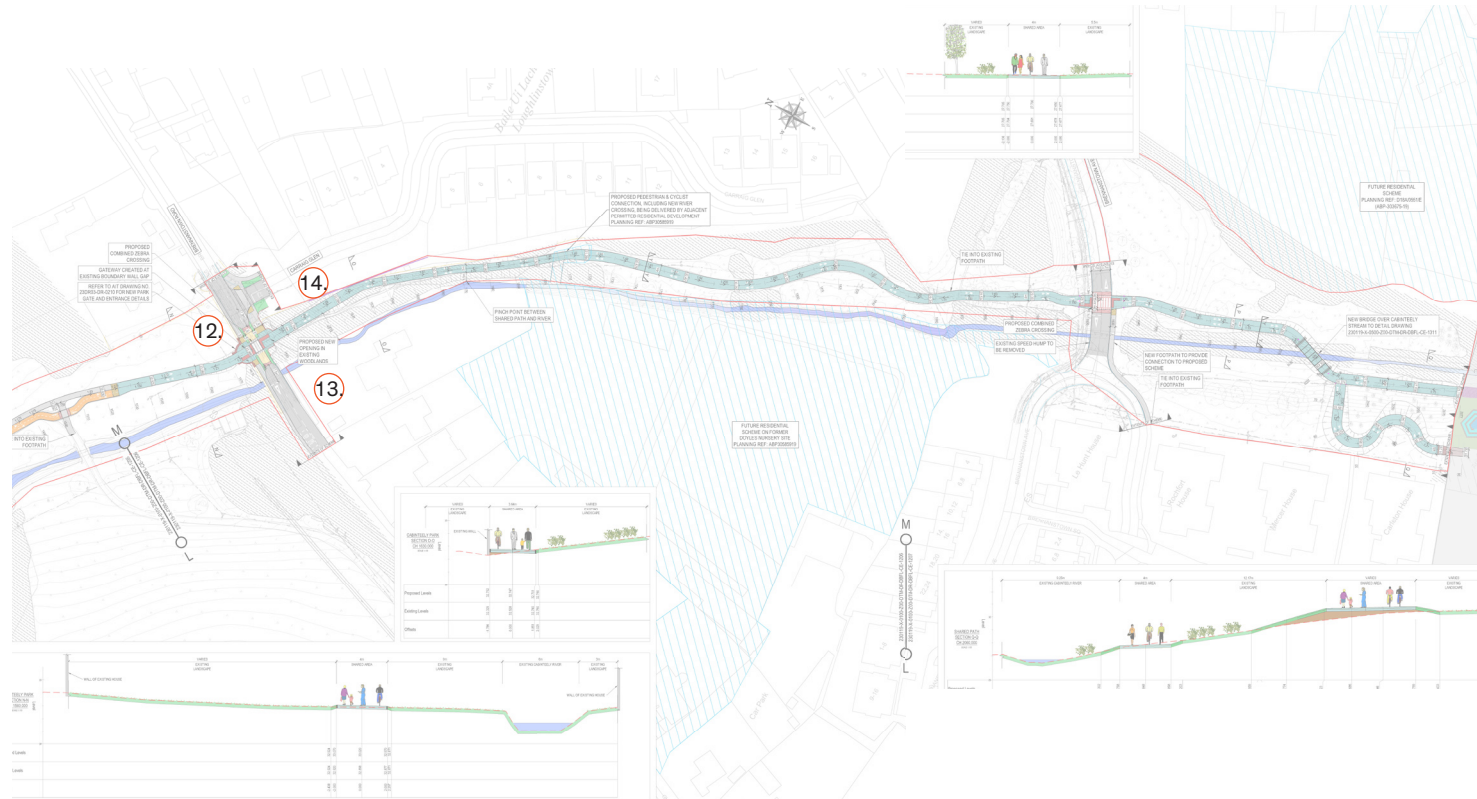
Heritage Impact

While the stone wall is modest and overgrown and has limited presence on Brennanstown Road, its removal will lead to loss of historic fabric and patina and will have a negative impact on the heritage of the area.

Mitigation Measures

It is recommended to re-build the wall on a like-for-like basis:

- Carefully deconstruct the existing wall and set aside all stone for re-use.
- Following stabilisation of the ground, reconstruct the wall in a traditional manner incorporating stone which has been set aside. The existing stone is to be used structurally using lime mortar, without modern methods which may involve concrete cores/ face bedded stone/ movement joints.
- The new wall will be constructed in areas where large trees will be removed, and where there are existing changes in level. The foundations of the new wall are to be designed by a qualified structural engineer and it may be appropriate to undertake ground investigations to inform the foundation design.
- The works should be undertaken by stonemasons with experience in traditional wall construction.



Heritage Assets

- 12. Cabinteely Demesne Boundary Wall
- 13. Bridge
- 14. Existing stone wall

Background Drawing by DBFL Consulting Engineers

Drawing References:

230119-X-0100-Z00-DTM-DR-DBFL-CE-1206 General Arrangement - Sheet 6 (Revision 0)

230119-X-0100-Z00-DTM-DR-DBFL-CE-1207 General Arrangement - Sheet 7 (Revision 0)

