

Response to RFI for Application at Lisdaran, Cavan Reg. No. 25/60670

Prepared by: Maeve Tobin

Date: 13th February 2026

The below has been prepared in response to the Request for Further Information (Item 10) received on an application for a proposed residential development at Lisdaran, Loreto Road, Cavan Town. This request follows an archaeological impact assessment report (Brooks and Small 2025) which was submitted with the planning submission. This report was informed by a programme of test trenching (McCarthy 2008, Licence No. 07E1005) and geophysical survey (Dowling 2024, Licence No.: 24R0501). These surveys identified the footprint of the recorded ringfort (CV020-057) and identified previously unrecorded internal features, and at least two other areas of archaeological sensitivity (Area 3 and 4) representing burnt spreads and possible early field systems. Scattered anomalies of archaeological potential were also recorded. Recommended mitigation measures include preservation of the recorded ringfort within a construction exclusion zone.

Please see below for our response to the individual requests included in Item 10 of the RFI.

Item 10 Further information is required to assess in more detail the impact the proposed development will have on the known and potential new archaeology heritage and to ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest. A programme of archaeological testing including full excavation of the features previously identified is requested.

Response: See response to item 10e below regarding testing. Any archaeological remains previously identified within the application site during the 2007 testing investigation will be subject to full resolution (i.e. excavation) prior to construction, as recommended by Brooks and Small 2025.

In addition, the applicant is requested to submit the following:

- a. With regard to Ringfort CV020-057 - provide details of a 20 metre buffer zone around the monument which must be delineated by agreement with the consultant archaeologist. A temporary fence shall be installed prior to construction to prevent inadvertent direct or indirect negative impact from construction related activity, such as passage of machinery.*

Response: Figures 1 and 2 below illustrate the proposed 20m construction exclusion zone. Temporary heras fencing will be established prior to construction.

- b. *With regard Ringfort CV020-058, the applicant should carry out a program of target hand dug archaeological testing, (rather than by machine) within the footprint of the proposed foul drainage connection to investigate the potential for remains associated with ringfort CV020-058. This should be carried out prior to construction by a suitably qualified archaeologist under licence to the National Monuments Service (NMS) of the Department of Housing, Local Government and Heritage. Further mitigation may be required depending on the results of this assessment, such as such as preservation in situ or by record, following consultation and agreement with the Department of Housing, Local Government and Heritage.*

Response: We have noted the requirement for the proposed pre-construction testing within the foul sewer corridor, as recommended by Brooks and Small (2025), will be conducted by hand, rather than machine.

- c. *Submit details of a non-ground intrusive temporary fence (e.g. heras fencing) which should be established along the northern perimeter of the works corridor to protect the upstanding remains of the ringfort CV020- 058 from inadvertent direct or indirect negative impact from construction-related activity, such as passage of machinery.*

Response: A non-intrusive temporary fence will be established c. 2m north of the proposed footprint of the foul sewer pipeline prior to construction as shown in Figure 3.

- d. *It is recommended that the archaeological areas 'Area 3' and 'Area 4' be extended and cleaned back to reveal the full extent of all archaeological features on the sites. These features shall be fully archaeologically recorded, planned, photographed and excavated prior to the commencement of works, and in keeping with Best Archaeological Practice under licence and agreement with the Department of Housing, Local Government and Heritage.*

Response: These sites will be fully preserved by record as a condition of the grant of planning.

- e. *The applicant is required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–2004) to carry out pre-development testing at the site. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.*

Response: Extensive test trenching was previously conducted within the application site in 2007 (Figure 4) and the results of this investigation informed the impact assessment submitted with the planning application. Additional targeted archaeological testing can be carried out prior to construction, to investigate any new geophysical anomalies of archaeological potential outside the footprint of the previous investigation. This work will be carried out as a condition of planning, in advance of construction phase.

- f. *The archaeologist is required to notify the Department of Housing, Local Government and Heritage in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence/consent to carry out the work.*

Response: Noted.

- g. *The archaeologist shall carry out any relevant documentary research and may excavate test trenches at locations chosen by the archaeologist, having consulted the proposed development plans.*

Response: Noted.

- h. *Archaeological testing shall be informed and supplemented by licensed metal detection survey.*

Response: Noted.

- i. *Having completed the work, the archaeologist should submit a written report to the Planning Authority and to the Department of Housing, Local Government and Heritage in advance of the planning decision. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.*

Response: Noted.

It should be borne in mind that, if significant archaeological remains are found, refusal might still be recommended, and/or further monitoring or excavation required.

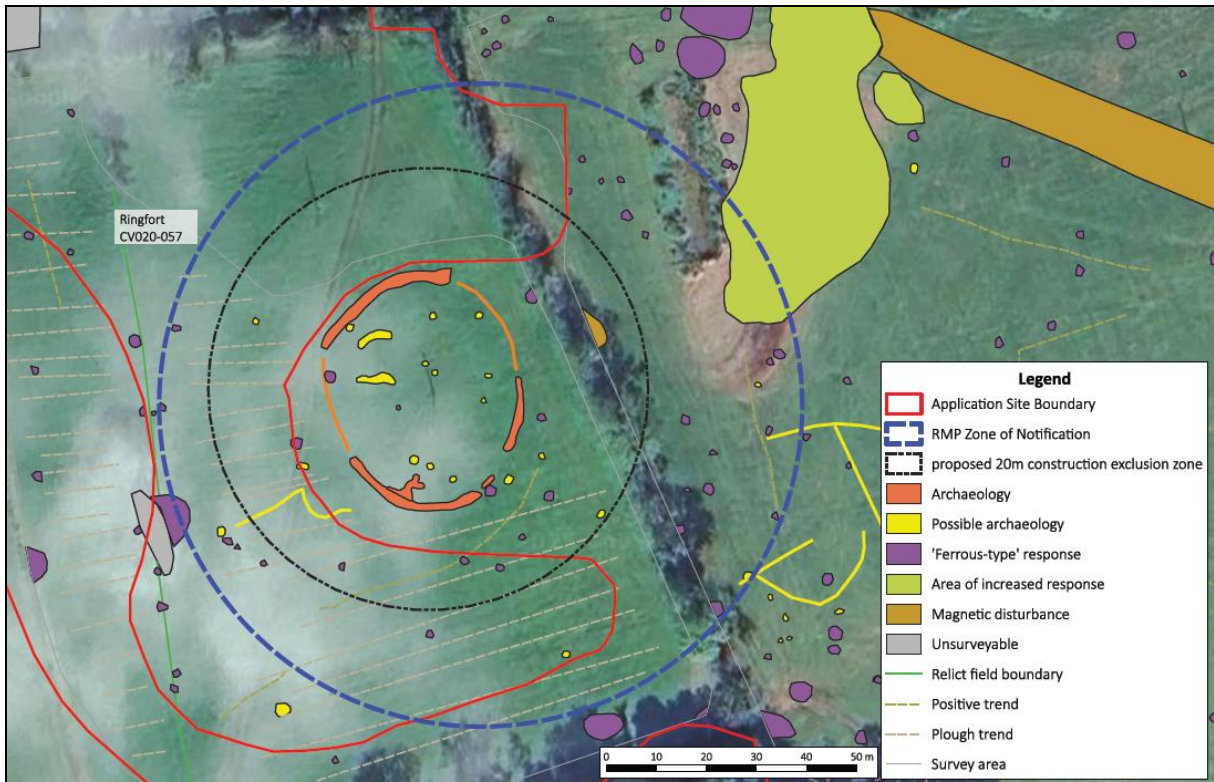


FIGURE 1: Geophysical signature of sub-surface archaeology (ringfort CV020-057) and associated remains

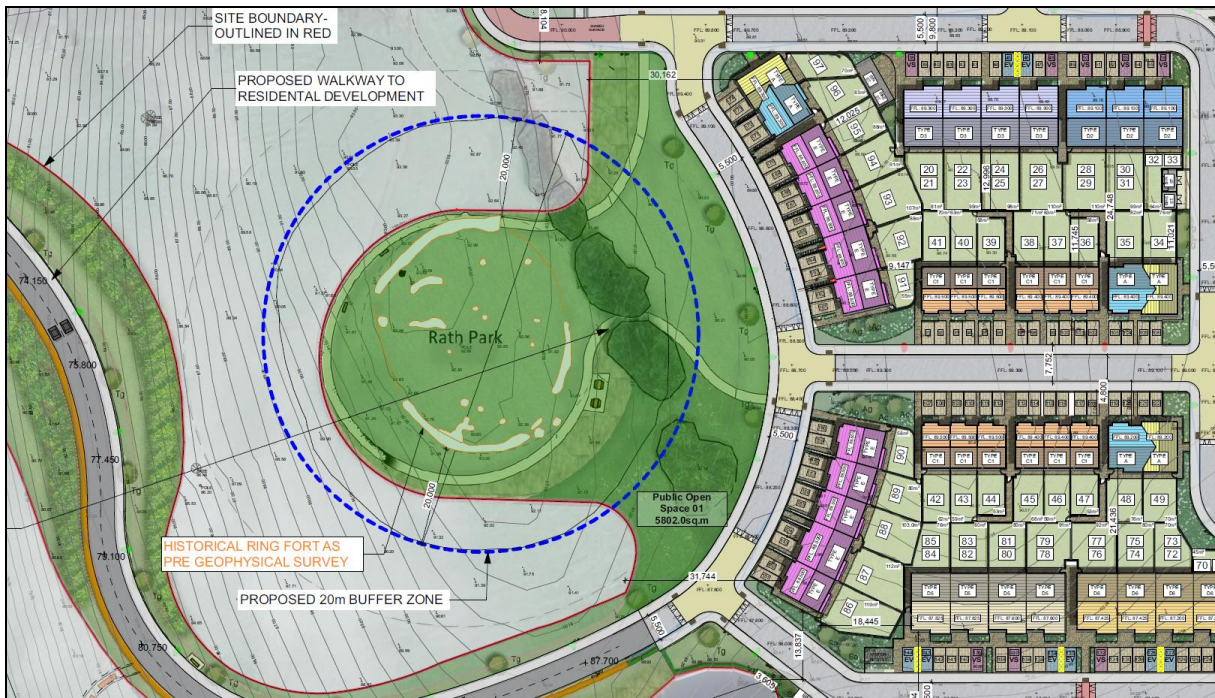


FIGURE 2: Proposed development plan overlaid with geophysical survey results for CV020-057 which informed the proposed 20m construction exclusion zone (blue)



FIGURE 3: Proposed temporary fenceline to protect monument CV020-058 during construction

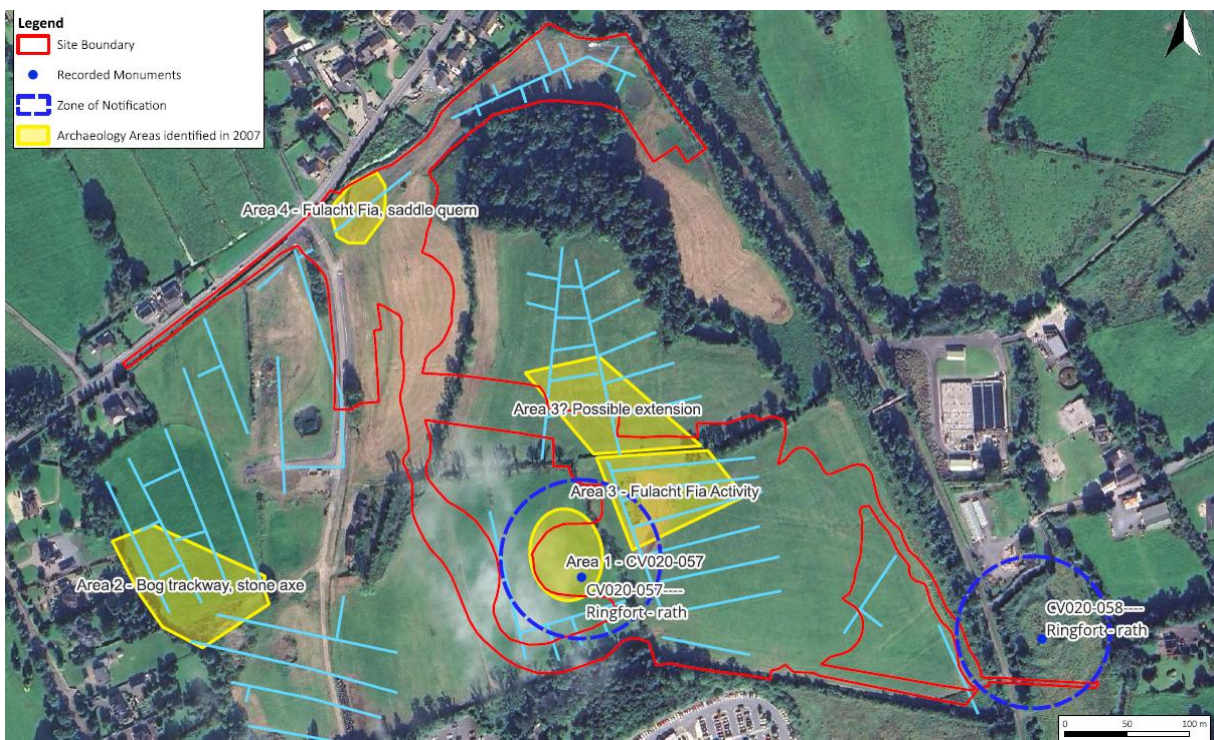


FIGURE 4: Extent of previous test trenching (blue) conducted within the application site