

# Cassidy's Complex Monasterevin, Co. Kildare.



ARCHITECTURE

## Conservation Management Plan

for Kildare County Council  
March 2024





*Drone views of complex prior to recent vegetation removal.*



'This report has been prepared by Howley Hayes Cooney Architecture, in association with CORA Consulting Engineers and Minogue Environmental Consultancy, for Kildare County Council in March 2024. Its aim is to assess the history, cultural significance, threats and viable reuse of a large cluster of industrial structures, collectively known as Cassidy's Complex that stands on the edge of the town of Monasterevin, in County Kildare. Constructed as a distillery in the late eighteenth century, the site was later expanded with the addition of brewing facilities, into a highly successful and profitable enterprise that flourished throughout the nineteenth century. Having closed in 1921 the site passed on to the Holmes Engineering Company, which operated within some of the buildings up until 2002, since when the site has been unoccupied. As many of the structures have been unused for over one hundred years, most have not been maintained and are now in a state of advanced dereliction. The monumental scale, complex masonry forms and general interest of several of the structures makes the site an historic place of national significance. This plan sets out a strategy for sensitive conservation and innovative intervention, to allow the buildings to fulfill new viable purposes that will help to ensure the long-term preservation of this important historic place. We would like to acknowledge the significant inputs and access granted to their properties by the Holmes family; Robin Connolly; the Brennan family; Matt Dunne; and Brendan O'Rourke on behalf of the Michael Flatley team. Our main client contact in Kildare County Council, Caroline O'Donnell was engaging and supportive throughout as was local councillor Kevin Duffy. The surveys on which this report is based were carried out between August 2023 and March 2024.'





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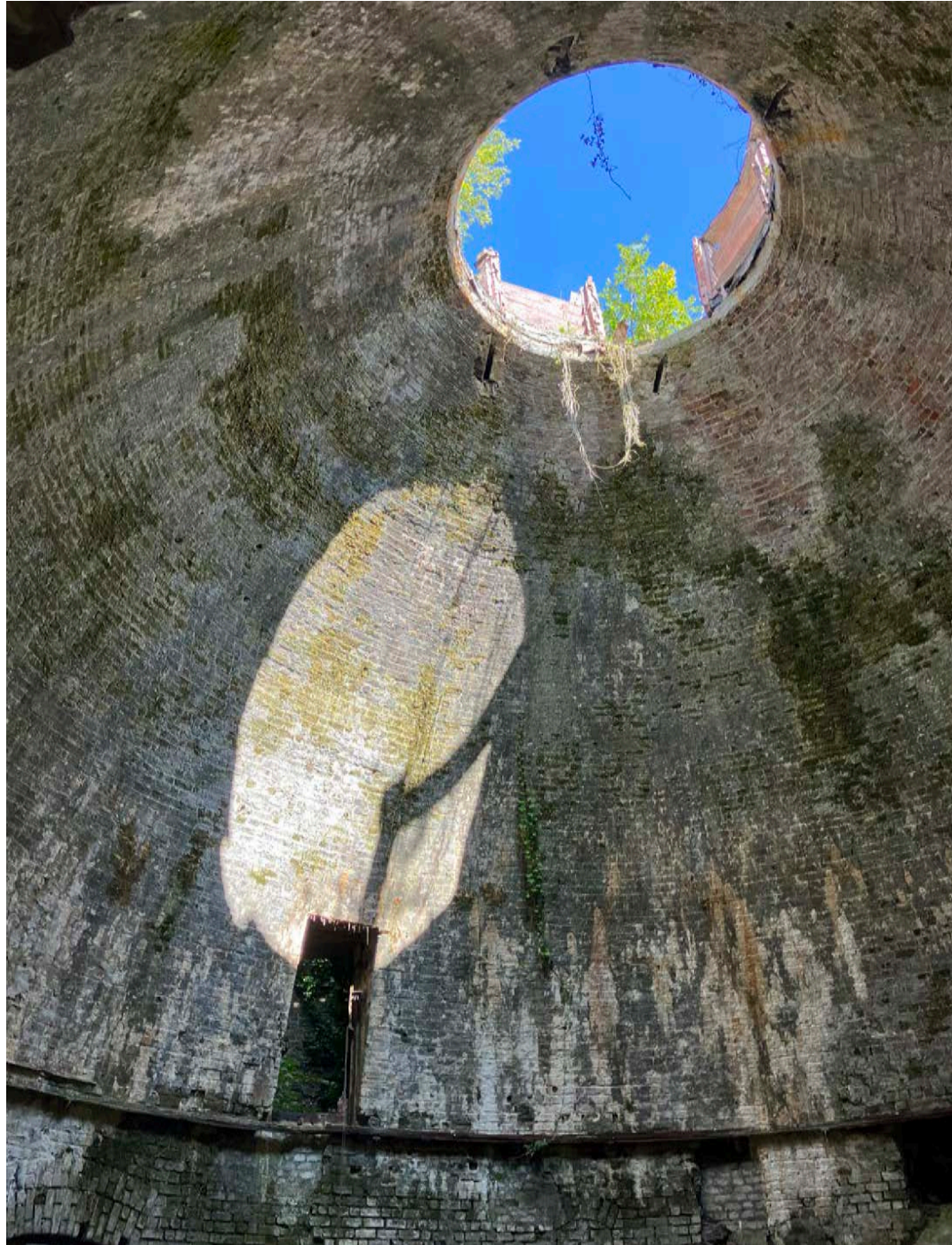
**Howley  
Hayes  
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**CORA**

  
**Minogue & Associates**  
ENVIRONMENTAL CONSULTANCY

  
**Kildare County Council**  
Comhairle Contae Chill Dara





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1.0 Introduction

**Monasterevin**

Driving through Monasterevin along Dublin Street, on what was once the main road between Dublin and Limerick, has for many years left an impression only of anonymity and dereliction. Stone-faced warehouses, long out of use, line the road, giving no hint about the historic town that lies to the north and the fine country house demesne that extends to the south. Also hidden from view is what is now known as Cassidy's Complex, which refers to the former distillery and brewery that once occupied land on both sides of the street. Established in the 1780s, producing first whiskey and later whiskey and beer, Cassidy and Company brought great prosperity to the town, which also benefited from the arrival of early bulk transport infrastructure in the form of both canal and railway networks. Founded on the eastern bank of the picturesque River Barrow, the town developed with streets running south to north, perpendicular to the main through route, which allowed an east-west orientation, with the finest homes overlooking the river. Moore Abbey, was formerly occupied by a monastic foundation that would later become a fine, country house demesne. Canal and rail networks facilitated not only the cheap transportation of grain for the brewing and distilling industries, but also provided a wide distribution network for delivery of the finished products. Output peaked during the late 1880s, when the company employed a large number of people in the town, while also supporting local farmers and turf cutters who produced the necessary grain and fuel.



Figure 1 - View of Monasterevin along the Dublin Street, 2024.

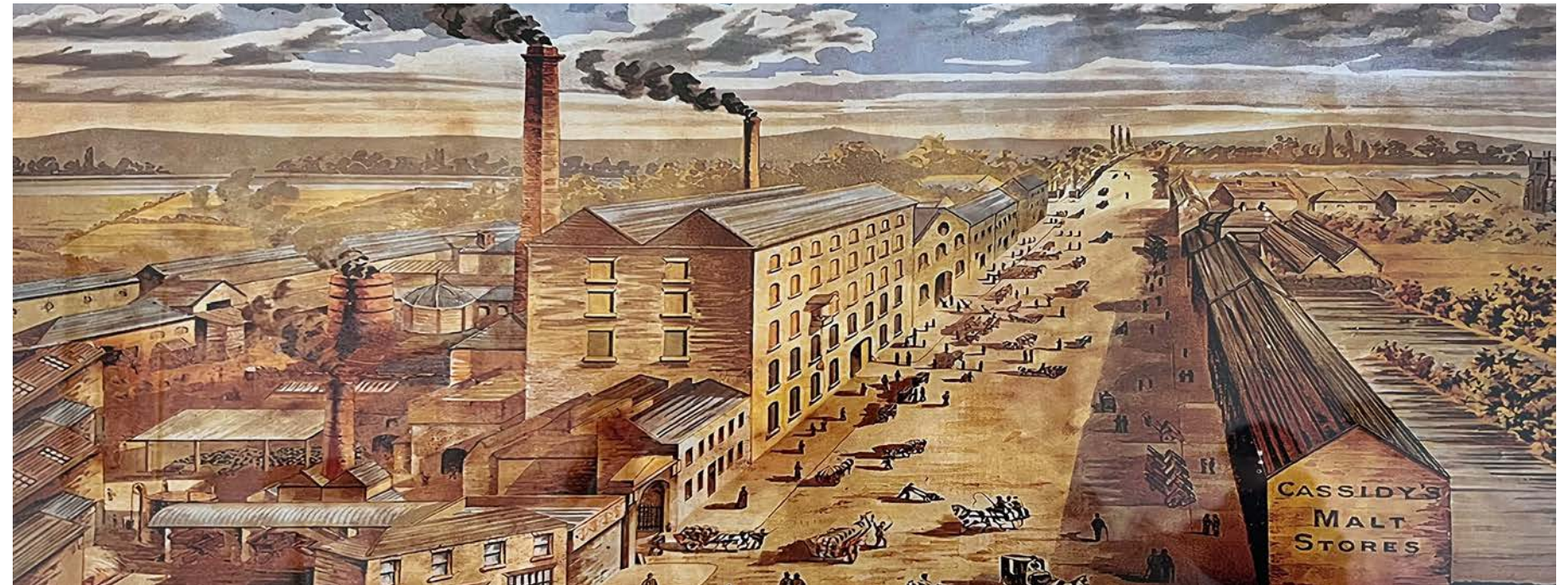


Figure 2 - Historic Poster of Cassidy & Company.

**Cassidy and Company**

John Cassidy was a successful local merchant and magistrate when he established his distillery in 1784, and somewhat surprisingly for that time, a Catholic. Several generations of the family extended the scale and scope of the enterprise, with great success, for a period of almost 140 years. The Cassidy family was innovative and hard-working, fair to the workforce, which brought them great loyalty and high productivity. Timing was fortunate, as just two years after the distillery was established the Grand Canal arrived in Monasterevin linking the town with Dublin in the east and through the midlands to Athlone and the Shannon to the west. The Barrow Navigation branch also brought another valuable bulk transport link to New Ross and Waterford in the south. The fine, three arched bridge over the River Barrow completed in 1832, replacing an earlier bridge, was also an important part of the transport infrastructure on the principal road leading south, which is now the A445. With the arrival of the railway in 1847 Monasterevin was as well connected to most of Ireland's largest cities, as any small town in the Irish midlands. John Cassidy was one of the first Catholics to have served as a justice of the peace, having established his distillery he was succeeded by his son Robert who ran the company after his father's death.

Robert lived in some comfort and ensured that his sons received a good education, the eldest, John, becoming a member of the bar while his two younger sons James and Robert took over the running and expansion of

the family business after Robert's death. In 1887 the distillery occupied ten acres and employed more than seventy men and according to the descriptions in Alfred Barnard's book the company also owned a 200 foot square maltings near the railway station. This may have been the Ballykelly Maltings, which still stands, as noted in John Holmes article on the Monasterevin Distillery that appeared in the Journal of the Kildare Archaeological Society XIV in 1964-70. Technical innovations helped to keep the company highly productive and successful, and brought wealth to the town and the family, which owned thoroughbred horses and a holiday home in the south of France. James's sons Robert Edward and Edward James, continued the family business until both died within three days of each other in 1918.

The final family owner was the young son of Robert Edward, who saw the firm close just three years after he assumed control. By 1921 Cassidy and Company had ceased trading and went into voluntary liquidation, having struggled with the impacts of the Great War, the Irish War of Independence and the Irish Civil War. The impact of the American Prohibition would also have had a negative impact on the export of Irish whiskey, while in the United Kingdom, Scottish and Northern Irish brands would have taken precedence over whiskey produced in the new Irish Free State. This had a devastating impact on employment in the town and marked the end of one of the largest manufactories ever to have prospered outside Dublin, during the eighteenth and nineteenth centuries.



### Holmes Engineering

Holmes Engineering was established by Samuel E Holmes in 1900 and following the closure of Cassidy and Company he purchased several of the buildings in the former distillery-brewery complex to accommodate his expanding business. Having produced armaments during the first world war, the company produced parts for rifles and grenades during the second world war, while also producing more complex engineering components for the Belfast ship builders Harland and Wolff. Samuel Holmes was succeeded by his son John who ran the company until his death in 1993. Some three years later, the company was sold by the wife of John Holmes, to Robin Connolly, who continued to produce precision engineering throughout Ireland until 2002.



Figure 3 - Samuel E Holmes Ltd historic painted sign.



Figure 4 - Long Shop in operation circa 1970's.

### Significance

The significance of the former Cassidy Complex is considerable. Possibly the most important industrial archaeological site outside of the major cities, the buildings are testament to the skill and scale of eighteenth and nineteenth-century, brewing and distilling in Ireland. A business that combined brewing and distilling on a large scale on a single, or conjoined site, was and remains extremely rare in Ireland. Throughout Monasterevin there are many signs of the prosperity that this highly successful company brought to the town over a period of four generations. The social history that this had engendered is in its own right, a source of great cultural significance.

### Impact on Monasterevin

The impact of Cassidy and Company on the town of Monasterevin was profound. Not only did the distillery and brewery provide skilled employment through its brewers, distillers, carpenters, coopers and blacksmiths, they also employed hauliers, grooms and labourers. This brought financial prosperity and security to many families in the town, who supported local shops and providers, while the company also supported local farmers who supplied barley, wheat and rye, together with local turf cutters who supplied fuel. A significant water course was cut to provide a substantial mill race to avail of water power, which in time was supplemented by the installation of several fixed steam engines. Later, a gas works was constructed to produce first turf gas, and later coal gas as another power source. Like the transportation infrastructure, the technical innovations in the brewery and distillery would also benefit the town.



Figure 5 - Drone view from the East, 2024.

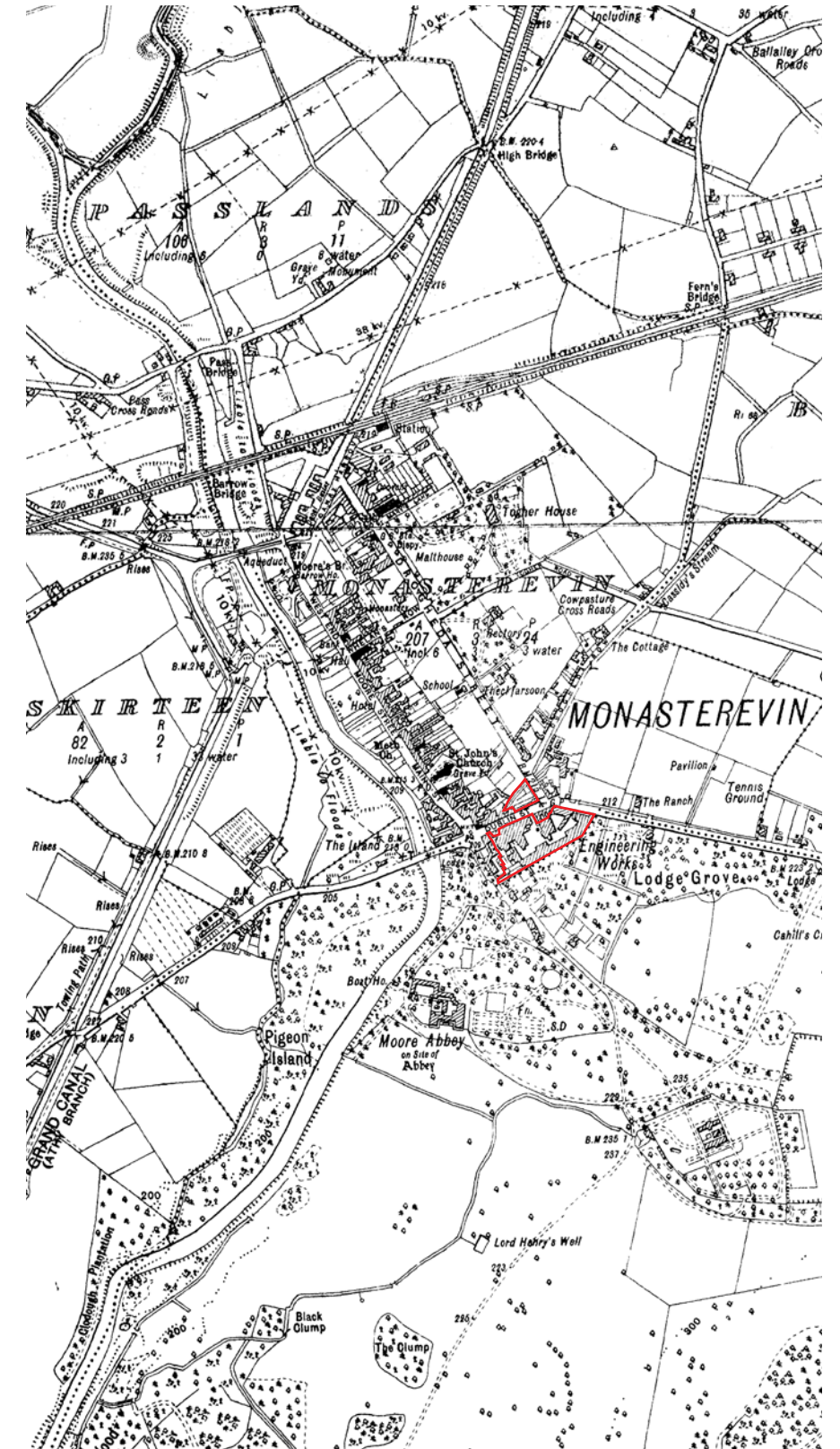


Figure 6 - OS Map of Monasterevin, 1943.



**The Complex Today**

Since 2002, when the site closed, the buildings have not been maintained. Indeed, Samuel E Holmes Limited only used a small number of buildings, which means that some of the structures have not been maintained for almost one hundred years. Nature invaded, covering the buildings and the spaces between the buildings, with trees, shrubs and ivy. Vegetation was largely cleared in late 2023 and early 2024, revealing once again the full form and detail of many of the structures. Roofs have collapsed on many of the buildings, however, the walls are generally thick and robust and most remain standing, largely intact, albeit badly damaged in some places. Sufficient detail survives in collapsed or partially intact roofs to allow full restoration of the building envelopes. Most of these



Figure 7 - Still house interior lookin East.

contained large open volumes in which the great vessels for producing and storing, beers and spirits, were housed. The complex extends from the back of Grove House, along Dublin Street, to the eastern boundary on Dublin Road, while to the south lies the Moore Abbey demesne. On the northern side of Dublin Street is the triangular-shaped site of the former malt house, which is also part of the historic property of Cassidy and Company. Today, the complex falls within the ownerships of five different parties. Two members of the same family own the most easterly portion facing onto Dublin Road, together with the triangular malt house site on the north side of Dublin Street. The large middle and westerly portions, relating to the historic distillery and brewery yards respectively, are in separate ownerships, as are two smaller land holdings on the north side of the complex on Dublin Street. These include Brennan’s Public House and adjoining residence at the east end and the former shop and café at the western end of the former mill and grain store building.

**Stakeholders**

In addition to the five different land owners/families, other relevant stakeholders that have an interest in the site are Kildare County Council, which has responsibility for the town and the public realm. The current owners of Moore Abbey – the Muiríosa Foundation is another significant stakeholder as so much of the Cassidy’s Complex adjoins their own lands. Local residents, many of whom work for Muiríosa, will also have a keen interest in wanting to see the dereliction reversed and the buildings brought back into meaningful use. Finally, there are the national heritage bodies such as An Taisce, the Heritage Council, the Irish Georgian Society and the Department of Housing, Local Government and Heritage, all of whom will be monitoring, assessing and commenting on any proposed redevelopment of the site.

**Potential Redevelopment**

While the benefits of mass employment, initially with Cassidy and Company, and later, to a lesser extent with Samuel E Holmes Limited, no longer exist, the buildings remain, derelict but largely intact. As a unique collection of very unusual structures with unfamiliar forms, and with interesting open spaces falling between them, the former Cassidy’s Complex has the potential to again become the pride, principal focus and major attraction within the town, for the enjoyment of both locals and visitors alike. Some of the surviving buildings were constructed on a vast scale, with highly specialized, large masonry domes, complex vaults, tall slender chimneys or flying arches. Walking through the empty and abandoned shells today, is like entering one of the *Carceri d’invenzione* etchings by the Italian artist Giovanni Battista Piranesi.



Figure 8 - Mill & grainstore from Dublin Street.



Figure 9 - Main distillery buildings from the South East.



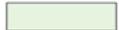




Figure 10 - Malt house general view from Dublin Street.





Figure 11 - Existing - Site Plan.

- |                                |                 |                           |                           |                               |                          |                          |                             |  |  |
|--------------------------------|-----------------|---------------------------|---------------------------|-------------------------------|--------------------------|--------------------------|-----------------------------|--|--|
| 1. Entrance Gateway (site of). | 5. Mash House.  | 9. Chimney.               | 13. Store/ Workshop.      | 17. Carpentry Shop (ruins of) | 21. Gasometer (site of). | 25. Mill Pond (site of). | 29. Mill Race (in culvert). |  O'Rouke/ Flatley |  Site Boundary          |
| 2. Offices.                    | 6. Back House.  | 10. Bonded Warehouse.     | 14. Freemore House.       | 18. Engine House.             | 22. Weighbridge.         | 26. Cassidy's Stream.    |                             |  Holmes           |  Mill Race (In Culvert) |
| 3. Engine House.               | 7. Water Tower. | 11. Heavy Shop.           | 15. Stables.              | 19. Shed.                     | 23. Water Tank.          | 27. Well.                |                             |  Connolly         |  |
| 4. Mill & Grain Store.         | 8. Still House. | 12. Warehouse/ Long Shop. | 16. Warehouse/ Cooperage. | 20. Gas Works House.          | 24. Malt House.          | 28. Mobile JIB Crane.    |                             |  |  |



2.0 Site History & Development

Early History

Monasterevin stands on the western edge of County Kildare, in what is referred to as the Irish midlands. For the most part low lying, the land consists largely of gravels with areas of bog and some outcrops of limestone, created as the ice melted after the last ice age. The River Barrow, Ireland's second longest river, drains to the south and like most of Ireland's larger rivers attracted early human habitation since Neolithic times. Fortified Bronze age settlements would follow, before the town was established beside important fording points during the medieval period, during which, an abbey was built on the east side of the River Barrow. Monasterevin takes its name from *Mainistir Eimhin*, of the Monastery of Evin. St Evin, who originated from Munster, became the second abbot and is best known as a co-author of the *Tripartite Life of St Patrick*. Having been destroyed by Viking raids, the first monastery was replaced by a Cistercian abbey during the twelfth century. This consolidated the importance of the place as an important crossing point on the Barrow. After the dissolution, the abbey buildings were modified into a manor house occupied first by Thomas Alen from Celbridge, and later by Sir Adam Loftus, who later became the Lord Chancellor of Ireland. During the mid 1720s the estate passed through marriage to the Moore family, who would later become the Earls of Drogheda.

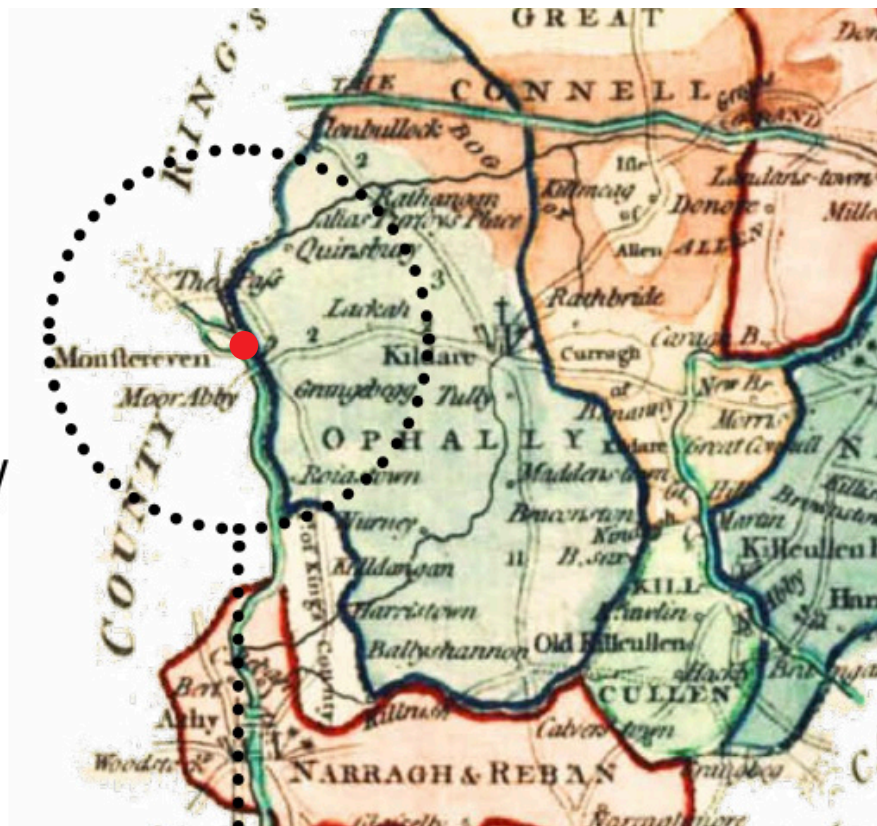


Figure 12 - Detail from Robert Syer & John Bennet's 'A Hibernian Atlas of the Kingdom of Ireland', 1776.

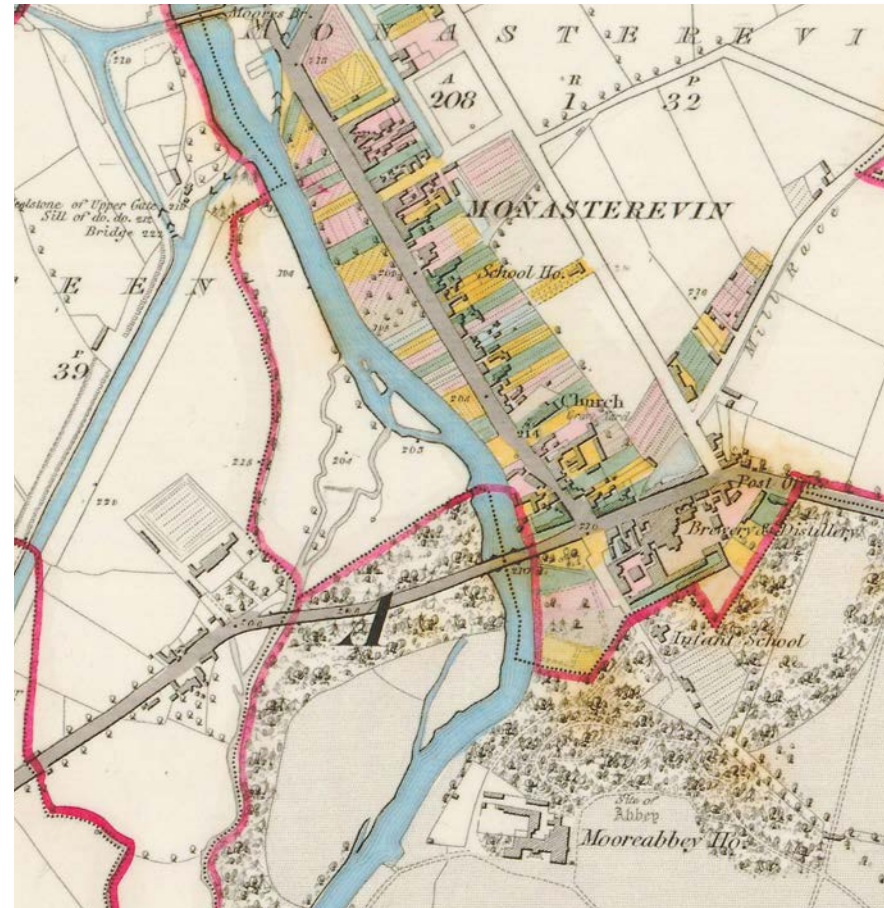


Figure 13 - First Edition OS Map, 1840.

Eighteenth Century Development

The historic core of Monasterevin as we see it today, with its late eighteenth-century church and some fine houses, evolved as an estate town to serve the adjoining country house demesne of Moore Abbey. Navigation on the Barrow and the Grand Canal, together with the old bridge crossing, brought Monasterevin into contact with much of the rest of the country, all of which helped to stimulate the industrial development of the town. It was during the last quarter of the eighteenth century that John Cassidy founded his distillery and later his brewery that for the next 140 years would make Monasterevin an unlikely industrial center of national significance. Located to the east of the River Barrow and south of the Dublin Road, the earliest buildings formed two yards. To the west, directly behind Grove House, was the brewery yard, with the distillery yard located further to the east. There is a detailed, annotated site plan of the complex, which is held in the National Library of Ireland and is referred to as the 'Longfield Survey.' The main survey drawing is not dated but was probably drawn up during the early nineteenth century, as a similar drawing of part of the site is dated 1806. These maps provide

valuable information about the combined distillery and brewery during its early years. That a brewery and distillery operated jointly on the same site, managed by a single company is extremely rare, but existed in Monasterevin. Reference to the dual function appears on the Longfield Surveys and is also referenced in the detailed account that appeared in the *Nationalist and Leinster Times*, of December 1892. Of particular value on the Longfield Survey is a detailed inventory of the buildings and spaces, which are all carefully annotated. Listed on the site were - a brew house and coolers, several corn stores, kilns, still houses, coppers, vat houses and spirit stores; together with stables, bullock houses, a hay yard, turf stores, a blacksmith's forge, two horse mills and a water wheel.

The site is clearly developed to a sophisticated state of production at this stage, with its own water power, fed by a man-made mill race that branches from Cassidy's Stream that runs along the northern edge of the site. Now called 'Passlands' the stream appears to be the confluence of a series of drainage ditches, on the Environmental Protection Agency website. Parts of this water course, upstream of Cassidy's, may also have been canalized. Running east to west, along the northern edge of the malt house site, on the northern side of Dublin Street, it branches before entering into two culverts. One becomes a mill race, which turns sharply to the south before running under the street before emerging in the form of a weir, within the large mill and grain store building on the southern side of Dublin Street. The second culvert continues westwards before discharging into the River Barrow, just upstream of the bridge. A large mill pond was also constructed behind the malt house, to ensure a steady head of water, during the summer months, but has now been filled in. Beyond the weir, where the former mill wheel would have been located, the mill race again enters a culvert, turning westwards to eventually discharge into the River Barrow just downstream of the bridge. Also of interest on this early plan are the annotations for two 'horse mills' and also a 'King's Store' on the site. The former consisted of a simple mill mechanism, also called a muscle mill, that was powered by a harnessed horse walking in a fixed circular pattern to turn a grindstone. A 'King's Store' is a term that was sometimes used for a secure bonded warehouse, in which whiskey or other spirits, were stored prior to revenue duties having been paid.

By the end of the eighteenth century, the principal street of the town, called Main Street, had been completed, laid out at right angles to Dublin Street. This contained fine houses and St John's Church, facing over the Barrow, with detached gardens on the west side of the road running down to the river. The market square occupies the intersection of the new Main



Street and Dublin Street, to the south of which is one of the two main entrances into the Moore Abbey Demesne. Moving westwards, Main Street, changes to Moore Street and eventually becomes West End, where it meets the canal and loading wharf. At this stage in its development, Monasterevin and Cassidy and Company were thriving, as was the Moore Abbey estate, and it is not surprising that an attempt to seize the town by insurgents during the 1798 uprising was repelled forcefully. There was one major set back during the early years of John Cassidy's ambitious enterprise, when a serious fire in 1788 destroyed many of the buildings. This did not however, interrupt the early success and steady growth of the company during the final decades of the eighteenth century.

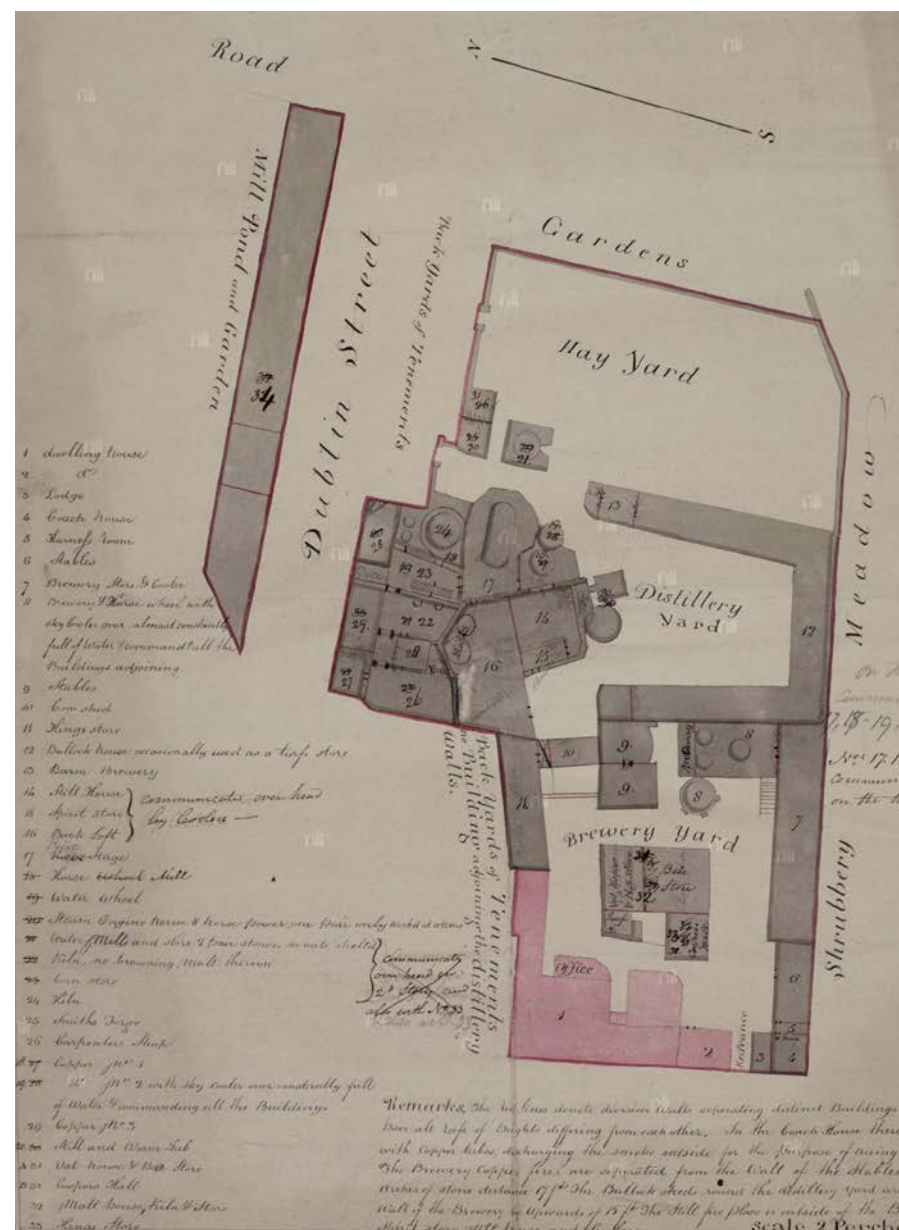


Figure 14 - Longfield Survey, 1770-1806.

### Nineteenth Century Development

On the publication of the first edition of the Ordnance Survey in the 1840s, Cassidy's appears on the map as - *Brewery & Distillery*. By this date the complex had expanded to both the south and the east. At the east end a large three-bay, two-storey dwelling, known as Freemore House, had been constructed, on the south side of the Dublin Road, behind which ran a long two-storey stable block. On the north side, facing onto Dublin Street an impressive, five-storey, double pile mill and grain store had been constructed, which survives in a relatively intact state. Behind this rose three large structures, a circular building known as the 'mash house,' a rectangular building known as the 'copper house,' and a polygonal-shaped structure used as a 'still house.' Further to the south a complex of masonry vaulted warehouses had been constructed, in which the whiskey was stored in wooden casks during the maturation process. Some of the warehouses at Cassidy's are particularly interesting as they were constructed as bonded warehouses, with secure cast iron doors at ground level, within which produce could be stored prior to sale, without paying duty. Such warehouses were strictly controlled to avoid alcohol coming into the market untaxed.

An interesting engraving of the complex appears in a book written by Alfred Barnard, entitled *The Whisky Distilleries of Great Britain*, which was published in 1887. This drawing, which was probably produced a little earlier than the publication date, shows the former arched gateway entrance, flanked to the west by the six-bay office building, beyond which rises the eight-bay, five-storey mill and grain store. To the east of the entrance gateway is a large single-storey water tank and a four-bay structure with large ground floor windows that may have been a shop or a public house. Behind the lower buildings at the eastern end of the north-facing site, rises a total of five tall chimneys, belching smoke; the roof of a tall kiln building, while the lantern of the circular domed, mash house can also be seen. The wide, open area in front of the building, is brimming with life including numerous heavily loaded, horse drawn carts, smart carriages and stylishly dressed men in frock coats and tall hats. What is quite remarkable is that the majority of the buildings that appear in this drawing, which probably dates from the 1870s or 80s, survive largely intact to this day.

This sequence of buildings, from the malt house on the north side of Dublin Street to the bonded warehouses on the south side of the main site, describes all of the processes involved in the distilling of spirits. Barley is first soaked and then spread out to sprout, or malt in the malt house, which was a well-ventilated multi-storey structure with

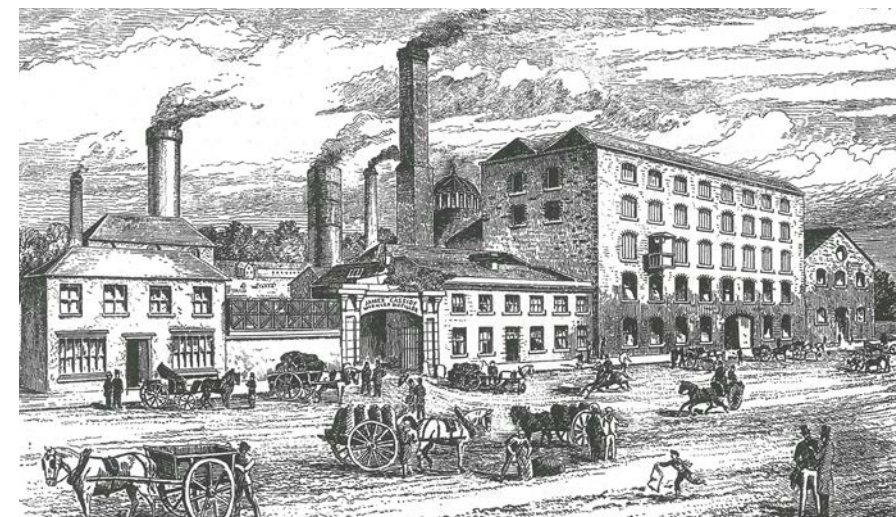


Figure 15 - External view of the Cassidy's complex in 'The Whiskey Distilleries of Great Britain, 1887.

permanent ventilation provided through louvred windows on each side of the building. The malt is then dried in a kiln before being milled to create what is known as *grist*. Grist is then seeped in hot water in a large vessel known as a mash tun, after which it is strained and transferred into large vessels to stand, in the still house. Fermentation having started the process of making alcohol, the liquid is distilled in copper vessels into which sugar is introduced to increase the strength of the alcohol. In Ireland and Scotland turf was used traditionally as the fuel for the kilns, which creates the distinctive peaty flavour of many Irish and Scottish whiskies. After the distillation process the whiskey is transferred in wooden barrels, or casks for storage. The brewing process follows many of these stages, albeit without the final distillation leaving a beer or porter with a lower alcohol content.

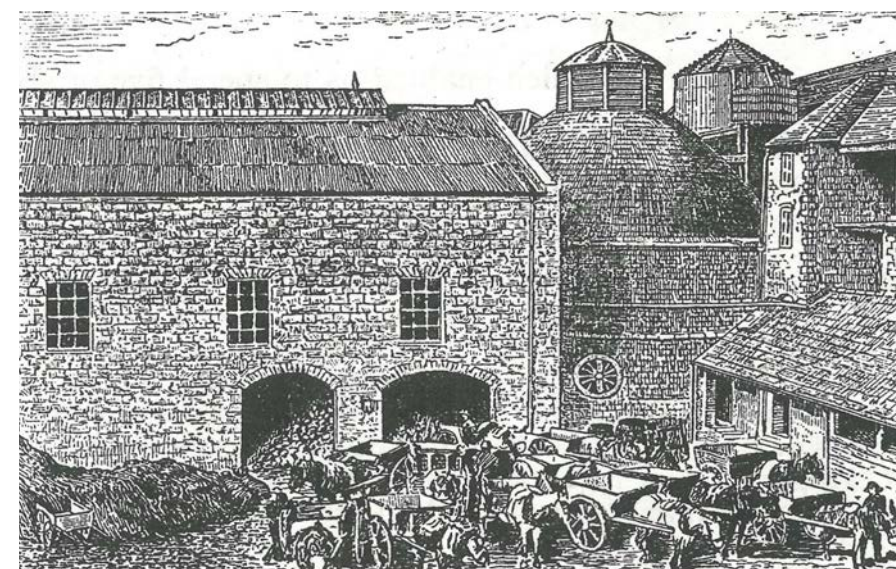


Figure 16 - Internal view of the Cassidy's complex in 'The Whiskey Distilleries of Great Britain, 1887.



While sales dropped during the Great Irish Famine, the employment provided by Cassidy and Company helped reduce the impact on the town. The destitution that affected so many across the country was also mitigated by the Moore family, which was considered to be among the more sympathetic and supportive of the large landowners in Ireland at that time. By the 1880s, when the first twenty five inch Ordnance Survey was published, the former hay yard on the east side of the Distillery Yard, had been developed, to include a large building constructed for use as a ware house and cooperage in which their own casks were produced. This is a clear indication of the considerable output of beer and whiskey that the Cassidy Company was producing by the end of the nineteenth century, which peaked in 1887 when the annual output was close to 250,000 gallons of whiskey alone. At that time the company was also producing

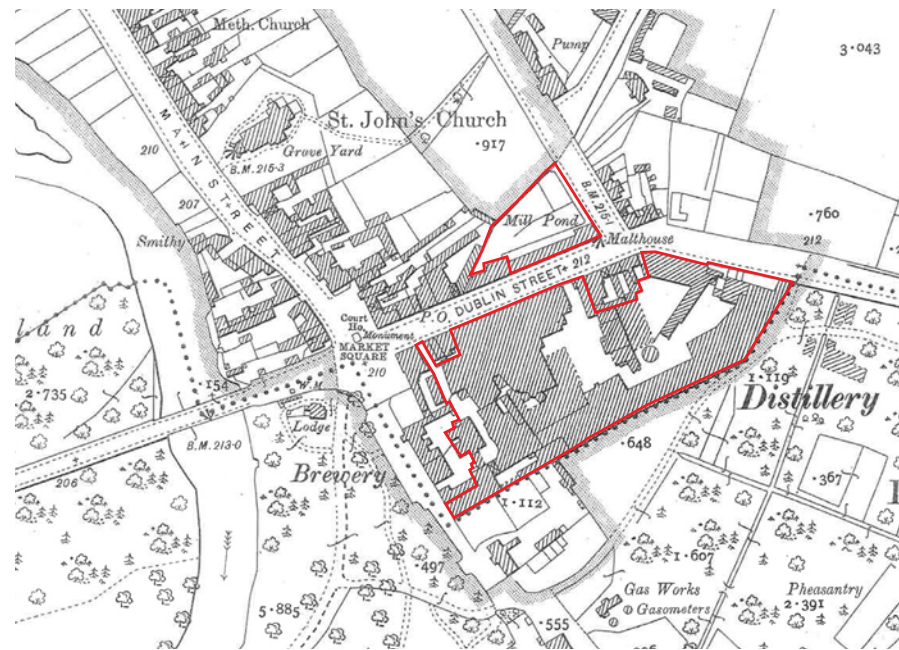


Figure 17 - 25inch OS Map, 1880.

a very popular beer called 'St Patrick's Cross Pale Ale,' together with a porter both of which were distributed widely. An account of 1959 in the Leinster Leader, notes that the brewery was established in 1860 by Robert Cassidy's brother-in-law, a Mr Wheble. However, a brewery appears on the Longsight Survey which dates from much earlier. In the financial year of 1885-6 whiskey production brought the highest income to the British exchequer of any industry in the country. Just short of 18m gallons was distilled that year in Scotland, with around 10.5m gallons being produced in Ireland. During the nineteenth century, distribution increased significantly as a result of the arrival of the railway to Monasterevin in 1857 and the building of the new bridge on the Dublin to Limerick road in 1832. An interesting account of the Cassidy Complex at its apotheosis is

recorded in the 'Nationalist and Leinster Times,' published on 31 December 1892:

*'...the big thing in Monasterevan is "Cassidy's." It is the central point around which everything revolves – the heart which gives the life current to nearly every institution in the community. In fact, Monasterevan maybe said to be only another name for "Cassidy's," and what Salt is to Saltaire and Carnegie to Homestead "Cassidy's" is to the flourishing little town in which it is placed. Like most other big industries, the establishment of Messrs. Cassidy & Co. is a venerable one. For many generations the family has carried on the business, and its present highly developed state is due to the watchful care and attention bestowed upon it by successive members of the firm, aided by faithful and devoted servitors, who in many instances could claim almost as extended a personal and family connection with the place as the principals themselves.'*

The paper goes on to provide a fascinating account of a visit to the complex, guided by the general manager, Mr James Dowling, in which the production process is described in great detail.

*'The buildings which form the brewery and distillery cover some thirteen acres. The offices, which are handsome and commodious face the street, and stretching behind are the buildings in which the various processes of manufacture are carried out. Messrs. Cassidy, as may be supposed are large buyers of corn, the farmers from a large district round finding at all seasons of the year a ready market for their barley, oats and rye. The business of corn buying was in full swing at the time of my visit and scores of carts laden with grain were being unloaded. The corn which it is intended to grind is brought up from the ground floor by means of elevators driven by water power, whilst the malting barley is sent to the malthouse just across the street where it is converted into malt after the most approved fashion. The corn after being dried on the kilns is ground by three mill-stones, and in the same building is a set of rollers for grinding the malt before it is put into use for brewing and distilling purposes. The first step in the process of manufacture is that of infusion of the prepared corn or malt in the 'kieve' or mash tun. The mash tun is an immense circular iron vessel, capable of containing up to 40,000 gallons of liquid, and the hot water which is poured on the grain is conveyed by means of pipes from a building in another part of the premises, where it is heated in four large coppers.'*

*'The liquid at this stage is known as malt 'worts.' It is of brownish hue and sweetish. From the mash tun it is pumped to the 'back' house. This is a large building in which are placed seven large 'backs' or immense vats, capable of containing 28,000 gallons each. The liquid is now cooled down by being passed through refrigerators and by being run through pipes which are*

*placed in a pond on the other side of the street at the back of the malthouse. It is now passed through the wash charger and afterwards through the wash still, where the liquid known as wash is separated from it. This is sold to the farmers of the district and is very valuable for feeding dairy cows as are also the grains from which the spirit has been extracted. After leaving the wash still the liquid goes through the low wine still, where the process of distillation takes place. The vapour arising in the still is conveyed to the 'worm' which is a spiral, metallic pipe, placed in a huge tub or vat. An idea of the size of the 'worm' may be gained from the fact that the vat which contains it is as high as the roof of the lofty building which adjoins. This vat is kept filled with cold water, and in passing through the 'worm' the vapour is cooled and condensed and becomes whiskey. From the 'worm' the spirit is conveyed by pipes to the spirit room where it is casked. In the yard there are 18 double warehouses, capable of affording storage room for an immense quantity of spirit. In these the whiskey is allowed to mature till ready for sale. There is an office of Inland Revenue on the premises, and one or more gentlemen connected with the department are always on the premises. There are eighteen large warehouses for the storage of the manufactured article. The lighting throughout is by gas, and this is manufactured on the premises. There is also an engineer's shop where fitting and smith work of all kinds are done and a cooperage. These places of industry give employment to a considerable number of skilled artisans.'*

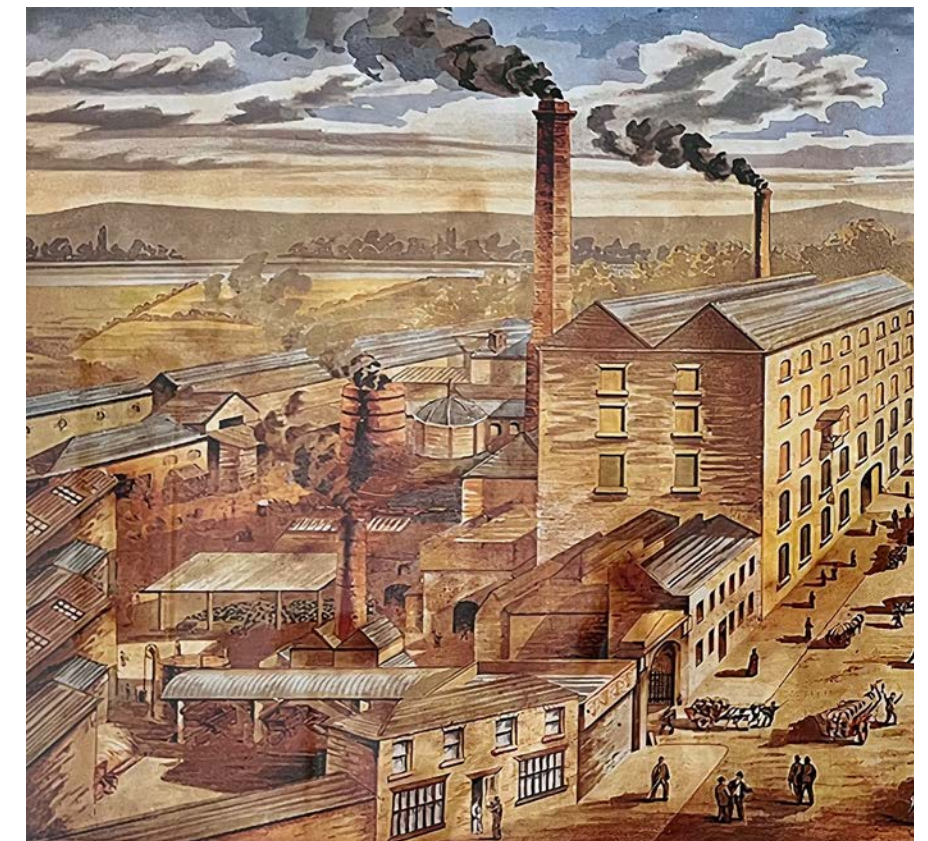


Figure 18 - Part of historic Poster of Cassidy & Company.



A trip to the brewery followed, with similar enthusiasm; produce was tasted and praise heaped on the company, the long term prospects of which looked very positive.

*'After completing my tour of the Distillery, I was conducted to the Brewery which immediately adjoins. This important department is in the charge of Mr. Symes who has occupied the position for years. He is now assisted by his son. Porter, plain and ale are manufactured. I was afforded an opportunity of tasting these beverages, and I can honestly attest that each is excellent of its kind. Mr. Symes' long experience and practical skill is indeed a sufficient guarantee that none but good honest liquor will be turned out. It is well known that pure water is of the utmost importance in the manufacture of fermented liquors, and recognising this Messrs. Cassidy have at considerable expense sunk an artesian well to a depth of 110 feet. For the last four or five years water from this well has been used, and the result has been an immense improvement in the quality of the different products.*

*In conclusion it may be mentioned that Messrs. Robert and Edward Cassidy have shown praiseworthy desire to provide means of amusement for their employees, and I was shown an excellent billiard and reading room which they have recently provided. The interests of the firm on 'the road' are well looked to by Messrs. John O'Neill and T. Byrne. On the whole, Messrs. Cassidy's establishments are most flourishing, and a future of even increased prosperity seems to be in store for them.'*

Another long and fascinating account of the Cassidy Complex appears in *'The Whisky Distillers of the United Kingdom,'* the publication in which the fine steel engraving is also to be found. This substantial account of the whisky industry in 1887, notes that remarkably few distilleries in the United Kingdom date back to the eighteenth century. In his detailed description of Cassidy and Company, the author Alfred Barnard notes that: *'The old buildings are very picturesque and the newer ones have been erected in a style to harmonise with the earlier portions of the works.'* Barnard was particularly enthralled with the mash house, which he described as – *'a building quite unique in design and style and unlike any other Mash-house I have seen in the kingdom.'* He goes on to describe the great mash tun, 40 feet wide by 9 feet deep, with its winding gear and the access gallery 5 feet in width that ran around the perimeter of the building. Later he mentions the five-story, corn store, one of seventeen storehouses on the site; the water power used to power the elevators; the presence of a static steam engine; and that the lighting was powered by gas. There is also an interesting item of social history contained in the account of young boys – *'without shoes or stockings, pricking out the holes of the tiles to unstop them, a process which has to be repeated three times a year to ensure perfect ventilation.'* This refers to the Worcester perforated

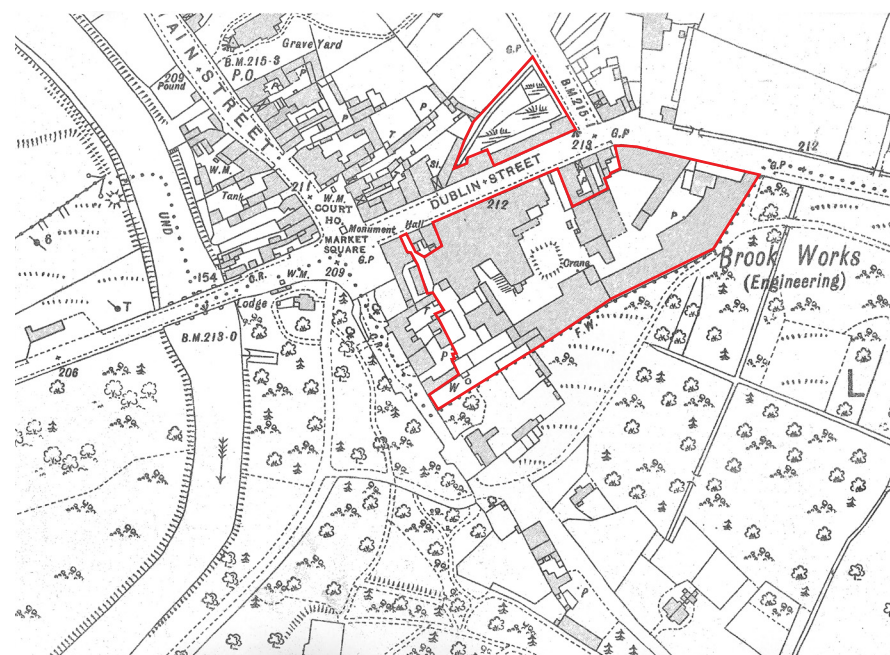


Figure 19 - OS Map, 1943.

tiles on which formed the floor on the grain was laid to dry above the open furnaces. The multiple perforations allowed the heat to pass through to enable the drying, with the turf smoke also passing through to help give the distinctive peaty flavour of the whiskey.

#### Twentieth Century Development

Having entered the twentieth century as a large, successful business, and one of the largest employers in the region, it would have been unthinkable at the time of the visit from the journalist of *the Nationalist and Leinster Times*, that the company would close less than three decades later. The Great War saw the death or serious injury to many local men on the western front, while the War of Independence and Civil War in Ireland also brought much death and destruction. During these unsettled times many Irish businesses were disrupted, and Cassidy and Company were forced to enter into voluntary liquidation before the time of Irish independence. The consequences of the loss of such a large employer, to the town were serious and Monasterevin entered a period of decline. Like many of the large country house demesnes of ascendancy families in Ireland, Moore Abbey also entered a period of decline during the decades following Irish independence. In 1945 the house and estate were sold to the Sisters of Charity of Jesus and Mary, an international religious order founded in Belgium in 1804. The order, which works in the fields of education and healthcare, established a residential home in the house, initially for women with epilepsy. Over time, this expanded to include people with a range of intellectual disabilities. While the

establishment of the convent would initially have brought some limited local employment, it would have been well below that provided by the Earls of Drogheda over many years. Samuel E Holmes Limited, the engineering business, which purchased a large part of the former Cassidy complex, would also have brought some local employment, but well below the numbers formerly employed in the brewery and distillery.

Although the new engineering works was successful, it occupied only a small number of buildings in the complex, mostly situated along the southern boundary of the site. As a result, many of the larger historic structures were left unused and not maintained, and subsequently fell into a state of disrepair. The line of structures utilized by Samuel Holmes in former warehouses were known as the heavy shop, light shop and black shop. In the heavy shop, there was a collection of machine tools used for cutting, drilling, grinding, profiling and threading metal. Some of these have been moved in recent times for safe keeping from the light shop, where they were driven by a system of flat belts from overhead line shafts hung from the underside of the roof trusses. The black shop was mostly used for storage. Another building that remained in use after the closure of Cassidy and Company was their former office building, on the east side of the entrance archway, which was used for the same purpose by Samuel Holmes. When Messes Holmes finally closed down in the 1990s the business was continued until 2003 by Robin Connolly, the current owner of the main central portion of the complex. On the final closure of the engineering works in 2003, the workshops, stores and the offices that had remained in use, were also abandoned and fell into dereliction.



Figure 20 - Heavy shop looking towards the bonded warehouse in the 1960s.



### Cassidy's Complex & Monasterevin Today

With the closure of Cassidy and Company, and the departure of the Moore family from Moore Abbey, Monasterevin went into a period of decline, which led to a falling population. In 1976 the railway station, which had operated for almost 130 years closed, and would remain closed for a period of some twenty five years. Following the closure of the Samuel Holmes engineering works, the site was abandoned and the steady deterioration of the buildings on both of the two sites, north and south of Dublin Street continued. Roofs and masonry collapsed and nature took a firm grip, with self-seeded trees and shrubs, growing on and inside the shells of ruined buildings and in the spaces in between. The only two structures that continued in use in the early twenty first century, were Freemore House at the east end of the site, and the ground floor of the former warehouse on Dublin Street that is now abandoned but remains roofed. This fine structure was renovated poorly in the 1990s, but was subsequently abandoned and in more recent times, many of the unsatisfactory, pastiche interventions have been stripped out to expose the original timber floors and columns. There have been two planning applications for the site during the past twenty years, one for residential use the other for mixed use the latter of which was withdrawn. At one point a large established distilling company considered a restoration of the site as a commercial



Figure 21 - Chimney on south side of still room.



Figure 22 - Aerial View in 2024

distillery, but this proposal was subsequently withdrawn.

In 2001 the station reopened restoring an important link to Dublin, a journey of approximately one hour and ten minutes, today with numerous connections. Between the censuses of 2002 and 2022, the population of Monasterevin doubled and now stands at around 5,300, partly stimulated by high Dublin house prices that have made commuting more popular. Most of the new housing consists of low-density housing estates on the eastern side of the town. These extend north to Clonbollogue and south to Gurteenooona on the Athy Road. A combination of the river and the Moore Abbey demesne has restricted development to the west and south sides of the historic core, albeit a sewage treatment plant was built in 2005, on the west side of the river, south of the A445. A significant number of low-rise, single and two-storey structures, was built by the Sisters of Mercy between Moore Abbey and the town. Some of these lie just to the south of the western end of the former Cassidy's complex. Initially constructed for use as residential care homes for people with

intellectual disabilities, many are now empty as the emphasis in recent years has shifted towards care in the community. In 2012, the Sisters of Charity formally changed their name to a limited liability company called the Muiríosa Foundation, which continues to operate from Moore Abbey. The Muiríosa Foundation provides services across the Irish midlands, and into Tipperary, Kilkenny and Wicklow, with a staff of 1,100 people, of which around 100 are based in Moore Abbey. Respite, residential and day services are provided to people of all ages, mainly at the more profound levels of disability, which are of huge benefit to their clients and clients families, and to the town of Monasterevin. In addition to the residential and day care facilities, located in the more recent buildings, the historic house is currently used for staff office accommodation and training purposes. This is likely to change in the near future as Moore Abbey is currently on the market, with the foundation planning to concentrate its operations within a smaller portion of the site.



## Conclusion

The history and development of the town of Monasterevin have been forged by three major influences. From the historic two-street town of the late eighteenth century to the current sprawling town of 2024, the fortunes of Monasterevin have both risen and fallen, on more than one occasion. While the Moore Abbey estate and the Cassidy and Company Brewery and Distillery, were the two great economic drivers in the town, the early bulk transport infrastructure was another major factor that aided connectivity and economic growth.

Today, the transport connections are even more wide reaching, with the benefits of a good motorway network now bypassing, but with a junction close to the town. Rail connections to Monasterevin are probably now more frequent than at any time within the history of the railways in Ireland, while canal navigation for pleasure craft is also growing steadily. With Ireland's off-road, cycling network also increasing rapidly, it is planned that the local canal tow paths will become an integral part of this important, active transport system, through the steady expansion of the Irish greenways.

The two sleeping giants, of Moore Abbey and the former Cassidy's Complex, present an opportunity of unimagined urban regeneration and prosperity for Monasterevin. Of these, the most significant is probably the former Cassidy's site, the currently derelict, public face of which, along Dublin Road and Dublin Street, are so damaging to the presentation and perception of the town. Bringing new uses and life to the historic buildings and if possible, extending the public realm into the spaces between the buildings found within the complex, would be transformative, as would be the economic benefits. The public realm in the southern portion of Monasterevin is of poor quality and scant quantity, with the historic market square, severely compromised by its current land use and traffic arrangement. The possibility of creating new, traffic-free public areas within the Cassidy's Complex would be very positive, both in the preservation of important historic fabric and places, but also in significant improvements to the townscape of Monasterevin.



Figure 23 - View of Moore Abbey from the South.



Figure 24 - The Cassidy's Complex from Dublin Street.



Figure 25 - Cassidy's Complex - drone view March 2024



### 3.0 Statement of Significance

#### Assessing Significance

The guidelines to the Burra Charter state that – ‘*Cultural Significance is a concept, which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past, or enrich the present, and which will be of value to future generations.*’

The guidelines go on to state that what is significant about a place should help determine how to look after it and what changes are appropriate. Whenever changes are made, including new work, these should be designed so as not to detract from the significance of the place. Four broad categories are used to evaluate the cultural significance of historic places, these are: aesthetic, historical, scientific, and social. Within these general categories are more specific categories such as – archaeological, architectural, artistic, literary and spiritual. Those categories relevant to an understanding of St James’s Gate are – ‘*historical, archaeological, architectural, artistic, scientific and social.*’

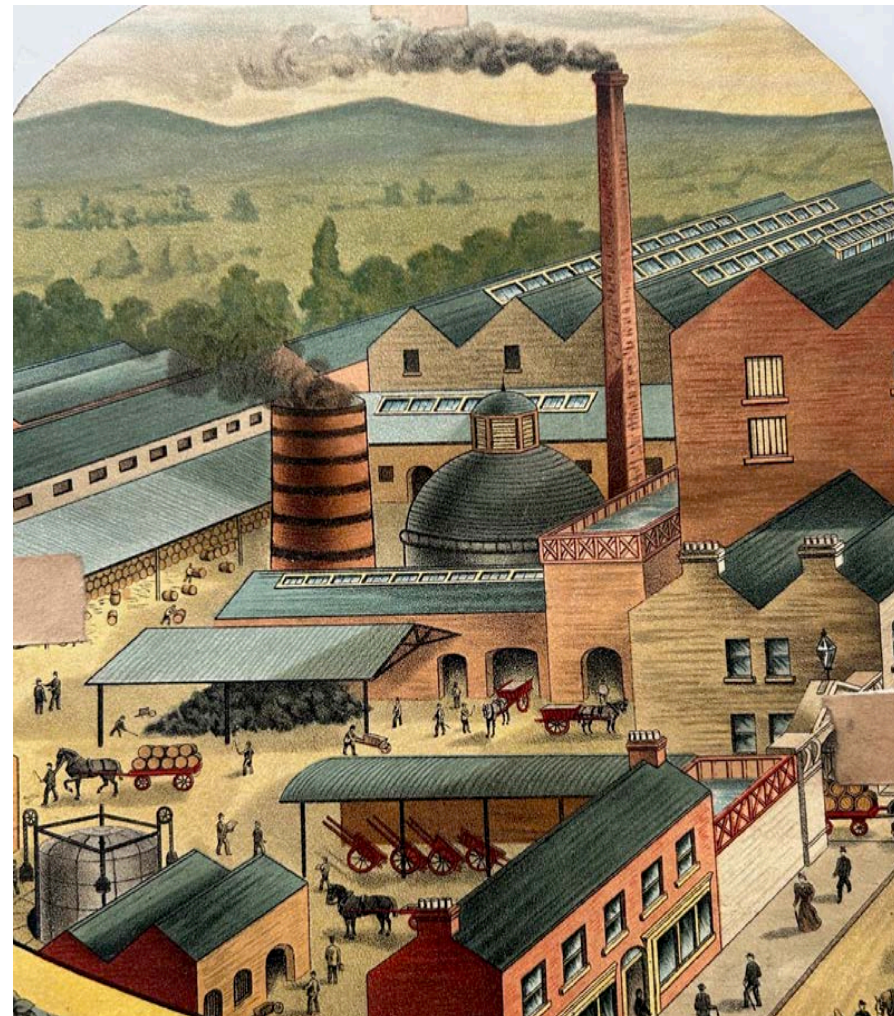


Figure 26 - Historic print of the Cassidy's Complex.

#### Historical Significance

The history of Monasterevin is long and interesting, dating back to early, pre-historic settlement along the Barrow Valley. An early Irish monastery was succeeded by the construction of a Cistercian Abbey, following the Anglo-Norman invasion. Following the dissolution of the monasteries, the land became the great country house demesne of Moore Abbey, and the planned estate town that grew up beside it. Major bulk transport networks have played a significant role in the development of the town, from the early roads and river crossing; to the Barrow and Grand Canal navigations; the arrival of the railway; and more recently the motorway network. It is, however, in the large brewery and distillery complex constructed by Cassidy and Company during the third quarter of the eighteenth century that dominated the history of Monasterevin for a period of almost 140 years. Having achieved an international reputation and distribution, the company brought unprecedented levels of employment and prosperity to the town.

#### Archeological Significance

Like many of the first areas to be settled in Ireland following the Ice Age, the valley of the River Barrow proved to be very attractive, offering both transportation and an abundant supply of fish, and later fertile pastures and arable lands, for agriculture. Following the Reformation, the adjoining Moore Abbey estate, to the south of the Cassidy’s Complex and the town, evolved from a Cistercian Abbey to a seventeenth-century manor house, which incorporated parts of the medieval structure. This early house was later remodeled and enlarged by the Moore family, into the country house demesne, with a designed landscape in the manner of Capability Brown. The archaeological significance of the Cassidy’s Complex is predominantly industrial. It is preserved both in the superb collection of monumental structures, erected to produce beer and whiskey dating back to the 1770s, but in the late eighteenth-century survey drawings and the detailed nineteenth-century accounts that describe in consummate detail, how the complex operated.

#### Architectural Significance

While the adjoining town and Moore Abbey demesne, contain buildings of high architectural merit, the Cassidy’s Complex for the most part, contains buildings that were for the most part functional. These utilitarian qualities should not, however, detract from the impressive monumentality, dramatic forms and spatial qualities found in many of the surviving structures. Tall chimneys, a vast domed mash house, complex vaulted storage buildings, combine high quality masonry with robust utility. Within these structures there are small touches of architectural



Figure 27 - Mash house complex from east.

pretensions, such as the finely-dressed limestone enrichments to the exterior of the mash house, and the decorative stone gateway to what was once the main entrance to the complex on Dublin Street. This latter structure, which appears in early engravings was taken down to widen the site entrance, but fortunately much of the masonry survives on site. Beside the archway a cast iron water tank sat on a low stone wall, capped with a dressed stone dentil string course, which also survives. One of the finest buildings in the complex is the bonded warehouse that was built along the southern boundary of the former distillery yard, constructed in at least three phases, the latter of which faces onto the distillery yard. Three ranges deep, each of which consists of either a single or a two-storey, brick-vaulted structure, the last phase rises to three stories and is embellished with ashlar-faced end bays. These contain the ground floor entrance and first and second floor loading bays, that are nicely detailed and the most architecturally sophisticated building in the complex.

Other architectural details of interest to survive on the site include the queens-post trusses, to some of the warehouses, the cast iron panel doors to the bonded warehouse and the horizontal, sliding windows that survive in some of the buildings. These windows, known as Yorkshire sashes, evolved in the north of England but are quite rare in Ireland. There are many well-preserved windows of this type in the former office buildings on Dublin Street, while they also appear in photographs from 2002 contained in the NIAH survey of large warehouses on the Dublin Road, that was formerly used as a cooperage and is now derelict and partly collapsed.



### Technical Significance

Like Arthur Guinness, some two decades earlier in Dublin, John Cassidy developed his company with an ambition for mass production and scale that embraced the best technology available at the time. As with Guinness, Cassidy and Company passed down through successive generations, albeit many fewer than was achieved in the Dublin family at St James' Gate. Unlike Guinness, Cassidy was both a brewer and a distiller, at a time when this was a unique phenomenon for large scale production. Even today, the combination of both brewing and distilling by a single company is rare, the drinks giant Diageo being the exception in Ireland. Historically the larger brewers and distillers tended to be separate enterprises. The technological innovations embraced by John Cassidy and later his sons, included building industrial structures on a vast scale. These included the five-storey corn store, on Dublin Street, the great domed mash house and the barrel-vaulted bonded warehouse together with several tall chimneys.



Figure 28 - Bonded warehouse looking east with removed lower floor.

Perhaps the greatest innovation was the use of a natural power source created by the man-made cutting to form a mill race and mill pond, to power the water mill. The later use of water turbines, which replaced the water wheel, together with several static steam engines and gas-powered lighting, were also highly innovative for their time. Collectively, the surviving buildings provide a fascinating technical record of how beer and whiskey were produced on a large scale in Ireland during the eighteenth and nineteenth centuries. Further technical significance is found in the later use of the complex by the Samuel E Holmes Engineering works, from which a collection of interesting metal working machines, power lines and casting patterns survive.

### Social Significance

The social significance of the former Cassidy and Company is immense, as indeed is that of the Moore Abbey estate on the town. Great country house demesnes, particularly those that occur on the edges of towns, contribute much to the development and social history of an historic place. Equally important is the presence and influence of a large successful employer, like the Cassidy family, which so influenced the prosperity of the town. The family appears to have been fair and popular employers, as reported in the newspaper article of 1892, when James Cassidy was compared to industrial philanthropists such as Titus Salt and Andrew Carnegie. Large businesses such as Cassidy and Company can have a profound effect on the lives of the local community, particularly where it is far removed from other large employers. Alfred Barnard's detailed description of the Cassidy Complex preserves a valuable insight to the social history of the place, and how it operated. From the friendly master distillers conducting his tour, to the small bare-footed boys employed to clear out the tiny perforations in the clay Worcester tiles in the kiln. It is not surprising that the fortunes of the town suffered badly following the closure of the great brewing and distilling industry, for which the town was once so well known.

### Conclusion

The Cassidy Complex is a unique example of a combined brewery and distillery, dating back to the late eighteenth century, at a time when the Irish drinks industry was starting to increase production and embrace foreign markets. Arthur Guinness and Sons would go on to establish an international brand, while many Irish whiskeys are also sold widely around the world. That a combined brewery and distillery, which was in itself a unique enterprise at that time, located in a quiet midlands town in Ireland could lead the way, throughout all of the nineteenth century is quite remarkable. While some of Barnard's accounts, verge on hyperbole,



Figure 29 - Mill & grain store location of mill wheel.

he seems to have been genuinely impressed both by the antiquity and the quality of the buildings in the Cassidy and Company Distillery, he also singled out the form and construction of the Monasterevin mash house as being unique. Barnard's book illustrates twenty eight Irish distilleries that operated successfully in the late nineteenth century. Ten of these were in what would become the six counties of Northern Ireland, while the remainder were in the remaining twenty six counties, that became the Republic of Ireland. All but a handful of the southern distilleries followed Cassidy and Company into liquidation. The main reasons for this have already been identified, as the American prohibition and Irish Independence. Of these the latter was probably the most damaging as the UK and its great empire favoured distillers in Scotland and Northern Ireland, while the economic challenges in Ireland no doubt curtailed local sales. That so many of the historic buildings of the former Cassidy and Company remain standing, is remarkable, making it a rare survival of buildings that were previously so important to Irish exports and the Irish economy. The layers of interest found in the former Cassidy's Complex are many. They include evidence of historical, archaeological, architectural, technical and social importance, which collectively make the former brewery and distillery of Cassidy and Company, a place of national cultural significance.



4.0 Building Audit

Entrance Gateway (1)

The arched stone gate way that appears in the steel engraving from the *'Whisky Distilleries of the United Kingdom,'* consists of a shallow arch spanning between two piers, with vertical recessed panels and paired console brackets that carried a plain cornice. Taken down more than thirty years ago, many of the stones have been stored at the east end of the complex, adjacent to the former cooperage. The surviving stone are of well-dressed limestone and in a reasonable condition. It is assumed the voussoirs of the arch have not been salvaged, but closer inspection and sorting of the remaining stones will confirm this. In the engraving the face of the arch bears the inscription *'James Cassidy,'* however, the lettering beneath it is indecipherable. From the surviving stones, it should be possible to restore this important historic feature, which is a highly significant part of the complex.



Figure 30 - Location of former arched stone gate way.



Figure 31 - Entrance gateway salvaged masonry.



Figure 32 - Former offices from Dublin Street.

Offices (2)

Six-bay, two-storey structure standing to the west of the entrance arch, the front range of which measures approximately 7m x 5.5m. This building is one bay deep, with a two-storey, return wing on the east side and a single-storey extension on the south side. Serving as the main offices of the Cassidy company, it was the place where all of the management and administration was based, including the buying of raw materials. When Samuel E Holmes Limited took over the site the building remained as their offices. An additional door was added opening off Dublin Street, when part of the offices was converted into a flower shop. This intervention should be reversed and the second door blocked up to restore the original arrangement, which together with the gateway and adjoining water tank were very much the public face of Cassidy and Company. While the building is still roofed, the roof is failing badly in many places and requires urgent repair, the first phase of which has been supported by the offer of a grant from the Built Heritage Investment Scheme in 2024.

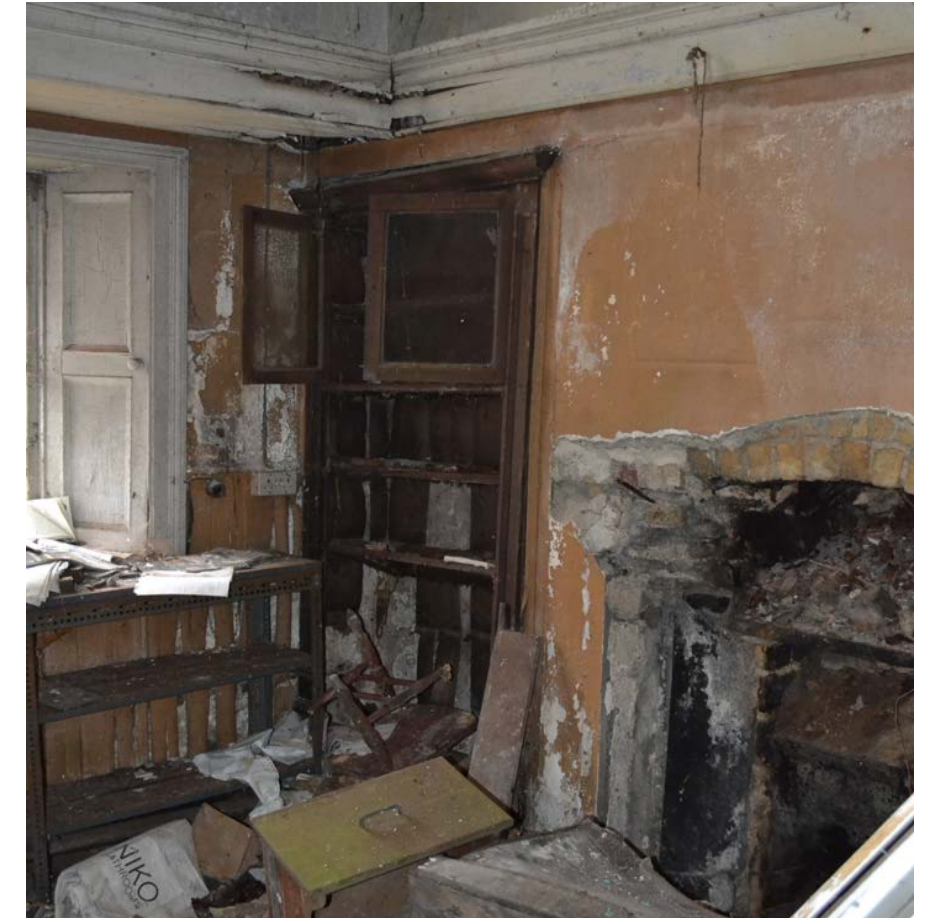


Figure 33 - Offices general interior view.



Figure 34 - Offices detail of original Yorkshire sash window



Constructed in rubble stone the external walls retain much of their original soft lime coatings, which have survived remarkably well. Almost all of the original windows survive and can and should be repaired as they are of an unusual design. They consist of small paned, horizontally sliding sashes, known as Yorkshire Sashes, which are rarely found in Ireland. Internally the building is semi-derelict, however, some original office furniture and cupboards, including one with cast iron panel doors, survive. There is also, what appears to be asbestos lagging on the early central heating distribution pipes, which should be removed as a matter of urgency for health and safety reasons. Trees and shrubs had invaded the yards to the rear and have since extended into the now roofless portions of the building. These have been partially removed to prevent further damage, however, further clearance will be necessary. Probably dating from the mid nineteenth century, this important building should be fully restored and could serve a number of future uses.



Figure 35 - Offices - roofless rear extension.

### Engine House (3)

This former engine house, which on plan measures 7m x 16m, is in a very poor state of repair, with the roof now missing. The slender, square chimney was originally the highest chimney in the complex, however, only the lower section of this elegant structure survives, and this too is also in a poor condition. Invaded by trees and shrubs the structure is currently hard to interpret, but is highly attractive and constructed of rubble limestone, with wide, arched openings on the ground floor. One of these, on the south side, has an opening directly above, formed with a flat stone lintols, that was most likely a first-floor loading bay. However, despite the poor structural condition and invasive vegetation, it is likely that the chimney and external walls could be repaired and the structure given a new roof to allow it to serve another useful purpose.



Figure 36 - Former engine house invaded by trees and shrubs.



Figure 37 - Former engine house connection with near of offices building.

### Mill/Grain Store (4)

This is the largest and certainly one of the most impressive structures in the complex, and probably the building that is most viable for future reuse. Eight bays wide on a ground plan measuring approximately 12m x 35m, this massive structure rises to five storeys, with large windows and generous floor to ceiling heights. The grain store stands to the west of the offices and also faces onto Dublin Street, off which there are two arched carriage ways, later infilled with doors and fanlights. Aligned with the most westerly of the two carriageways is the mill race, which emerges in the form of a weir having run under Dublin Street in a culvert. The mill wheel was formerly fixed above the weir and was later replaced with water turbines in the late nineteenth century. Having emerged briefly, before disappearing into another culvert under the back room, the mill race continues underground until it joins the River Barrow, downstream from the three arched, stone bridge that leads westwards from Market Square.



Constructed in rubble limestone, with brick dressings to the windows and stone voussoirs to the arches of the two carriageways, this imposing structure is double piled. Internal masonry spine walls and piers carrying the main, down stand timber floor beams, which in some instances are propped mid span with cast iron columns to facilitate the vast quantities of grain that were once stored there. The double pitched roof retains, what might be the original slate coverings, which discharge into a central valley, which was relined with a bituminous membrane following the theft of the original lead sheet linings. There are many slipped or damaged slates, some plant growth and the ridges and hips need attention, however, these coverings are keeping most of the rain out of the building. (This assessment of the roof is based on recent drone photographs.) The ground floor is finished with limestone flags, many of which survive. For the upper levels, floor joists span from the walls to the main down stand beams, however, many are missing together with the floorboards, which make it unsafe to ascend the building unto the upper floors. During the 1990s the ground floor of the building was renovated for retail use at which time uPVC windows were installed together with the pastiche doors and fanlights. As there are no internal staircases, it is unlikely that the upper floor levels were used in recent times. Recently, an internal strip out has been completed to remove the plasterboard partitions, which had been introduced, to uncover the high proportion of original historic fabric that survives.



Figure 38 - Mill & grainstore from Dublin Street.



Figure 39 - Mill/grainstore ground floor structure & stone flagged floor.

This is a building with immense potential for reuse, as much of the superstructure survives and the spaces are well lit, with generous windows and floor to ceiling heights. New staircases, a lift and fire separation measures will be necessary, but all of these can, if sensitively designed, be accommodated in a way that will not compromise the surviving historic fabric. A variety of uses could be considered including residential, exhibition, commercial or office uses on the upper floors, with retail on the ground floor. If residential, it would probably be necessary to modify openings on the south side to accommodate external access doors and balconies. Historically, this building would have been one of the most important and hard-working structures within the complex. Today it is probably the most financially viable of all the buildings on the site. This would make it a fitting starting point, possibly together with the restoration of the former offices, in any redevelopment of the site, which would have a major impact on the presentation of the town and public realm, compared with the current derelict state. More challenging will be the restoration of the exciting mill space on the ground floor at the west end, albeit this might prove to be a most attractive feature for a future restaurant in this location.



Figure 40 - Mill and grain store likely waterwheel location.



Figure 41 - Mill and grain store ground floor interior looking west.



### Mash House (5)

The mash house is a vast circular structure measuring 13m in diameter, which rises to a height equivalent to a three or four-storey house, within one magnificent, Pantheon-like, domed space. Constructed of rubble limestone and brick, the circular opening at the crown of the dome, once supported a ventilation cupola, the finial of which survives having fallen into the structure. The cupola appears in the nineteenth-century steel engravings, framed on one side by a tall kiln chimney and on the other by the east gable of the mill and grain store. Within the structure was a large timber tun or 'kieve,' a description of which appears in Barnard and was quoted previously in this report. A 'tun' is an official measure for alcohol with a capacity of eight barrels or 200 pints generally used in the brewing or distilling processes. Barrels contained around twenty five pints, which was the manageable size that could be readily man-handled. In breweries and distilleries 'tun' is the term that is often used for much larger vessels, which like barrels are made of oak staves and iron hoops. The tun described in the mash house at Cassidy's measured forty feet in diameter and nine feet in depth and is a particularly large example, above which ran an access gallery measuring five feet in depth that ran around the perimeter of the structure. Three large beams, the pockets of which survive in the walls, formerly supported the winding gear that mixed the dried and crushed grain with water.



Figure 42 - Mash house detail of dressed stone decoration.



Figure 43 - Mash house general view of the interior looking south.



Figure 44 - Mash house general view of the interior looking north.

The floor of the structure has rotted and largely disappeared and there are several narrow chambers in the plinth through some of which the mill stream runs. Embedded within a cluster of buildings that face onto Dublin Street, between the distillery and brewery yards, this magnificent structure has interesting classical mouldings in well-tooled limestone, to the apertures on the external wall, facing south into the still house. Why the building had to be so high is unclear, albeit the high domed roof would have created a stack effect to aid natural ventilation and cooling. The mash house is undoubtedly the most impressive structure in the complex, using ancient Roman masonry construction to striking effect. While the superstructure is largely intact, a heavy buildup of self-seeded saplings had become established on the lower levels of the roof. Most of the vegetation was removed in February 2024 and the roots injected. However, further works will be necessary in time to consolidate masonry in which roots have become embedded. The recent vegetation clearance, financed by Kildare County Council is very welcome and will have prevented further loss of fabric while reducing the long term costs of repair of this important structure. It should not be too challenging to restore the mash house, however, finding a suitable new use for it is likely to be more challenging.



Figure 45 - Mash house looking north from inside the still house.



**Back Room (6)**

The back room is a rectangular-shaped building measuring 20m x 14m, which was used to house a collection of vessels known as *backs*. Backs were large vessels into which the partly fermented wort was passed from the mash tun, to cool and settle. Most backs were made of timber like tuns, however, in some instances they were made of great slabs of stone, sealed and fixed at the corners to form large rectangular containers. Rising in height through two generous storeys, the back room is constructed of neatly laid random limestone rubble with some brickwork insertions. Extending to the south west and emerging from the cluster of buildings noted previously, the back house has been re-roofed recently with natural slates on battens, on felt, on trussed rafters. Internally, running SW to NW is a series of three wide arched openings supported on neatly dressed, and hand-pecked limestone piers. Beyond this, is a later extension, projecting to the south east, constructed in more than one phase in rubble limestone and brick. The corners where the south west gable meets the flanking walls have a shallow splay, the purpose of which is unclear. Internally, a series of deep, rolled-steel-joists have been inserted at a generous height. These are supported on the masonry piers and external walls to the south west and south east, however, their purpose is unclear. Ideally this steel structure, which has been added in relatively recent times, should be removed fully to expose the full beauty and grandeur of the space. However, like the mash house, the sheer scale and height of this structure will make finding a future



Figure 46 - Back house water channels.



Figure 47 - Back house interior view.

use quite challenging. It may therefore be necessary to either retain, or alternatively insert a new floor structure to make the structure more viable economically. There are large arch-headed windows on both the northwestern and southeastern sides of the back room that permit plenty of light. Clearly, quite a lot of work has been carried out to secure this structure from the elements as the replacement roof sits on a new concrete ring beam that runs around the wall heads on all four sides of the building. With a recent roof, external doors and windows, this building is also reasonably weathertight, and one of the most intact to be found within the complex. The external joinery, however, is neither original, nor an appropriate replacement to the windows or louvres that would once have filled the openings. In the concrete floor of the back room is a series of deep channels, the purpose of which was most likely to provide water cooling. Water was most likely sourced from the high-level tank in the adjoining water tower. Cooling would have been required for both the back room and to the impressive complex of vaulted rooms that extend underneath it. These brick and stone vaulted spaces would have provided secure storage for the whiskey to age after it had been distilled.



Figure 48 - Back house undercroft brick and stone vaulting.



### Water Tower (7)

The tank room is a smaller, rectangular structure that measures approximately 10m x 7m on plan, which connects into the SW corner of the back room. It rises, to a height of around seven metres, above which is a large water tank made up of cast iron plates rivetted together. The ground floor entrance into the base of the water tower leads into the remarkable vaulted undercroft, mentioned above, that runs under the back room and was probably one of the many stores referred to in the Barnard description. These have brick, stone or cobbled floors, some with cast iron drainage slots. Finished beer or whisky would have been stored here in barrels, to mature in the cool, stable environment, created by the thick masonry, the culverted mill race together with the recessed channels set into the solid floor of the back room, which carried the water over the vaults to increase cooling. Constructed in well laid, squared rubble limestone, with neatly-dressed quoins and a projecting string course, the water tower bears the roof scars of a previous building, now demolished, that once extended to the south west. Similar building scars bear evidence of a similar extension on the south west gable of the back room.



Figure 49 - Water tower from the south.



Figure 50 - Back house undercroft brick and stone vaulting.

### Still House (8)

The still house measures approximately 12m x 17m on plan and connects to the south side of the mash house. Similar in height to the mash house and back room, the structure is covered with a corrugated iron sheeting on a light-weight steel roof. What appears to be the frame of a large skylight runs along the ridge stopping one bay short of the mash house. This roof may well be a late nineteenth-century replacement for an earlier roof structure as the building itself looks older. The east side of the building, which faces onto the distillery yard, contains several large openings. Two arched openings exist at ground floor level and several window openings at first floor level. An interesting engraving appears in Barnard's *'Whisky Distilleries of the United Kingdom,'* which shows the eastern side of the building, the rooflight and the great mash house behind. In contrast to the east bay, the south gable is largely blank, with several former openings now blocked. As with most of the buildings on site, the still house was constructed in rubble limestone with dressed quoins. Internally the space is divided by a range of spectacular cross walls and great masonry arches that resemble flying buttresses. Much of the masonry has fallen and together with other debris makes the internal levels and purpose of the building unclear. It is described as a still house, on the old maps and would most likely have housed the large copper stills in which the whisky was distilled. From the junction between the still house and the mash house, it is clear that the mash house was constructed at an earlier date. The interior of the still house is monumental and spacious, with the generous top lighting and a very complex special arrangement. Unfortunately, this structure is not in good

condition with significant cracks in the external walls and will require temporary stabilization prior to clearing out. Where the north end of the still house engages with the circular masonry of the mash house there is a significant gap in the original construction, with no attempt to create any bonding. As a result, there is a major crack in the masonry of the still house. There are also cracks in the mash house at this junction where one of the flying buttresses of the still house, bears onto the masonry of the mash house.

Two small-paned, cast iron windows survive and should be put aside and carefully preserved to provide evidence for future restoration. Like the mash house, back room and mill and grain store buildings, this structure is impressive in scale and spatial complexity and when restored will be spectacular. On the west side of the still house are two rectangular structures measuring 5m x 7m and 6.5m x 10.5m. The smaller is a plain rubble structure, not dissimilar to the masonry of the water tower, however, no tank remains. In contrast with, the main still house structure, these have a number of door and window openings at several levels on the western side. The purpose of these two latter wings is unclear, but was probably associated with the still house to which it is attached. Of the two structures the latter is in poor condition.



Figure 51 - Still house view from the west





Figure 52 - Still house interior detail of flying butress.

### Chimney (9)

This large chimney is the widest of the four surviving chimneys on the site. Constructed of brick with iron straps for reinforcement, it is double lined, which drew comment from Alfred Barnard who noted that – ‘*the chimney shaft, which rises from the back of the Boiler House, is built in the old fashioned style of one chimney inside the other, so as to equalize the draft.*’ The external skin is constructed in a buff stock brick laid in a Flemish bond. Some of the iron hoops have fallen and there is significant cracking above the ground floor entrance door way that leads into the interior of the structure. A number of fallen bricks lie within the chimney. These comprise yellow fire bricks, from the Portmarnock brickworks, that were used to line the inner face of the inner flue. The chimney served one of the steam engines, which powered a number of mechanisms including at least one steam-driven crane and various pumps that moved both water and grain around between the different buildings. One of these systems was called the ‘*worm*,’ which pumped the spent ‘*wort*’ from the mash tun into waiting carts of the farmers to feed their cattle. Wort is the name for the crushed and malted grain that was soaked in the great tun, or

kieve, in the first stage of both the brewing and distilling process. The small engraving in Barnard’s ‘*Whisky Distilleries of the United Kingdom*,’ shows the carts collecting wort on the east side of the still house. While not the highest chimney in the complex, the engine room chimney is the largest in diameter and retains the imposing presence that once featured in the various nineteenth-century engravings of the complex. While it will be hard to find any meaningful purpose for this, and indeed the other chimneys on the site they are an important visual part of the original, historic complex and should be preserved.



Figure 53 - Chimney on south side of still room.

### Bonded Warehouse (10)

Standing due south of the large circular chimney (9) and the still house, on the southern boundary of the site, is a long, low, three-storey building, rising from one to three storeys, each with a low floor to ceiling height. These appear to have been constructed at different times with the earliest on the south side and the latest to the north. The southerly range runs along the southern boundary wall between the complex and Moore Abbey. This is the longest structure that extends into what was later called the ‘*heavy shop*’ and consists of two storeys of brick vaults, the lower of which may have been a later insertion. On the northern side is the most recent range, which has a fine ten-bay façade, with three-storey loading bays faced in well-dressed stone at either end. Of these, the westerly bay retains remnants of a heavy crane, constructed in iron and large section timber. The upper floor of the front stack is punctuated by a row of eight windows, while the two storeys below have a slight batter and are entirely blank, apart from the two cast iron doors, one in each of the flanking loading bays. It is constructed of neat rubble limestone, with two dressed stone string courses running between the ashlar-clad loading and entrance bays at either end. This remarkable structure consists of a series of brick vaulted floors on the lower two levels that were used to store whiskey in oak casks while it matured.



Figure 54 - Bonded warehouse - jib of former steam crane.

Between the northern and southern ranges is a middle range that consists of a single vault, which may have been inserted between the two at a later date. It is not possible to access the upper levels of these structures and the upper vaulted floors are largely concealed with vegetation. When this is eventually cleared, further evidence will most likely come to light about the construction sequence. A high level of security was required as customs duty on the whiskey was generally only paid when





Figure 55 - Bonded warehouse - eastern loading bay.

it was ready for drinking and sale. Cassidy's did maintain stores of some duty-paid whiskey for local sale and consumption. These secure bonded warehouses, or King's Stores, were strictly controlled by customs and excise officers to control the illegal sale of contraband.

There were no connecting staircases between the different floor levels with access to the upper floors being through the upper doors in the two loading bays, parts of the heavy cranes of which survive on site. It is likely that these were the steam-powered cranes mentioned in the newspaper article from the 1890s, as oak barrels full of spirits would have been extremely heavy to raise up to the upper floors. It is not clear from either a ground floor inspection, nor from the drone images if the two rear stacks ever had a third floor and further investigation will be necessary to interpret this. However, it seems likely that the three stacks were not all constructed at the same time. The front stack measures some 34m x 7.5m, while the middle stack is just 20m x 5m, and the rear stack, that runs along the boundary measures approximately 40m x 5m, while extending into the workshop (building no 11.) Of the portion of rear vault



Figure 56 - Bonded warehouse interior showing ground and first floor vaults.



Figure 57 - Bonded warehouse detail of cast iron door



Figure 58 - Bonded warehouse flooded west end.

that is now contained within the workshop there are two cut stone door surrounds leading into the structure. One of these is at ground level, the second, now altered, was originally at first floor level, which confirms that the structure originally had a first floor level, part of which was later removed. Unfortunately, another larger opening has been formed, somewhat crudely with a series of steel beams inserted, which are now rusting. Steel ties have also been inserted across the vault to counteract the instability caused by this insertion into the vaulted masonry. Given the robust masonry construction of this tripartite vaulted construction, the superstructure appears to be reasonably sound, with the exception of the opening formed within the workshop. However, the exposed crowns of the first-floor vaults will have become saturated due to their exposure to the elements, which has led to a small plantation of self-seeded trees and shrubs.

All vegetation should be removed as a matter of urgency and the vaults protected with a limecrete slab to prevent any serious damage occurring to this singular structure. The western end of the structure is currently filled with water, the cause of which is not clear and may be caused by either a high water table or a build-up of rainwater. Some of the ground floor vaults are filled with soil and others with accumulated rubbish. All should be cleared out as soon as possible to allow for a closer inspection of the interior of the vaults. A hoist or long ladder would also allow access for a similar close inspection of the first and second floor levels. This bonded warehouse is one of the most interesting, and architecturally sophisticated structures in the former Cassidy's Complex. It is hard to imagine a future use for it, other than for the purpose originally intended, to store barrels of whiskey in a cool, environmentally stable and secure place.



**Workshop (11)**

This two-storey building, which measures 21m x 23m on plan, combined several historic structures over which a lightweight steel roof, covered with corrugated iron sheeting has been constructed. In more recent times as an engineering works, the building served as the heavy workshop, and contained a collection of cutting, drilling, grinding, profiling and threading machines. On the Longfield survey a building in this location is labelled 'bullock house/occasionally used as a turf store', but it is unclear if any part of this earlier structure survives. The rear wall is built into the boundary wall on the south side, while the north-facing wall addresses the former distillery yard. Constructed of rubble stone with dressed stone quoins and brick dressings to the windows, the external walls and some of the internal walls are in a reasonable state of repair. The north-facing entrance front contains shallow-arch headed windows at high and low level, together with two large openings. One is an original, tall arched opening; the second is a more recent intervention, consisting of a crude, two-storey opening formed by the insertion of steel beams, with shuttered concrete jambs. These unsightly alterations should be reversed and the masonry restored. Another unfortunate intervention is where the substantial opening has been made into the side of the two-storey brick structure of the bonded warehouse (10) as mentioned previously. As this warehouse is one of the most interesting structures in the complex,



Figure 59 - Workshop exterior view from the north.

both historically and technically, it should certainly be restored. While the current roof is keeping most of the water out it will need to be replaced and the existing shallow trusses strengthened or replaced with a more substantial roof structure. There is a lot of old machinery and other debris, now stored within this structure and a clearer picture will no doubt emerge for the future use of this space after these have been removed.



Figure 60 - Workshop looking towards bonded warehouse.

**Warehouse (12)**

This vast, two-storey warehouse extends to a total length of 60m x 14m in width. Originally used for storage by Samuel E Holmes Limited, it later became a busy workshop known as the long shop that contained a variety of machines many of which were operated by belt-driven line shafts. Constructed of neatly-laid rubble limestone, the north façade features a range of small window openings at both ground and first floor levels, with brick jambs and cills, and shallow timber heads, many of which have rotted. At the ruined eastern end there are also small square windows at ground and first floor levels in the southern boundary wall, the only openings facing into the Moore Abbey demesne. There are doorways at ground floor level and loading bays on the first floor. Approximately two thirds of the roof survives, albeit now in a parlous condition, the final third, as the eastern end having collapsed. The roof dates from the early to mid-nineteenth century and consists of natural slate, on battens, on rafters, supported by large section purlins that span between a series of magnificent queen post trusses. There are many holes and very serious distortions in the portion of roof that remains. Within the section where

the roof has collapsed, there is little more than a deep buildup of fallen roof structure and coverings. The lower portion of the trusses was plastered to create a lined interior at first floor level, the reason for which is unclear, as is the original purpose of the building. Storage rather than manufacturing was most likely the original use. Regardless of the former purpose, this warehouse is another large, historic building on the site, which should be fully restored. The masonry superstructure is reasonably sound and many of the queen post trusses can be saved if prompt action is taken. Any trusses that are beyond repair can be replicated, using salvaged historic, large-section timbers. At the western end of this building a small, internal blockwork office has been constructed. This detracts from the historic character of the building and should be removed as should the unsightly steel subframe that once supported the line shafts.

Trees from the Moore Abbey demesne, currently overhang the roofs of buildings 10, 11 and 12, with the result that gutters are blocked and self-seeded saplings have become established in some places. It would be prudent for the relevant property owners to approach Muiríosa to request that these trees be thinned at the earliest possible opportunity to alleviate the problem.



Figure 61 - Warehouse/cooperage from the west.





Figure 62 - Long shop interior looking East.



Figure 63 - Long shop interior looking West.

### Store/Workshop (13)

This rectangular, two-storey building measures 9m x 20m but with a splayed eastern gable, the reason for which is unclear. It was used to store steel components and known as the 'steel store' when the complex was used as an engineering works. Constructed of roughly squared rubble limestone, the structure presents blank gables at eastern and western ends. The roof has now collapsed into the walls, which appear to be in a reasonable state of repair. On the NIAH website photographs from 2002 show boarded doors at both levels, the upper level probably being a loading bay, together with small upper windows, which may be ventilators for the storage of grain. Most likely constructed as a workshop or a store, the exact purpose will probably only be revealed with closer inspection as to date, the building has only been viewed from the western end. From the NIAH entry it would appear that the building continued eastwards beyond the cranked gable, however, this portion of the site has either collapsed or been demolished.



Figure 64 - View of the splayed eastern gable of the store/ workshop.



Figure 65 - Freemore House from Dublin Road.

### Freemore House (14)

Freemore House, previously known as Freughmore House, is a three-bay, two-storey house constructed in the late eighteenth or early nineteenth century that is set back from, and faces onto, the Dublin Road, behind a low stone wall with a decorative iron entrance gate. This is almost certainly the house that Alfred Barnard referred to as – 'Within the boundary walls of the distillery is a commodious house for the brewer and other officials.' The house has wide, tripartite windows to either side of the central entrance on both floors, with an arched window above what appears to be the original ten-panel door. Sadly, the original late-Georgian windows that appear in the NIAH photographs taken in 2002 have been replaced with rather crude uPVC windows that remove much of the simple elegance of the original design. Two wide chimney stacks rise from the hipped, slate roof and to the rear, western side is a second range almost as large as the front block. Part of this appears to be a later extension, so it is likely that the original return was much smaller. This is a relatively plain, yet elegant late Georgian villa, which is currently valued and in good use as a dwelling, being probably the best-preserved building in the former Cassidy's Complex. To the rear of the house a block wall and a small rectangular structure have been constructed, both of which detract from the historical character of the setting of the house. Ideally both should be removed, and if future privacy is required for the house a more satisfactory division should be erected.



**Stables (15)**

To the west of FreemoreHouse is a substantial stable block that would have accommodated some of the *‘thirty horses of a superior class,’* noted in the Barnard description. These would also have been supplemented by cart horses to undertake the heaviest work, and possibly to operate some of the horse mills, (sometimes called muscle) which appear on the Longfield Survey map. Rising to two storeys, the horse stalls occupied the ground floor, while the upper floor, or loft would have been used to store fodder. Although long abandoned, the structure survives in a reasonable state of repair with the hipped slate roof, which is largely intact. Built of random rubble limestone with a lime and sand dashed coatings, the original joinery was intact in 2002, when the NIAH survey was carried out. This included *‘Yorkshire’* sashes to the windows and vertical boarded doors with small-paned, fanlights above. Measuring 31m x 6.5m, this is a substantial run of stables, the two eastern end bays of which, we understand were modified during the 1970s with some significant loss to the historic character of the structure. At the south western end of the stable block is a small rectangular extension measuring 10m x 6m on plan, the purpose of which is unclear, but may be revealed following closer inspection.



Figure 66 - View of stables eastern elevation.



Figure 67 - Warehouse/cooperage from Dublin Road.

**Warehouse/Cooperage (16)**

This large building cranks at the change in direction where the Dublin Road turns into Dublin Street. Measuring approximately 14m x 30m this rubble stone built, two-storey structure still bears faint traces of the painted sign advertising Samuel E Jones Limited from many years ago. The small upper windows suggest that the building may have been a grain store, or malting when originally built, but it is thought to have subsequently become the main cooperage for Cassidy and Company, according to Alfred Barnard’s account. On the rear, western side there are small, brick-dressed openings, together with a loading bay, on the upper level, and a wide arched carriageway opening at ground floor. Internally the first floor was carried on heavy timber downstand beams supported on cast iron columns, which are embossed with *‘T Grendon*

*and Co Drogheda 1886.’* This refers to the Grendon Foundry that was established in Drogheda in 1835, and would also suggest that heavy floor loadings were intended. At first floor level the space was open under another fine queen post trussed roof, but unlike the warehouse (12) this was not lined internally. This information is available from the NIAH website, which like FreemoreHouse and the stables, was photographed in 2002. Sadly, the roof, together with parts of the walls and all of the first floor have been removed, having been partially dismantled by Kildare County Council, as there were concerns about the structural stability of the building at the time. Today the building is little more than a shell, with some of the main first floor beams and columns surviving. Thanks to the NIAH photographs, restoration of this fine, and potentially reusable building remains very feasible.



### Joinery Shop (17)

This ruined and now roofless, single-storey structure, measuring 10.5m x 11.5m stands against the rubble stone boundary wall of Brennan's public house. Constructed in mass concrete, the structure has a large sliding door opening together with a standard single door opening on the south side, from which a small concrete wing extends. On the east-facing façade there is a large timber window, now badly damaged and another wide, vehicular opening. This building was known as the 'joinery shop' and originally extended much further to the south in the form of an open canopy, and probably dates from the early decades of the twentieth century. What survives today is of little architectural, or technical merit and the now, largely demolished structure detracts from the older buildings to which it is connected. However, photographs from 2002 contained in the National Inventory of Architectural Heritage, show the building in a derelict state, but still intact, which present quite a different story. When complete the building extended to four wide bays, with a deep plan, covered by a shallow barrel-vaulted roof finished in corrugated iron.



Figure 68 - Joinery shop interior view.



Figure 69 - Carpenter's shop remaining concrete walls.

Of particular interest are the timber roof trusses, which are known as 'Belfast Trusses.' These consist of a bow-string construction with a curved top cord and horizontal bottom cord, between which runs a delicate latticed web, made up of close-spaced, small-section timbers. This design, which is of high technical and engineering significance, achieved large spans at very economical costs, and is widely considered to be one of the most efficient structures to support a large span, light-weight roof in timber. It is possible that this building was constructed by the Holmes Engineering company, but more likely dates from the latter years of Cassidy and Company. In its current, largely incomplete form, the structure detracts from the historic character of the place, and in particular the rubble masonry of the adjoining kiln. Unless a viable and meaningful use can be found to justify the restoration of this structure it should probably be recorded and demolished. The great lesson from this apparently undistinguished structure is that current looks can deceive but thanks to the NIAH we have a record of the interesting building that once stood in this location.

### Engine House (18)

This large building, measuring 14m x 14m, stands on the east site of the distillery yard, and, like structure (3) was constructed as an engine house. It consists of two attached ranges, each with a rectangular, hipped roof, the central valley of which runs along the spine wall, running east to west dividing the structure internally. Halfway along the spine wall is a tall circular brick chimney that rises through the roof terminating high above the ridge line with a projecting brick coping supported on a decorative dog-tooth course. Constructed from good quality rubble limestone, with large, well-dressed quoins, the window openings have brick dressings.

There are two large, elliptical arches on the north façade, one survives as originally constructed with neat stone voussoirs, while the second has been rebuilt somewhat crudely in brick. On the western side, facing onto the distillery yard, there is a small stone bellcote, no doubt used to announce starting, finishing and break times during the day. Rising to approximately three tall storeys, the building may originally have been a kiln and was later modified to serve as an engine house for a static steam engine. On the west-facing façade of the southern range is a small extension measuring 2m x 7m with a slate pent roof that remains relatively intact. A large, single-storey shed adjoins the south facade of the kiln.

Where the western arch has been rebuilt in the north façade there are some large, vertical cracks rising above, which have caused serious instability. Old iron pattress plates and ties in this façade suggest previous structural movement and repair. Internally, the structure is also very badly damaged. There are significant vertical cracks in the chimney that is not bonded structurally with the spine wall. Pockets in the internal walls, suggest that there were formerly two intermediate floors, the structures of which would have helped tie the walls together, but are now totally gone. The roof is also in a very poor state with many large areas of missing slate and much distortion in the roof carpentry. With the high risk of falling slates, combined with the fragile structure condition, this is a very dangerous building and should be fenced off to prevent unauthorised access. In the west façade of the northern range, there is a large brick arch within which the wall thickness diminishes. Where the spine wall connects to the western façade it clashes with the spring of the



Figure 70 - Carpenters shop site behind engine house.





Figure 71 - Kiln/engine house structural damage to cross wall.

arch, so a tall vertical slot has been formed, with only the upper 2m of wall bonded into the façade. This disengagement of the spine wall from the west façade contributes little structural stability to the overall superstructure but would suggest that the arched opening was once open and infilled at a later date.

The Longfield Survey map shows a kiln in this location however, a later annotated map describes the northern building as an engine house, so it is possible that the arched opening was made to facilitate a static steam, or beam engine. At the base of the spine wall, where it stops short of the west gable, a large portion of masonry has been lost, leaving only an irregular, slender pier to support a large quantity of masonry above. This is a very dangerous structure, which if it were to collapse would cause serious damage to the building and what remains of the roof and would present a serious risk to anyone in the vicinity. Temporary propping should be carried out to prevent collapse. With masonry repairs, the reintroduction of replacement timber floors, or some other form of horizontal tie, together with a new roof, this building would offer a considerable amount of very usable and valuable accommodation within the heart of the complex.



Figure 72 - Kiln/engine house interior view of chimney.



Figure 73 - Bellcote detail on engine house.

### Shed (19)

Constructed up against the south façade of the former engine house, and measuring approximately 14m x 9m, is a large single-storey shed. This open structure consists of a rubble stone east gable and a solid south wall of similar construction. The west end is open under a pitched corrugated iron roof, supported on coupled timber rafters. Originally a simple open structure, a mass concrete wall has been constructed running west to east approximately 2m from the south wall of the engine house. This wall links to an opening in the east gable creating a passage through the building, while the adjoining space has been enclosed with a lower roof spanning from the concrete wall to the south façade. The result is a rather strange building within a building, secured by timber doors at the west end. There is no architectural merit, nor interesting historic fabric within this later intervention, and we recommend it be removed and the structure opened up to reflect the original arrangement.



Figure 74 - Shed west end, showing pitched corrugated iron roof.



Figure 75 - The rubble stone east gable.



### Gas Works House (20)

This structure is a small rectangular, single-storey building measuring 6m x 8m with a tall hipped roof topped with timber ventilators. Attached to the south side of the shed (19) the walls are constructed from a combination of rubble stone and brick, giving the appearance of it being an older, heavily modified building. Entered from the west, there are three large windows in the southern, western and eastern facades, the latter of which has been blocked. The building is known as the gas works house, however, how it functioned is unclear. When the distillery was operational it used both turf gas and later coal gas, and may have been produced in a nearby building, on the Moore Abbey demesne, which still survives and is noted on the early ordnance survey maps. On the east side of the building is a stone circle set flush with the ground (21) and was probably the base of a gasometer, which was used to store the gas. Whether this gas was produced on site, or in the Moore Abbey gasworks is unclear and would require further investigation. Internally the walls are lined with shelving as the building was used to store small parts and equipment by Holmes Engineering Limited. This simple building was constructed around 1915, some ten years before Cassidy and Company went into liquidation. If it was related to the use of gas technology, it is a significant survivor, which attests to the innovation embraced by the company. The building remains in a reasonable condition, with the roof intact and could readily be repurposed for an alternative use.



Figure 76 - Gas house general view.



Figure 77 - Gas house interior.

### Gasometer Base (21)

This consists of a ring of roughly squared limestone-flags, with a diameter of approximately 7m. An initial impression is that this may have been one of the horse, or muscle mills referred to on old site plans and written descriptions. However, it is almost certainly the base of a gasometer, a drawing of which appears on one of the old publicity posters for Cassidy and Company. This interesting drawing shows clearly recognisable buildings such as the entrance arch, water tank, offices, mash house, still house and the large mill building. There is also a circular gasometer, around the base of which runs a stone dressing, standing in the general location we find it today. Further investigation and limited excavation may shed more light on this interesting historic feature, which like the large areas of the original cobbled paving that survive in other parts of the two main yards should be carefully recorded and preserved.



Figure 78 - Weighhouse external view. Gasometer base.



Figure 79 - Weighhouse external view.

### Weighbridge (22)

The weighbridge is located on line with the entrance gateway (1) in front of the former engine house (18) in the north east corner of the distillery yard. It is not clear when this was installed, although such a structure would have been equally important to both Cassidy and Company and Samuel E Holmes Limited. For Cassidy and Company a weighbridge would have been used to measure deliveries of corn and turf, and possibly oak, being purchased as the main raw materials of the distillery and brewery. For Samuel E Holmes Limited, the deliveries would have been of steel and iron. The structure consists of a large cast iron platform inscribed with the capacity and maker's name, which reads:

TO WEIGHT 20 TONS  
W & T AVERY  
LONDON &  
BIRMINGHAM

W & T Avery was a British manufacturer of weighing scales, which operated between 1818 and 1979, and at its peak employed a staff of 3,000 in workshops located in London, Birmingham and West Bromwich. Producing a range of scales from weighbridges to smaller scales for human use, shops and baking. The weighbridge in the Cassidy's Complex probably dates from around the early twentieth century and survives in





Figure 80 - Weighbridge table with maker's details.

a good condition. A small weigh house measuring just 1.5m x 3m stands beside the weighbridge to provide shelter for the operator. This little building is constructed of rendered masonry construction with a steep pitched, slate covered roof and entrance doors in the short, northern and southern gables. A long timber window survives in the west facing façade and overlooks the adjoining weighbridge. On the boarded soffit of the roof is pasted a series of posters, one of which provides information about electricity regulations from the *'Factory and Workshops Acts'* of 1901 and 1920. Another provided information about treatment of electric shocks, while two more contain details of the *'Conditions of Employment Acts'* of 1936 and 1944, and the *'Workman's Compensation Act'* of 1934. Clearly Samuel E Holmes Limited was conscious of its responsibilities to the men who worked there, and these interesting documents, which are in a delicate and friable condition should be carefully recorded as important records of social significance. Although the structure is still roofed and relatively intact, it is extremely delicate and a rare survival of an historic weigh house and might easily be overlooked and demolished. The structure does not appear on the NIAH record for the complex, but should be included.

#### Water Tank (23)

Another unassuming building is a long, thin, rectangular structure, measuring some 5m x 22m that runs north to south, just inside the former entrance gateway. Constructed of squared rubble limestone, with a wide, segmental brick arch in the southern façade, the remaining walls of this structure are low and plain, rising only to a height of around 2.5m. The north façade faces onto Dublin Street, while the eastern wall

is a party wall shared with the adjoining public house. There are two blocked openings in the west façade opposite the entrance to the office building. From the nineteenth-century engraving published in Edward Barnard's book, it is clear that this low, single-storey structure once supported a water tank, the cast iron plates of which were very similar to the tank that survives on top of the water tower (7.) Water was clearly very important for brewing and distilling, not just as a raw material for the alcohol production, which would have been drawn from the purer source of wells; and also for many other activities such as washing out tuns and backs, producing steam power for a variety of purposes and steaming oak in the barrel making process. Being very much a front of house building in a prominent public position this water tank was constructed to a high standard. It is faced with well-dressed masonry, which in places is almost of the quality of ashlar. The original projecting, dentil string course that one supported the outer face of the former water tank, also survives in well-dressed limestone. This structure does not appear on the NIAH survey of the buildings within the Cassidy's Complex, but we believe it should be included. Being a substantial and well-built masonry structure it survives in a good state of repair and could readily serve a variety of useful purposes if reroofed. With good design and innovative intervention, the new roof could echo the external appearance of the former water tanks, contributing much to the former entrance arrangement, together with the re-erected arched gateway and restoration of the office building.



Figure 81 - Water tank masonry base beside entrance.



Figure 82 - Water tank view of interior of base.

#### Malt House (24)

The former malt house that runs along the northern edge of Dublin Street, directly across from the main Cassidy Complex is a substantial thirteen-bay, four storey structure. Constructed in rubble limestone, with brick dressing around the apertures, the building retains much of its original lime and sand wet dash coating. The building measures approximately 7m x 49m on plan, with a small single-storey wing, measuring 4m x 10m at the eastern end. Supported on king post trusses and purlins, the roof is largely intact with much of the original slate roof covering surviving. It is, however, badly damaged with many slates missing and noticeable holes in the roof, which is causing serious damage to the internal carpentry to roof and floor structures. Malt houses were constructed to store grain that was then spread out and hydrated to stimulate the germination process. Once the grain had sprouted naturally the process was arrested by the application of heat, which maintained the enzyme activity producing the malt flavour and colour required for brewing and distilling. Internally they contain multiple floors constructed of large section timber, sometimes propped by cast iron, or timber posts, with very low floor to ceiling heights. On each level there are small square openings that were fitted with timber grilles or louvers to allow good levels of cross ventilation that were essential to the malting process. Many of these survive as do some of the original, boarded timber doors.

The interior of the Cassidy's Malt House on Dublin Road is only safely accessible at ground floor level, due to the unstable conditions of the upper floors and simple timber staircases, which survive in a very good



state of preservation, but very poor state of repair. With the relatively modest depth of the building, the floors and roof structures are supported off the two long walls, running east to west parallel with the road. At the eastern end a large tank extends the full depth of the building, constructed in rendered masonry. This is known as a 'steep' in which the barley was soaked in water before being spread out on the floors to sprout. In addition to the badly damaged roof, the gutters are completely blocked with debris and plant growth. On the north side of the building the gutters are also blocked and there is a significant buildup of ivy growing up the walls and along the eaves. Roofs and rainwater goods should be repaired as a matter of urgency, together with the removal of all vegetation that has become established on the building, if the valuable historic fabric contained in the roof, internal floors and staircases, is not to be lost. In the long term the single-storey lean-to extension at the eastern end of the building, which is constructed of mass concrete and is little more than an open canopy, should be removed as it is in a very poor structural state and detracts from the historic character of the place.

One of the main problems with reusing former malt houses is that low floor to ceiling heights make them more challenging to repurpose without radical intervention. Some floors will most likely have to be removed and window openings modified. However, if sensitively done with good design, reuse is certainly a viable option to which the recently modified nearby maltings at Ballykelly will attest. This malt house is a substantial



Figure 83 - Malt house detail of south facade.



Figure 84 - Malt house king post roof trusses.



Figure 85 - Malt house view from Drogheda Street.

and significant building that was once a major part of the brewery and distillery process, which makes its omission from the NIAH survey puzzling. The building provides a perfect counterpoint to the large mill and grain store that stands on the opposite side of Dublin Street. Both of these interesting historic structures have the potential for economically viable reuse, and when restored will contribute much to the public realm of Monasterevin, while at the same time preserving the rich industrial heritage of the place. With the restricted floor to ceiling heights the malt house will provide less usable space than a building like the former mill and grain store, with its more generous floor to ceiling heights, but it still has considerable potential for repair and reuse. Being detached from the main industrial site and having the benefit of a south facing prospect looking onto a large area of private open space to the rear, the structure could be adapted to provide south-facing retail use on the ground floor with residential use on the upper levels.



Figure 86 - Malt house view of north facade.



Figure 87 - Malt house interior Looking west.



**Mill Pond Site Of (25)**

On the north side of the maltings is a triangular piece of land that in recent years has served partly as a self-seeded, woodland garden and partly as a vegetable garden with a large polytunnel. In recent years the kitchen garden has not been cultivated and the place is now overgrown. On the first edition of the Ordnance Survey it appears as a large body of water, which on the second edition is named Mill Pond. Later editions show only the stream, known as Cassidy's Stream, as we see it today running along the northern edge of what was once the mill pond. The mill pond would have been used as a reservoir from which water would be drawn off to power the water mill on the south side of Dublin Street during the summer months when water levels from the stream would be low. While there would be no significant benefit in restoring all of this example of Victorian engineering, it might be appropriate to recreate a smaller pond within some future landscape scheme for the garden area. This would provide a memory of this interesting, former industrial feature.

**Mill Race/Cassidy's Stream (26)**

Cassidy's Stream is a partially canalized, natural water course, which drains a number of bogs to the north and east of the site, although it is likely that some parts of the stream were canalized upstream of the Cassidy's Complex to intensify the flow. As the stream approaches



Figure 88 - Mill race branching from Cassidy's Stream.



Figure 89 - Cassidy's stream.

the northern part of the complex along Drogheda Row, it passes within a culvert running under Drogheda Street and today continues around the northern edge of the site as an attractive, fast-flowing water feature, during the winter months. When it reaches the narrow, western end of the triangular garden through which it now runs, the stream turns sharply to the south in the form of a small weir, before disappearing into a culvert that runs under Dublin Street. As noted previously the stream resurfaces within the mill and grain store building where it once powered a water wheel. Beyond the water wheel, the stream again changes direction flowing westwards to eventually discharge into the River Barrow some 30m downstream of the early nineteenth-century bridge. The partially modified, Cassidy's Stream and mill race, is a fine example of Victorian engineering, which is also absent from the NIAH survey, and should also be protected and treasured as an important part of the rich industrial heritage of the wider complex.

**Well (27)**

One final example of an interesting engineering feature is the well that survives in the south west corner of the former brewery yard, which is probably the well referred to in the *'Nationalist and Leinster Leader'* article of 1892. This describes the sinking of a relatively new well to a depth of 110 feet, which brought a significant improvement in water quality, and equally to the quality of the finished beer and whiskey. Today the well has been protected by the temporary placing of a site hut over it, the floor of which has a removable panel to reveal the well. This is a large circular structure, constructed in brick, with a diameter of approximately 1.5m, the depth has not been measured. Like the mill race, former water wheel and former mill pond, the well is part of the sophisticated, man-made hydrology of the site, that was so essential to brewing and distilling in rural Ireland during the eighteenth and nineteenth centuries.



### Mobile Jib Crane (28)

There is a small three-wheel, mobile jib crane, located in the distillery yard, which probably dated from the time of the Samuel Holmes engineering works. This type of crane is known as a carry crane and was manufactured by Ransomes and Rapier Limited, a British manufacturer, based in Ipswich, which produced railway equipment and later cranes between 1860 and 1987. Used to lift and carry loads up to three and a half tons, for short distances, it would have been invaluable in an engineering works for moving both raw materials and finished objects to and from delivery trucks. The crane found within the Cassidy Complex has a lattice steel jib, mounted on a triangulated steel trestle, fixed to the bed of a small truck with an operator's cab at the front and the motor and counterbalance at the rear. Resembling an overgrown child's toy, this delightful object probably dates from the 1940s or 50s. That it has survived relatively intact, with its solid rubber Dunlop wheels and flaking red paint, is remarkable. As with the patterns and some of the workshop machinery, the crane should be valued and preserved on the site, both as an attractive decorative feature and a memory of the former use of the site as an engineering works. An interesting precedent of a larger crane, of similar age, being preserved in this way is found in the headquarters of the Dublin Port Company, on the East Wall Road in Dublin. Another large industrial feature on the site that dates from the Holmes Engineering period is the large lathe, the bed of which is located in the distillery yard. It is believed that this was once the largest lathe of its kind in the Republic of Ireland.



Figure 90 - Crane makers name plate.



Figure 91 - Crane - Three and a half ton mobile crane

### Conclusion

The above description includes all of the major, and most of the minor, industrial archaeological structures on the site. Our survey has in places been restricted by lack of full access, mainly due to health and safety considerations, and the lack of an accurate measured survey. Significant removal of vegetation between October 2023 and February 2024, have made it possible to view the exteriors of structures that have remained hidden for many years. It is, however, likely that some further structures might come to light in the future when the site has been fully cleared, made safe, scanned and subjected to greater scrutiny by an experienced industrial archaeologist. The above audit, does however, describe in sufficient detail, a unique collection of structures that have survived largely untouched for over 100 years. While many of the structures are reasonably well preserved, most are in a very poor state of repair and some are currently unsafe to enter. Notwithstanding the significant challenges of repair and reuse, many of the buildings within the former Cassidy Complex contain the potential for exciting and viable re-purposing, for the shared benefit of our national built heritage, and the historic townscape of Monasterevin.



Figure 92 - Kiln/engine house underside of badly damage roof.



Figure 93 - Mill & grain store - infilled carriage arch.



5.0 Outline Structural Assessment

Outline Brief

CORA Consulting Engineers were asked by Caroline O'Donnell of Kildare County Council to support Howley Hayes Cooney Architecture and extended team in the compilation of a Conservation Management Plan for the historic Cassidy's Complex in Monasterevin. Our role was to provide structural condition appraisal and outline recommendations for stabilisation of the various buildings across the site. As the complex is of very significant size with over twenty structures, many of large footprint and unsafe condition, our assessment is more on the macro than the micro scale. Our report presents an overall assessment of the upstanding structures along with considerations of site access, phasing of potential works, together with civil engineering aspects associated with flood risk and water services. History, significance and ecology, and preliminary strategies of adaptive reuse, are covered in this report by others.

Methodology & Limitations

The site was visited 31st January and 7th March 2024 by Lisa Edden of CORA Consulting Engineers, with a team of colleagues including Raymond Kelly; Alyssa Lennon and Sean Gallagher. On both occasions the visit overlapped with James Howley from HHCA and various building owners. The inspection involved visual assessment of the topology, vegetation, walls and many, but not all of the interiors of the buildings.

ARCHITECTURE



Figure 94 - Mill & grain store - infilled carriage arch.

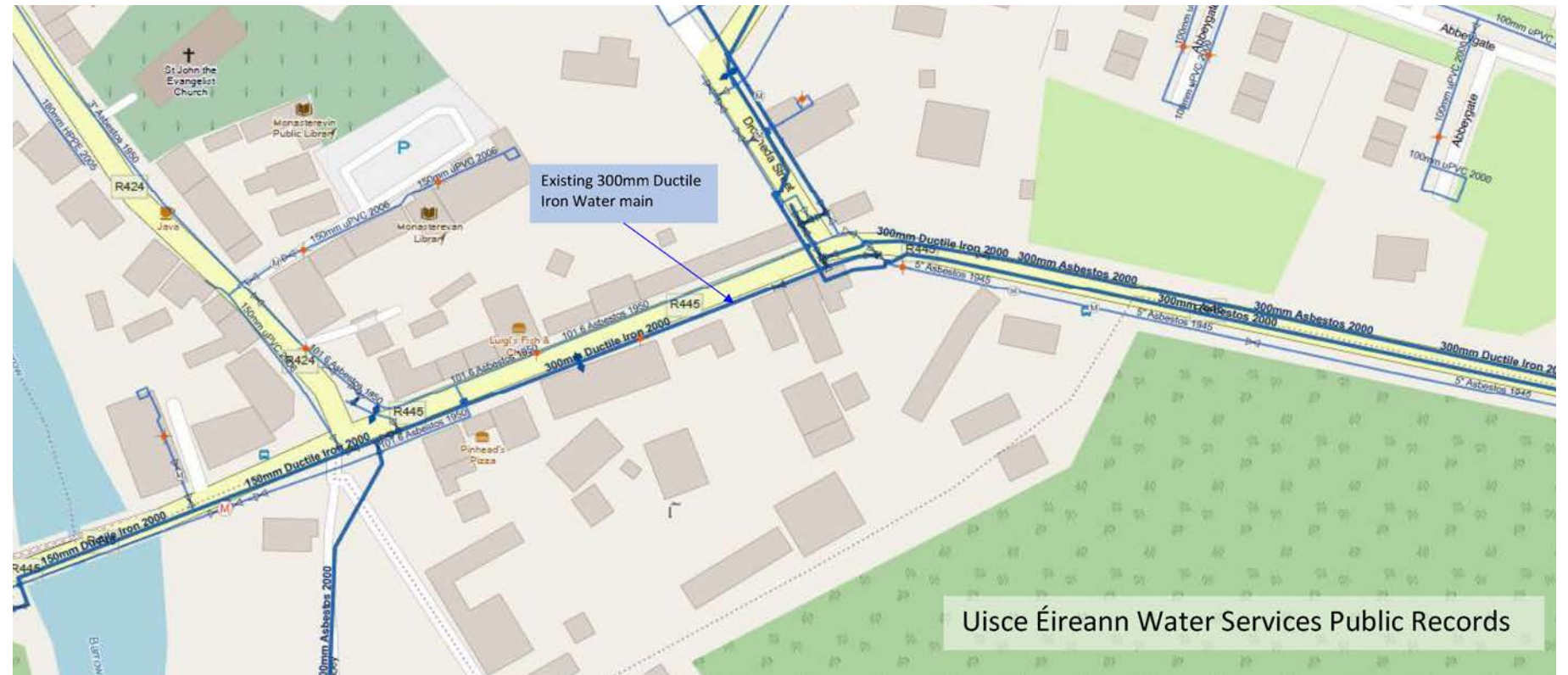


Figure 95 - Extract of existing water supply - refer to appendices for further information.

It should be noted that in some places, the grounds contains a significant build up of debris, and some vegetation not yet trimmed back. In some instances, buildings were not closely scrutinised internally as the presence of asbestos was suspected in one building, while other structures were deemed by ourselves to be unsafe to enter. Areas to the east end of the site around and including Freemore house were not accessible, while in others the upper floors such as in the bonded warehouse and the mill and grain store, were not reachable. No high level access was deployed, nor invasive works carried out, nor samples taken or tested.

Site Location & Description

Cassidy's Complex lies to the south end of Monasterevin with the Moore Abbey Demesne and the sisters of Charity Convent immediately to the south and west. The southern part of the site measures approximately 1.25 hectares with some 200 metres of road side frontage along Dublin Road and Dublin Street. A smaller section of the site is situated the northern side of Dublin Street measuring approximately 0.15 hectares with 90m of road frontage to Dublin Street and Drogheda Street. ITM Coordinates: 662794, 710149. Latitude and Longitude: 53.138166 - 7.0615080, while the current status of both parts of the site is derelict, while both are situated within the 'town centre' zoning.

Water Services & Flood Risk

The road frontage offers a key advantage to this site in terms of water supply. The water supply pipe is 300mm diameter and runs the full 200 metres of road frontage. There are also wells on the site, one of such referenced as 27 on the key plan. It is understood that there may have been up to 4 wells on the site at one time. Likewise, the main public sewer runs in Dublin Street in a 375mm diameter pipe with invert typically 2.75m below the road falling with the street towards the Barrow and the Waste Water Treatment Plant (WWTP) across the bridge. According to Kildare Water Services Department this site has a capacity of 9,000 residents, and in 2022 was operating at approximately 55% utilisation. The current spare capacity would need to be checked with Uisce Éireann.

Storm water across the wider area all drains towards the River Barrow. Cassidy's Steam is a natural water course diverted and managed for the purposes of supplying water power to the distillery when it was first developed. The main stream course is culverted from the western end of the malt house alongside the north edge of Dublin Street under Market Square, discharging into the Barrow immediately north of the bridge. Branching at right angles, the mill race passes under Dublin Street in



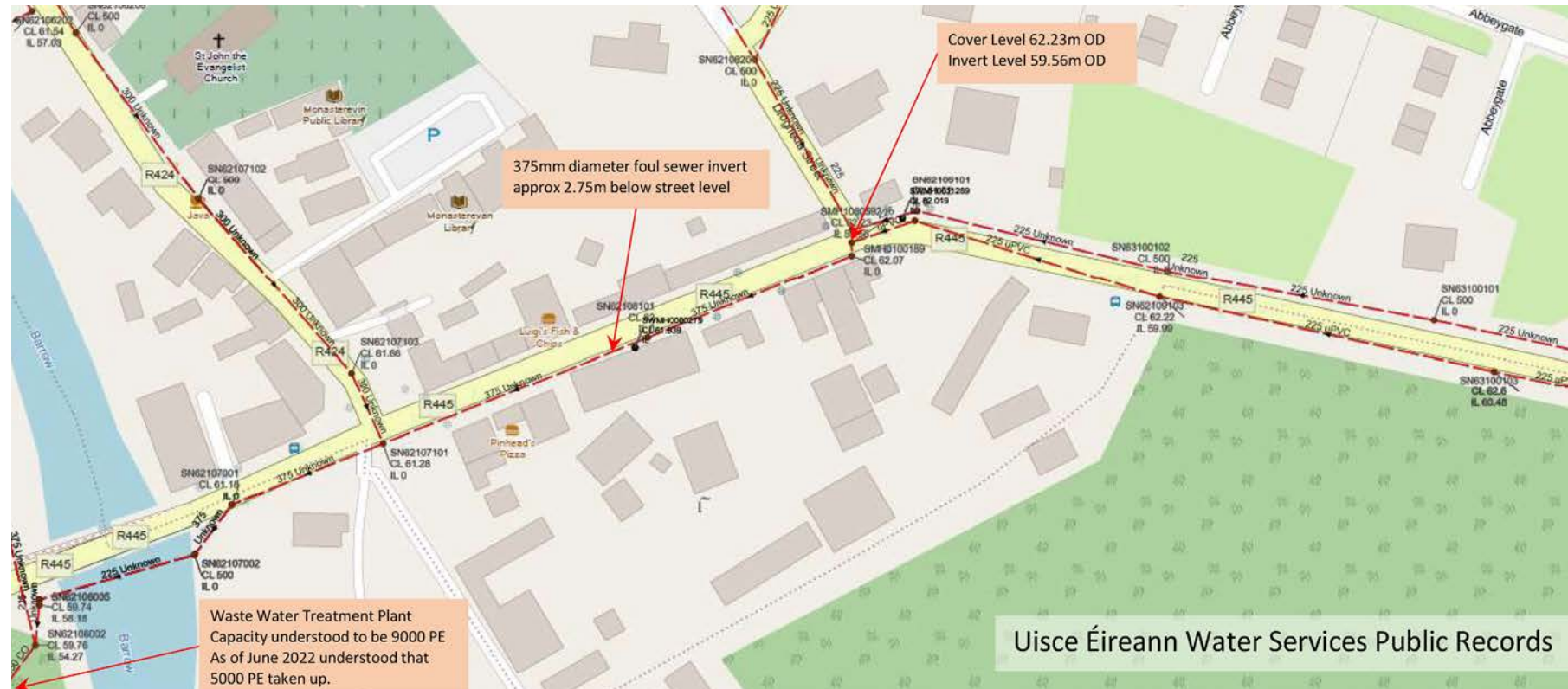


Figure 96 - Extract of existing Foul Drainage - Refer to appendices for further information.

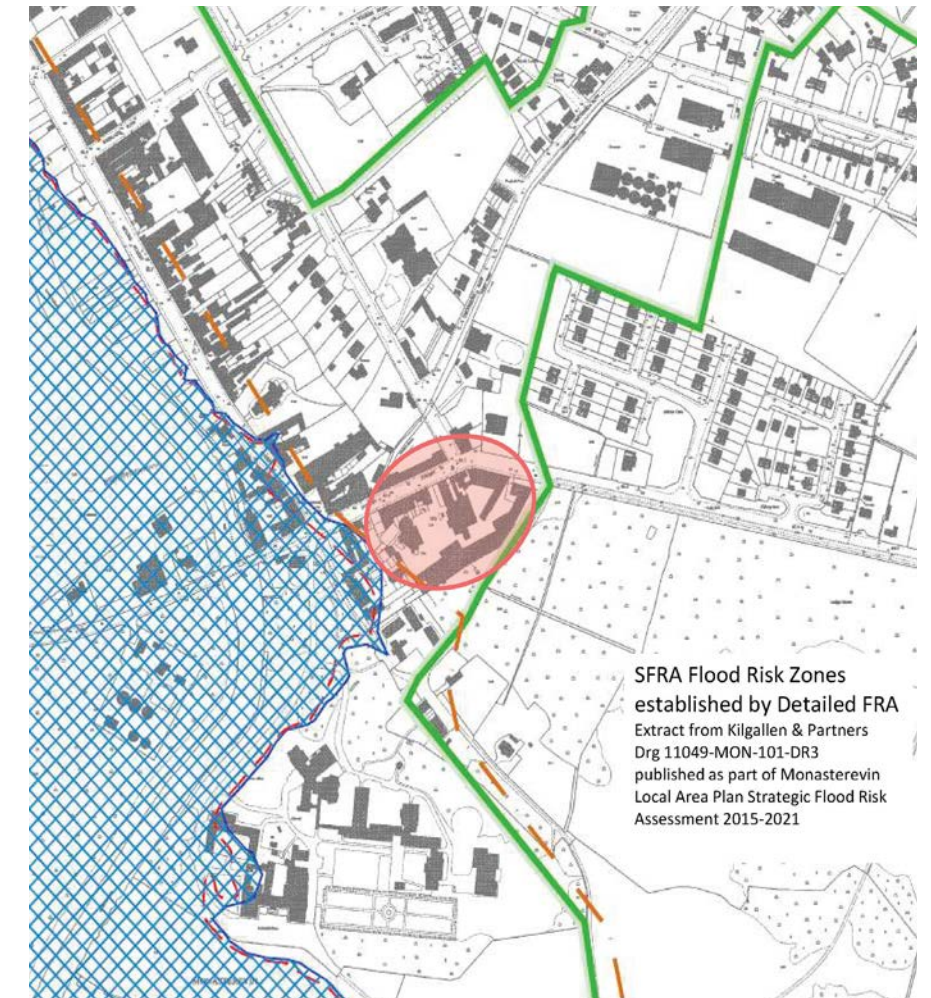


Figure 98 - Extract of fluvial flood risk - Refer to appendices for further information.

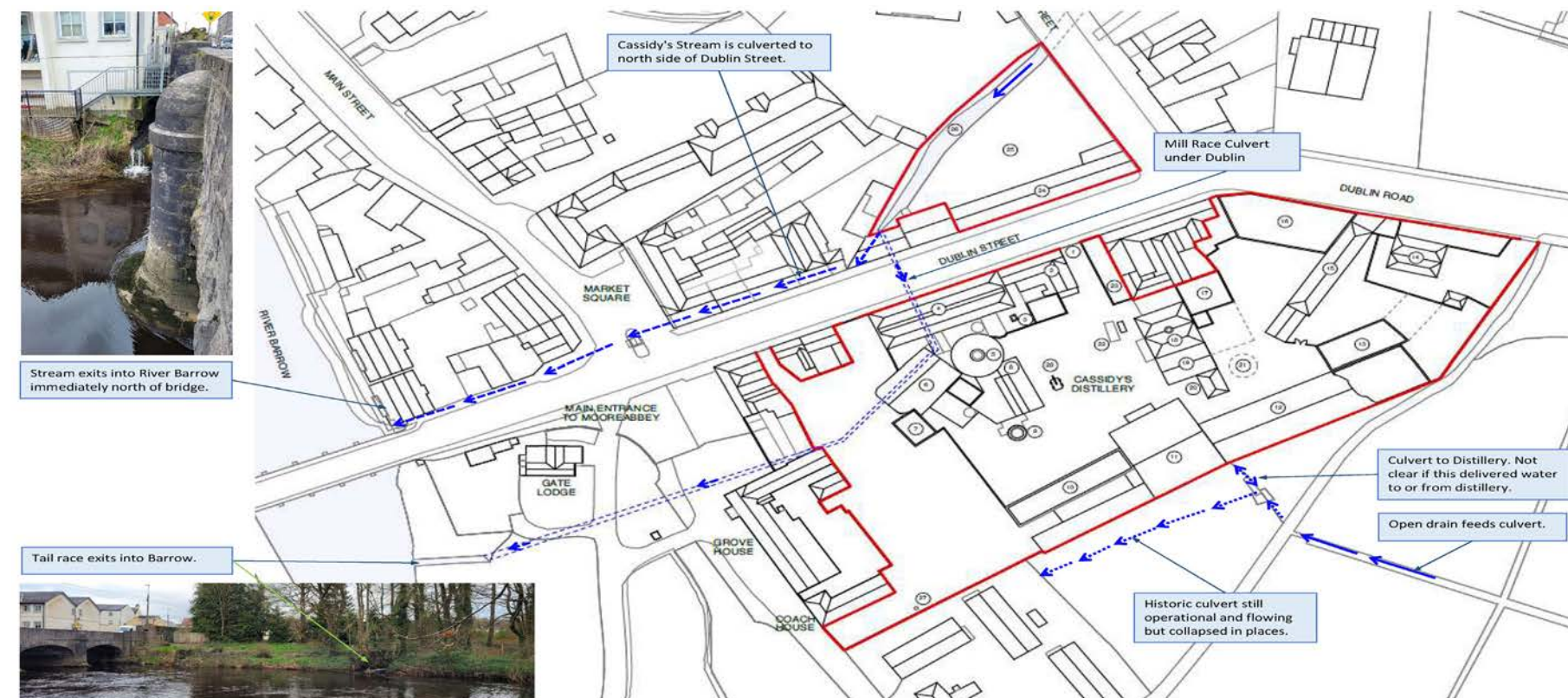


Figure 97 - Extract of existing Storm Water Drainage - Refer to appendices for further information.

a culvert before emerging in the large five-storey mill and grain store building. Beyond the mill wheel, the tail race is also culverted as it passed through the distillery complex emerging just downstream of the bridge. There are further culverted streams just to the south of the Distillery complex, which may also have supplied additional water to the site, and certainly allowed rainwater drainage from the roofs of the southern buildings. This culverted stream may also have supplied earlier mills located immediately south of the bridge.

The flood risk maps were also assessed, and in particular the Kilgallen and Partners assessment and mapping published as part of Monasterevin Local Area Plan Strategic Flood Risk Assessment 2015-2021. A relevant extract with the over-arching advice from that assessment is included in the appended drawings. In general, the flood risk is not of concern on this site, however any underground spaces for plant etc would need to be carefully assessed.



**Site Access & Permeability**

The original site was entered from the main thoroughfares of Dublin Street and Dublin Road on both the north and east sides. To the south, the boundary formed a secure unbroken, line with tall robust masonry buildings and the bonded warehouse at the west end. These buildings have no doors and only a small number of windows, mainly at the eastern end, in their south elevations. The form of the west boundary of the complex is less clear, but appears to have stopped at the rear boundary of Grove House and its outbuildings. Current entry points remain to the north and potentially the east, however, for increased permeability of the site, and to allow phased development, new access points should be explored on all sides. This is notionally dealt with on page 40 of the 'Monasterevin Local Area Plan 2016-2022 Part B - Policies and Objectives,' and are also expanded upon in the drawings appended.

**Building Types & Condition**

An outline description of each of the structures is enclosed in the appended gazetteer where we have located each building via a key plan; describing structural condition, relevant matters and a high level synopsis of the repairs required. Generally, the buildings are constructed of masonry with heavy timber floors and trussed roofs to the larger buildings and cut timber roofs to the smaller structures. Many of the buildings are now open to the elements with the roofs long gone or falling. Building 2; 4; 5; 6; 7; 11; 14; 15 and 24 are noted to having roofs substantially intact.

There are a number of structural types that are particular to the industrial nature and function of this site. These include the mash house and chimneys, buildings 2, 9 and 18, together with the masonry vaulted structures to the mash house roof; the vaulted floors in the bonded



Figure 99 - Malt house eaves detail.

warehouse and the vaulted undercroft of the back house. All these go to make an extremely interesting group and although most of the buildings are noted to be of regional importance in the National Inventory of Architectural Heritage, the grouping as a whole is of national importance.

The masonry construction of most of the structures that survive within the complex is robust and well built. That most of the building, with a few exceptions, fell into disuse 100 years ago has resulted in very few alterations with compromise the original structures. The exceptions to

this are the engine houses that developed considerably over the life span of the distillery, the office building 2, the bonded warehouse 10, and the mill and grain store building 4, all of which have suffered a number of unsatisfactory interventions. All the years of disuse and lack of maintenance have seen a rampant growth of vegetation across the site, which have taken their toll, and even though some roofs might appear to be intact, a very substantial overhaul of all will be required.

The vegetation has gone through a recent cycle of control, however, this will need to be addressed on a regular, ideally yearly during the period when funding and planning approval are being procured.



Figure 100 - Extract of existing and proposed site access - Refer to appendices for further information.



### Phasing the Works

A site as complex and as extensive as the Cassidy's Complex will have to be tackled in phases as funding and adaptive-reuse options become available. The master plan for this is the remit of others however as civil and structural engineers we have provided some comment into the practicalities of construction access and phased workings of the various sub-sites. It is clear that the most important cluster of buildings is the grouping centered on the mash house and mill building on Dublin Street and the stabilisation of these buildings should be prioritised. This area is accessed directly from Dublin Street through what was the

main entrance. As such it should be the first area to be re-developed. We would advise that any reinstatement of the original entrance arch is stalled to allow ease of construction traffic. As part of this initial phase of re-development the ring of buildings to the east and south of the site should be hoarded off for safety. The next phase should concentrate on tackling the buildings to the immediate east and through to Dublin road to make these safe. Ideally these buildings should be fully fitted out for re-use however it may require two hits of funding streams – grant aided to facility initial stabilizing works, followed by more commercially driven funding sources to complete. Subsequent phases will most likely be

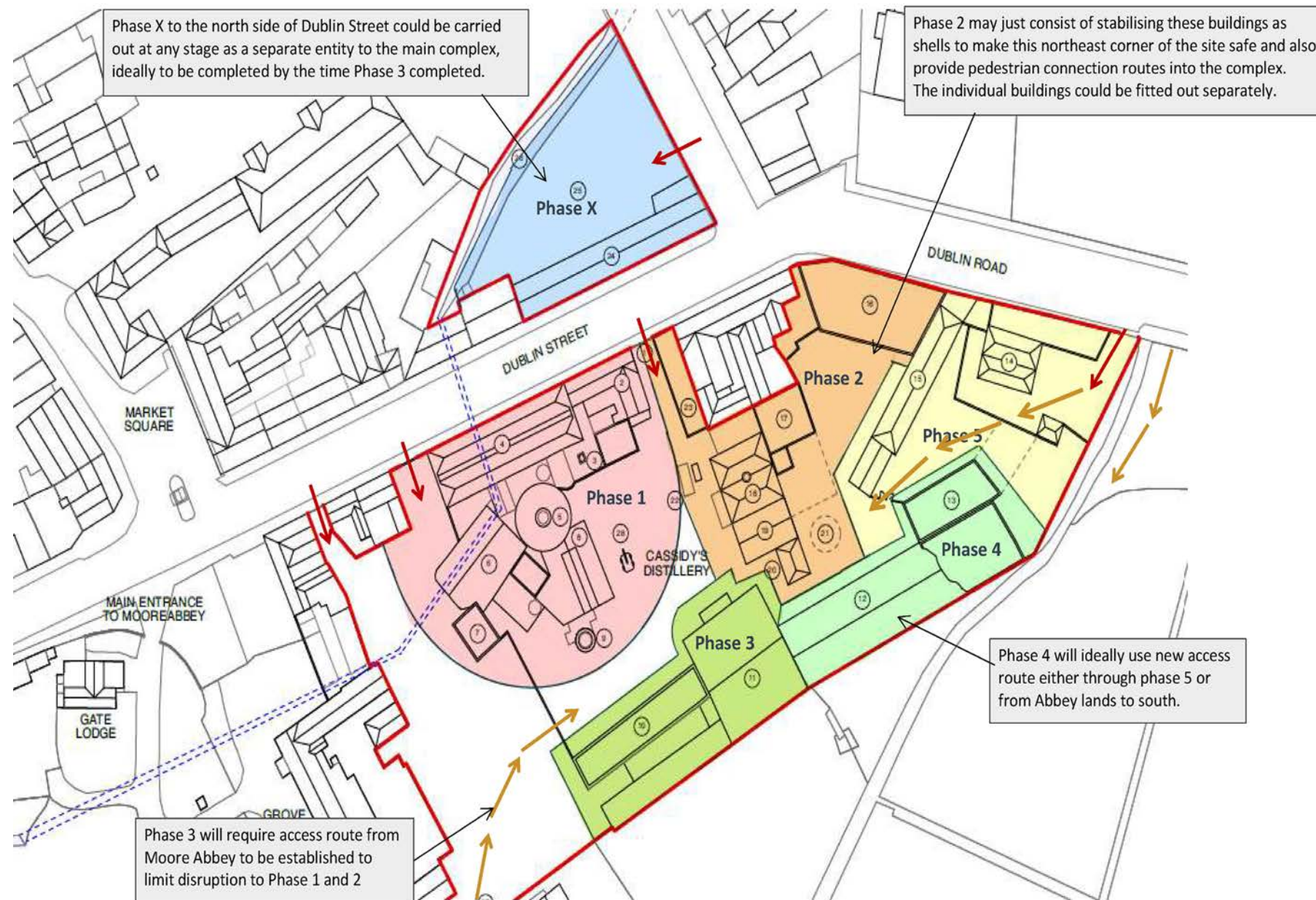


Figure 101 - Extract of proposed phasing - Refer to appendices for further information.



Figure 102 - Distillery yard general view looking east.



Figure 103 - Distillery yard detail of original cobbled paving.

driven by the possible access routes being developed to the south side of the site to allow construction traffic to avoid those earlier phases already completed. An indication of the likely phasing is shown in the Appended drawings. The malt house site across the road to the north is its own entity and could be developed with ease at any stage and can be detached from any phasing of the main site. However, it would be highly desirable to complete the malt house building, at the same time as those buildings on the opposite side of Dublin Street.



6.0 Ecology

Introduction

The former Cassidy’s Complex, which was the site of an historic brewery and distillery, is located on the south side of the town of Monasterevin in County Kildare. To the south of the complex lies the country house demesne of Moore Abbey of which, a mature wooded section adjoins most of the southern boundary of the site. Underlying bedrock is visian limestone and calcareous shale, which have created soils with a combination of fine loamy drift and limestone aggregate. Within the wider landscape, surrounding the distillery urban soils predominate, these being soils influenced by human activity.

The Passlands stream (known as Barrow 100 on the EPA maps) which is also referred to as Cassidy’s Stream, flows from the east before joining the River Barrow, which flow southwards. Cassidy’s is located at the heart of the Barrow catchment area, and is also close to the Boyne catchment that lies to the north. The site also falls within the River Figile sub-catchment, within an area of extreme aquifer vulnerability and areas where rock is exposed at the surface. See Figure 1.2 below for surface water features. The most recent surface water quality is of moderate status for the Passlands stream (Barrow 100) and the main river (Barrow 110). See Figure 1.3 for surface water quality. The Geological Survey of Ireland indicates that vulnerability is at high or extreme level, for this area of Monasterevin.



Figure 104 - Mill race branching from Cassidy’s Stream.

Planning Policy and Legislation

The following **international legislation** is relevant to the proposed development:

- Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended); hereafter the ‘*Habitats Directive*’.
- Directive 2009/147/EEC; hereafter the ‘*Birds Directive*’.

The following **national legislation** is relevant to the proposed development:

- Wildlife Act, 1976 and Wildlife (Amendment) Act (2000) (as amended); hereafter collectively referred to as the Wildlife Acts. The Wildlife Acts are the principal pieces of legislation at national level for the protection of wildlife and for the control of activities that may harm wildlife. All bird species, 22 other animal species or groups of species and 86 species of flora are protected under these pieces of legislation.
- Planning and Development (Amendment) Act 2000 (as amended). This piece of legislation is the basis for Irish Planning. Under the legislation, development plans (usually implemented at local authority level) must include mandatory objectives for the conservation of natural heritage and for the conservation of European Sites.
- European Communities (EC) (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011) (as amended); hereafter the ‘*Birds and Habitats Regulations*’. This legislation transposes the Habitats and Birds Directives into Irish law. It also contains regulations (49 and 50) that deal with invasive species (those included within the Third Schedule).
- Flora (Protection) Order, 2015. This lists species of plant protected under Section 21 of the Wildlife Act, 1976.



Figure 105 - Mill & grain store condition of internal floors.

Policy Framework

The Kildare County Heritage Plan 2019-2025 provides a number of natural heritage objectives relevant to this Conservation Management Plan, listed as follows:

- Strategic Objective 2: Promote best practice in the conservation and management of County Kildare’s heritage resource.
- Action 26: Assist community groups and owners/managers of heritage sites to avail of funding for the conservation, management and promotion of heritage sites.
- Action 34: 4Provide guidance for the owners of heritage sites on the correct management and conservation of the sites.

In addition, there are a number of relevant policies and objectives in the Kildare County Development Plan 2023-2029 which would also apply.



### Designated Conservation areas.

The combined Rivers Barrow and Nore, Special Area of Conservation (site code: 002162) is located approximately 130m south west of the former Cassidy's Complex. This extensive SAC is summarised below and the list of qualifying habitats and species included in this SAC are presented thereafter.

*“This site consists of the freshwater stretches of the Barrow and Nore River catchments as far upstream as the Slieve Bloom Mountains, and it also includes the tidal elements and estuary as far downstream as Creadun Head in Waterford. The site passes through eight counties – Offaly, Kildare, Laois, Carlow, Kilkenny, Tipperary, Wexford and Waterford. Major towns along the edge of the site include Mountmellick, Portarlinton, Monasterevin, Stradbally, Athy, Carlow, Leighlinbridge, Graiguenamanagh, New Ross, Inistioge, Thomastown, Callan, Bennettsbridge, Kilkenny and Durrrow. The larger of the many tributaries include the Lerr, Fushoge, Mountain, Aughavaud, Owenass, Boherbaun and Stradbally Rivers of the Barrow, and the Delour, Dinin, Erkina, Owveg, Munster, Arrigle and King's Rivers on the Nore.”*

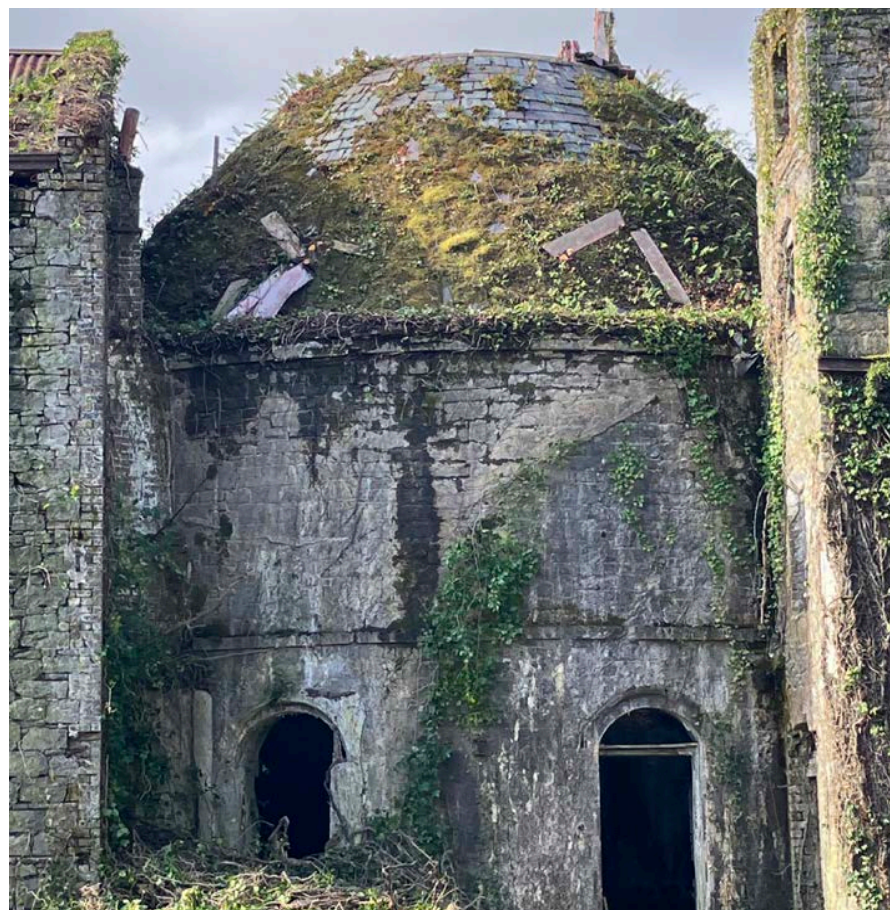


Figure 106 - Mash house external view from east.

Both the Barrow and the Nore rise in the old red sandstone of the Slieve Bloom Mountains before passing through a band of carboniferous shales and sandstones. For a large part of its course, the Nore flows through limestone plains and then old red sandstone for a short stretch below Thomastown. Before joining the Barrow the Nore runs over intrusive rocks poor in silica. The upper reaches of the Barrow also run through limestone, while the middle reaches and many of the eastern tributaries, rising in the Blackstairs Mountains, run through Leinster Granite. Like the Nore, the southern end of the Barrow runs over intrusive rocks poor in silica, while Waterford Harbour is a deep valley excavated by glacial floodwaters when the sea level was lower than today. The coast shelves quite rapidly along much of the shore.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (\* = priority; numbers in brackets are Natura 2000 codes):

[1130] Estuaries [1140] Tidal Mudflats and Sandflats [1170] Reefs [1310] Salicornia Mud [1330] Atlantic Salt Meadows [1410] Mediterranean Salt Meadows [3260] Floating River Vegetation [4030] Dry Heath [6430] Hydrophilous Tall Herb Communities [7220] Petrifying Springs\* [91A0] Old Oak Woodland [91E0] Alluvial Forests\* [1016] Desmoulin's Whorl Snail (*Vertigo moulinsiana*) [1029] Freshwater Pearl Mussel (*Margaritifera margaritifera*) [1092] White-clawed Crayfish (*Austropotamobius pallipes*) [1095] Sea Lamprey (*Petromyzon marinus*) [1096] Brook Lamprey (*Lampetra planeri*) [1099] River Lamprey (*Lampetra fluviatilis*) [1103] Twaité Shad (*Alosa fallax*) [1106] Atlantic Salmon (*Salmo salar*) [1355] Otter (*Lutra lutra*) [1421] Killarney Fern (*Trichomanes speciosum*) [1990] Nore Freshwater Pearl Mussel (*Margaritifera durrovensis*)”.

North of the former malt house, located on the north side of Dublin Street, runs a small tributary known as Cassidy's Stream, which discharges into the River Barrow, just upstream of the bridge. This water course drains a number of bogs to the north east of the site, and was diverted to create a mill race, that turns at right angles to the direction of flow, passing under the road within a culvert. Emerging briefly as a weir, the stream once powered a water wheel contained within the large, five-storey mill building on the south side of Dublin Street. In the open triangular area between the former maltings and Cassidy's Stream there was once a large mill pond.



Figure 107 - Cassidy's stream.

### **Habitats**

The data sets and inventory of the National Parks and Wildlife Service for ancient and long-established woodland (2010) and the National Survey of Native Woodlands (2003 –2008) were downloaded from the NPWS and reviewed to identify the presence of any such woodlands within or in the immediate vicinity of the project site. No ancient, long-established, nor native woodlands, were identified within these data sets, however, as aerial photographs, or a visit to the adjoining sites confirm, the broadleaved woodland to the south, dates from the nineteenth century representing a significant local habitat of importance.



**Review of Historical Maps**

A review of the historical Ordnance Survey maps of 1843, 1909, and 1940 was completed for the project site and surrounding areas. The first edition six inch map of 1843, shows the presence of an area of broad-leaved woodland immediately to the south of the site. Beyond these lay the medieval monastic lands (of Cistercian monks) that were later transformed into a country house demesne. The first edition 25 inch map shows the continued presence of the broad-leaved woodland but some clearance has occurred and additional uses are identified including gas works and a pheasantry to the south and south east. An aerial photograph from 1995 shows little change to the site and surrounding area with the re-establishment of a woodland habitat over a period of some 150 years. Each of the maps referred to above indicate that the woodland south and east of the site is well over 100 years old. This is, therefore, an important woodland habitat that provides a refuge area, an important stepping stone and foraging area, for a range of species including birds and bats. However, as the subsequent section confirms, wildlife is still utilising the complex and opportunities exist to improve the overall biodiversity value of the site in parallel with the ongoing conservation of the surviving built heritage.



Figure 109 - Aerial View in 1995.

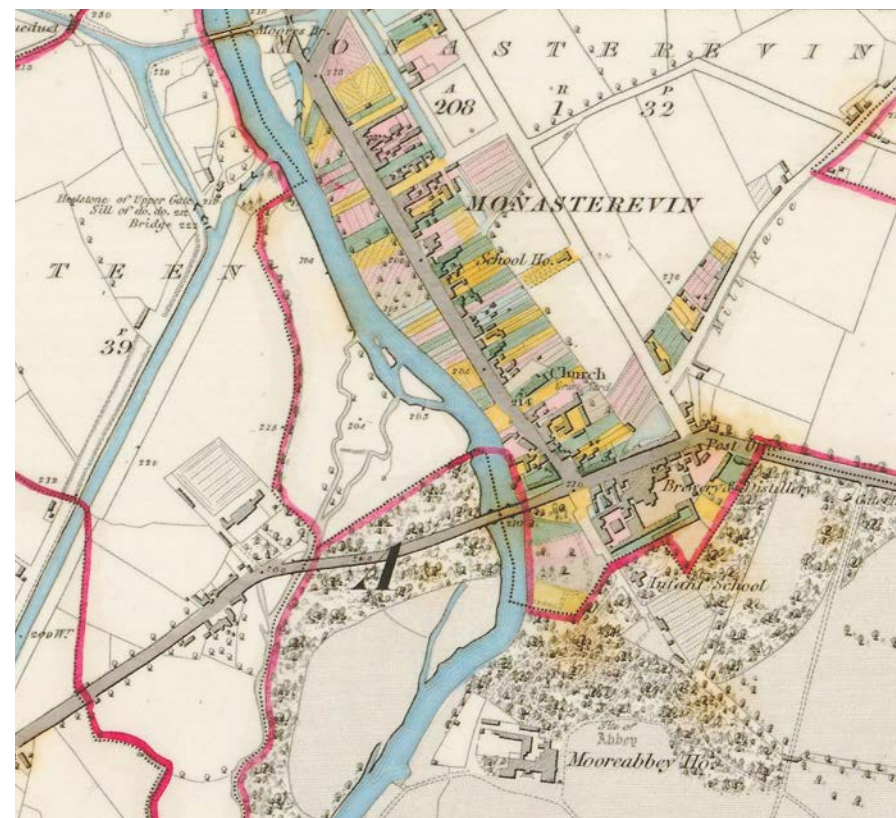


Figure 108 - First Edition OS Map, 1843.



Figure 110 - OS Map, 1909.



Figure 111 - OS Map, 1940. 25inch.



### Species

A search was undertaken using the National Biodiversity Centre Database (tetrad N61) through which the following protected birds and mammal species were identified. The buildings may also offer nesting opportunities for a number of rare bird species such as Barn Owl in addition to protected mammals such as bats.

Within a 10km grid search centred on the site, the following protected mammals were returned:

#### Species Name

- Brown Long-eared Bat (*Plecotus auritus*)
- Daubenton's Bat (*Myotis daubentonii*)
- Eurasian Badger (*Meles meles*)
- Eurasian Pygmy Shrew (*Sorex minutus*)
- Eurasian Red Squirrel (*Sciurus vulgaris*)
- European Otter (*Lutra lutra*)
- Lesser Noctule (*Nyctalus leisleri*)
- Natterer's Bat (*Myotis nattereri*)
- Pine Marten (*Martes martes*)
- Pipistrelle (*Pipistrellus pipistrellus sensu lato*)
- Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- West European Hedgehog (*Erinaceus europaeus*)

The woodland habitat to the south including hedgerows could support smaller mammals such as the hedgehog and pygmy shrew.



Figure 112 - Aerial View in 2005.



Figure 113 - Mash house detail of dressed stone ornamentation.

### Bat Survey Results

The following records of bats within the 10km tetrad (N61) is as follows: Species name

- Brown Long-eared Bat (*Plecotus auritus*)
- Daubenton's Bat (*Myotis daubentonii*)
- Lesser Noctule (*Nyctalus leisleri*)
- Natterer's Bat (*Myotis nattereri*)
- Pipistrelle (*Pipistrellus pipistrellus sensu lato*)
- Soprano Pipistrelle (*Pipistrellus pygmaeus*).

The bat habitat suitability dataset was searched and the mill/warehouse building fell within the second highest habitat suitable for all bats. Static detectors were deployed from 10 to 15 October 2023, to determine any bat activity at an early stage of the conservation management plan. The survey period fell outside the bat activity season. As weather conditions were mild two Elekon S2 static detectors were placed in the area adjacent to the Mash House, and the Gashouse, see images below. The static detector in the Mash House recorded for five nights, while the detector in the Gas House recorded for just two nights on the 10 and 11 October 2023. Placed in the wall adjacent to the former dry toilet at the Mash House, the static detector recorded five species of bats; soprano pipistrelles were recorded most frequently (158 records), followed by a lower number of common pipistrelle bats (24 records), two records of Daubenton and Leisler Bats and an individual recording of a single Long Brown Eared Bat. Having only recorded for two nights in the Gas House, the level of bat activity recorded was lower, with ten records of soprano pipistrelle bats and one individual record of common pipistrelle.

### Recommendations

Any vegetation trimming should be undertaken outside the bird nesting season, which extends from the 1 March to the 31 August. Bat surveys between dawn and dusk, supported by static detectors over the activity season could not confirm which buildings are being used and how frequently, and if any maternity roosts are present. Given that many of the buildings contain features that are attractive to bat roosting, surveys carried out in more appropriate seasons would inform any mitigation measures that might be necessary, together with consideration of bat roost requirements, should further development works be anticipated. An application for a derogation license under Section 54 of the Wildlife Act would be required before any works commence. Breeding bird surveys in the correct season would also assist in identifying structures that support breeding birds. Should conservation works be found to be necessary, these should consider and integrate recommendations such as swift boxes, bat boxes or the retention of roosts, within repaired buildings. The proximity of the site to the River Barrow and adjacent freshwater and woodland habitats increases the overall ecological significance of the site.

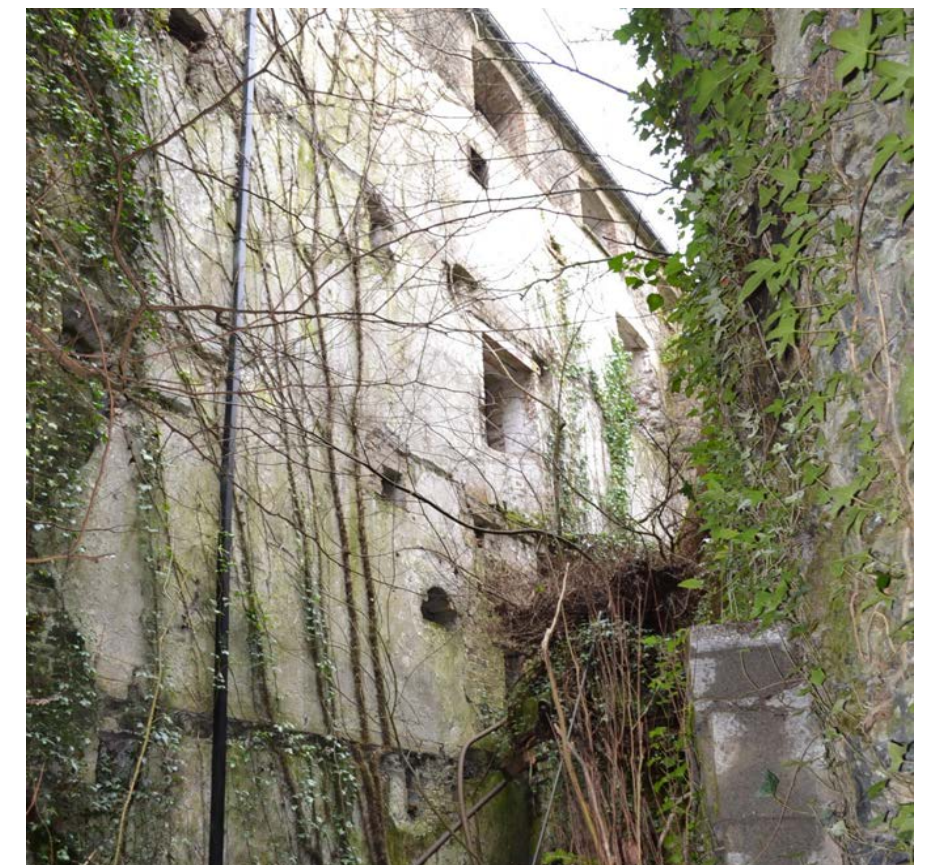


Figure 114 - Mill & grain store detail of south facade.



7.0 Defining Issues & Threats

This chapter considers those circumstances that threaten the significance of the complex, together with those that will influence how the site might be developed in a way that will be sensitive to the historic character and built heritage of the place.

Land Sales & Fragmentation

One of the threats to the significance of the Cassidy Complex is the different land ownership of the site that has evolved during the late twentieth and early twenty-first century. Currently the historic brewery and distillery site is owned by five separate parties, within three large and two smaller land holdings. The owners of which may have different medium and long-term plans for each site. The significance of the site as an historical, industrial-archaeological complex, is considerable, and of national importance. Each building tells an important part of the overall storey of brewing and distilling in Ireland during the late eighteenth and early nineteenth centuries. To mitigate this loss, a master plan should be drawn up to include, and find new uses for, all parts of the complex as a collective. Repurposing large industrial buildings, constructed to produce and store alcohol on a vast scale can be a challenge. It is, therefore, important to retain the historic grain and original forms of the buildings, and where possible, to find new viable uses that will be sympathetic to the historic fabric, in relation to how it is used and preserved.



Figure 115 - Wall between former distillery and brewery yards



Figure 116 - Long shop - collapsed roof at east end.

Dereliction & Redundancy

Probably the most damaging threat to significance is the widespread damage and dereliction that has befallen most of the buildings contained within the complex. Many are roofless, or have roof coverings in poor condition and in some structures, portions of the masonry of both external and internal walls have collapsed, while others are unstable due to cracking and loss of floors and tie beams. Trees and shrubs have invaded many of the buildings, and while significant clearance has taken place in recent months, their roots have become embedded in the masonry in many places and will in time have to be removed after they have died back and the stonework consolidated. The landmark, entrance gateway, which was arguably the most ornate structure in the complex, has been taken down to create a wider site entrance on Dublin Street. Fortunately, much of the cut-stone masonry survives on site and at some future point should be restored to its original location. Damaged and abandoned buildings convey a sense of loss and decay rather than preservation and potential, all of which disinclines positive action. This is particularly noticeable along the R445, that passes along Dublin Road and Dublin Street, as the main thoroughfare running through the town on the old Dublin to Limerick Road. Presenting this image of dereliction and decay on the public face of the site, creates a very negative and inaccurate impression about the town of Monasterevin.

Unsatisfactory Interventions

As most of the buildings on the site have been unused for such a long period of time, there are relatively few unsatisfactory interventions. The most detracting structures are the, now derelict and incomplete, mass concrete workshop, to the rear of the former kiln that stands on the eastern side of what was formerly the Distillery Yard. Within the large storage shed to the south of the engine house, is another concrete dividing wall, also of twentieth-century construction. In the long storage building on the south side of the site, later known as the long shop, an internal office has been constructed in concrete blockwork, of more recent construction. There are also unsightly concrete block walls and metal gates that run between the stables and a storage building at the eastern end of the site, and to the rear of Freemore House that should be removed or replaced with something more appropriate. All of these accretions are unsightly and detract from the historic character of the buildings and their settings, and all could be removed, if no viable purpose can be found for them in the future. Insensitive alterations to historic structures are mainly found in the heavy shop, where the crude new openings to the north façade and into the vaulted warehouse to the rear, should both be restored.

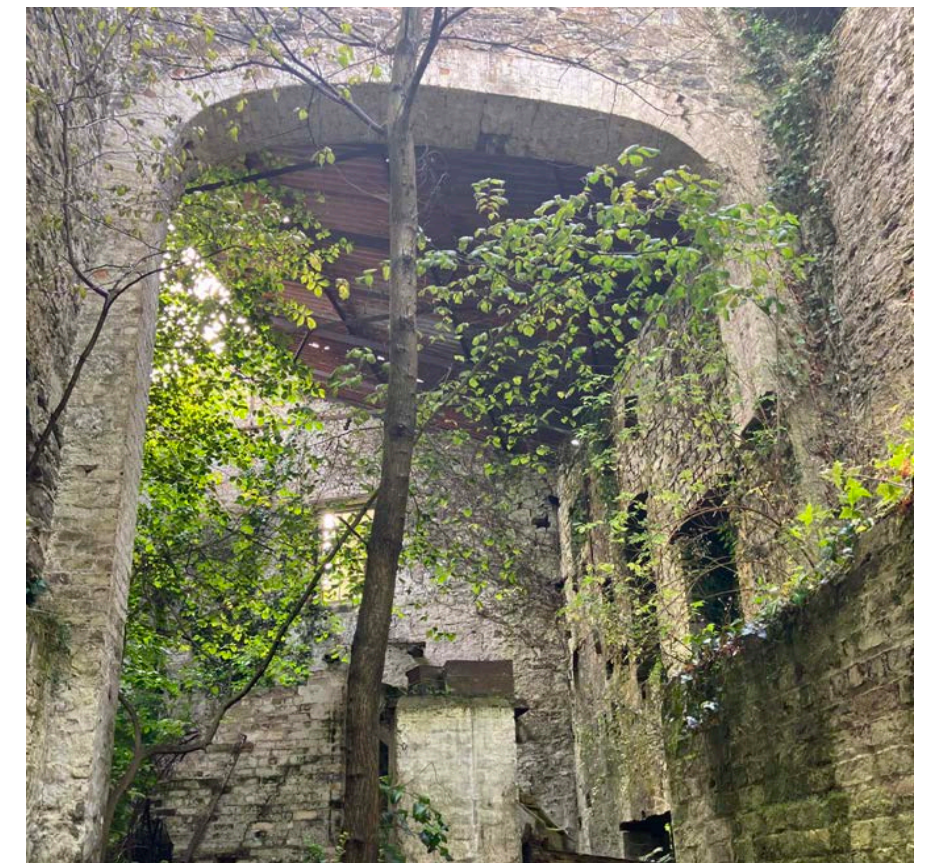


Figure 117 - Still house interior looking south.





Figure 118 - Site entrance from the east off Dublin Road.

### Traffic Management

The main vehicular and pedestrian entrance to the complex, in the form of the arched, stone gateway, was located on the east side of the main offices of the company. This led into what was originally known as the 'distillery yard' and was taken down to widen the entrance during the late twentieth century when this part of the complex was used as an engineering works, to facilitate access by larger delivery vehicles. A second vehicular entrance approached from the east, located on the south side of Freemore House. There was also an historic entrance into the 'brewery yard,' further to the west, together with two arched carriageways leading through the mill building, all entered from Dublin Street. Today the only entrance into the western portion of the site that was formerly the brewery yard is from a relatively new entrance beside Finlay's Public House. Historically there were other entrances including one on the south side of the former coach house of Grove House; and another off Dublin Road, now blocked up that once led into the former cooperage building. While the site is quite large, the open spaces found within it, are for the most part irregular in shape and not well interconnected. The exception being the most easterly portion of the site, formerly the brewery yard, in which some of the historic buildings have been lost leaving a larger and more regular open space today. It would, however, be preferable

to minimise car access and parking on the site, with the exception of delivery vehicles and disabled parking, to avoid compromising the wonderful spaces that exist between the buildings. However, if some parking was thought to be essential, probably the least intrusive place would be at the west end of the site, albeit access and egress into this part of the site would be challenging. An off-site parking area, close to the complex would be preferable, possibly in the adjoining lands within the Moore Abbey demesne to the south. A well-designed traffic management plan will be necessary once a clearer idea of the future use of the buildings has been established, and this will have to tie in with the long term traffic management and parking strategies required for the adjoining town.

### Local Authority Zoning & Statutory Protection

The former Cassidy's Complex lies at the southern end of the historic core of Monasterevin, and is not surprisingly zoned as 'Town Centre' on the current Monasterevin Local Area Plan 2016-2022. To the south, the Moore Abbey Demesne, is zoned for 'Community and Educational' with a portion of the estate zoned as 'Open Space and Amenity' on

the western side adjoining the river. There are two architectural conservation areas shown, the first of which is a small rectangular-shaped zone that surrounds the former charter school, to the west of the town. The second and much larger ACA includes the main historic core of the town that extends along most of Moore Street, stopping short of the canal, together with the northern end of Drogheda Street. At the southern end, the ACA includes the Market Square, before running eastwards along Dublin Street to include the buildings on both sides, many of which are part of the Cassidy's Complex. In total there are eighteen protected structures, of which seventeen are listed as being of regional significance on the NIAH, with one (the mash house) being of national importance. This is a remarkable number of protected structures to appear on a single and relatively modestly scaled site. Other buildings and structures within the Cassidy's Complex that justify inclusion on the Record of Protected Structures include – the former tank house, the malt house and Cassidy's Stream. The ACA should certainly be extended to include all of the Cassidy's Complex, together with the entrance gates, gate lodge and Grove House and its historic outbuildings. Given the high cultural

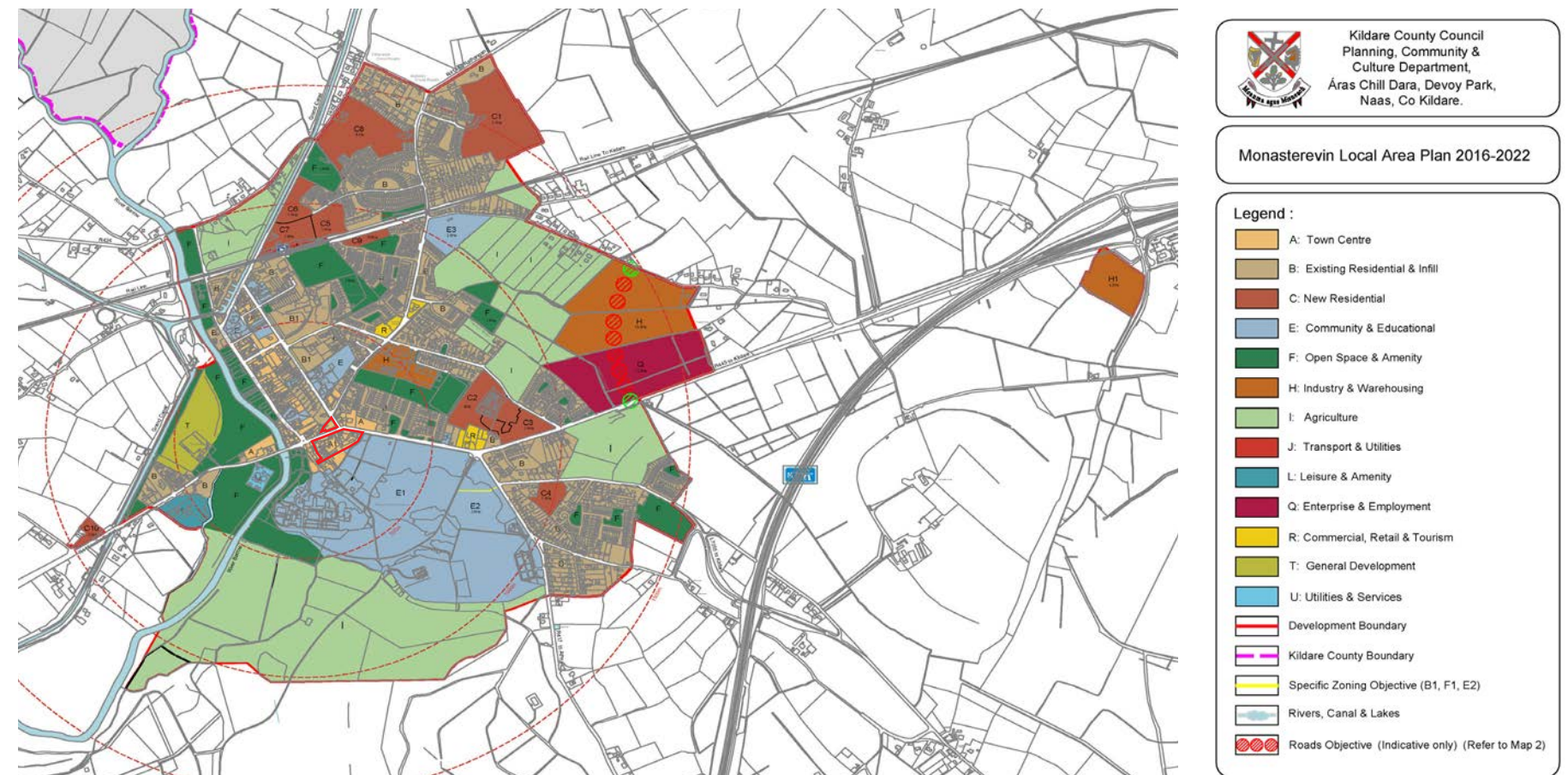


Figure 119 - Land Use Zoning Map.



significance of the site and its importance to the built heritage and history of Monasterevin, the Cassidy's Complex should be designated as a Key Development Area within the new Local Area Plan. Other strategies outlined in this Conservation Management Plan, may also be adopted as policies or objectives within the emerging Local Area Plan (due to commence later in 2024;) particularly in the area of improved connectivity between the town, the former Cassidy's Complex and the Moore Abbey Demesne.

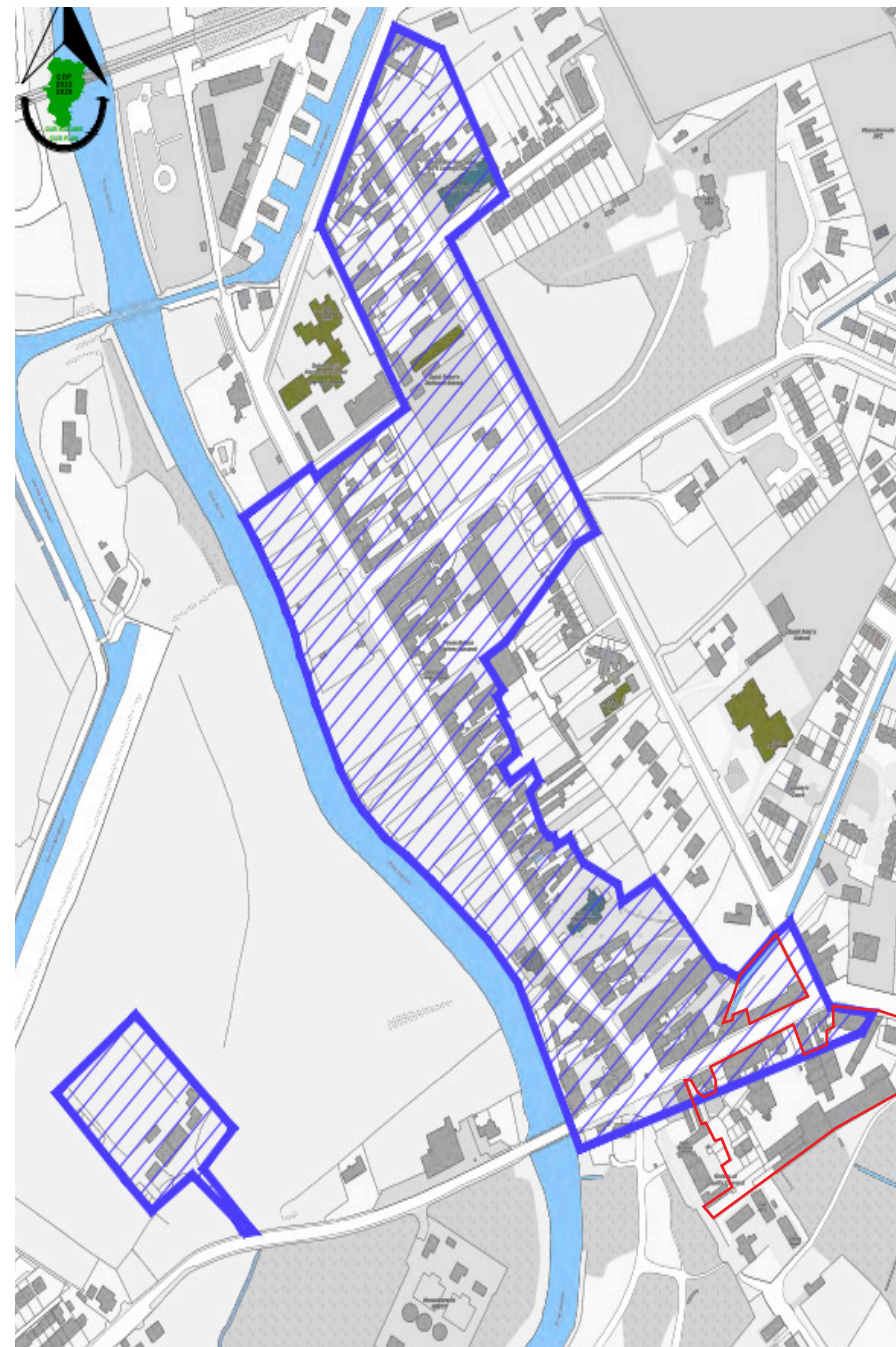


Figure 120 - ACA Map.

### Town Renewal Master Plan

In May 2023 Paul Hogarth and Company produced a 'Town Renewal Master Plan' for Monasterevin. This comprehensive study, carried out in collaboration with the Strategic Projects and Public Realm Team in Kildare County Council, sets out a vision for the town that aims to deliver – 'pedestrian-focused and connected public spaces and liveable streets.' This report included a comprehensive public consultation process, the principle findings of which are that – (1) the unique asset of the water ways was largely under exploited; (2) urban sprawl has created detached neighbourhoods; (3) poor connectivity between neighbourhoods and the waterways; and (4) derelict historic assets are unsafe and are perceived negatively. Based on improvements to connectivity, activity and identity, the plan presents a set of proposals that will help to create – 'a safe and enjoyable place to live, work and prosper, while leveraging the town's unique assets as an exciting place to visit, explore and remember.' History and heritage play a very important part within this vision towards which the Cassidy's Complex has been identified as a key site with the potential to make a significant contribution to the plan. The wonderful and profound quotation from Carle Elefante, with which the authors bookend their report is particularly relevant to the former Cassidy's Complex – 'the greenest building is the one that is already built.'

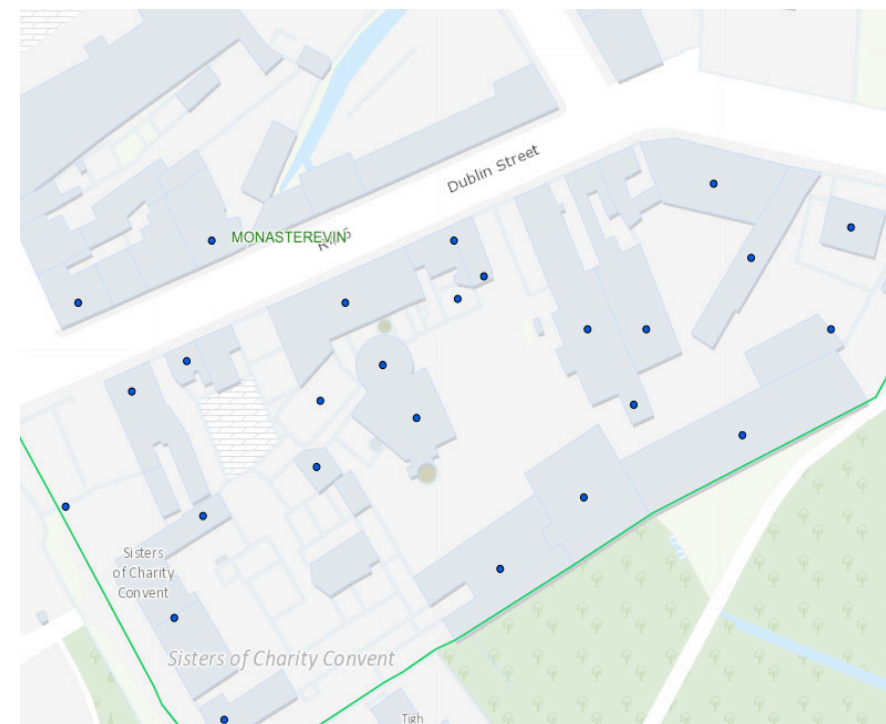


Figure 121 - NIAH Map.



Figure 122 - Long shop - south facing opening.

### Economic Viability

Central to best conservation practice is economic viability, which very often requires innovative intervention to provide new purpose for old and often abandoned or underused buildings. For complex sites, such as the former premises of Cassidy and Company, which contain a significant collection of large, industrial buildings dating back to the eighteenth century, sustainable economic drivers will be necessary to justify the repair costs that will be necessary to preserve the buildings into the future. The main challenge will be how these economic drivers are incorporated sensitively, in a way that will not compromise nor threaten the significance of the place. Strategies outlined in this document are intended to guide implementation, following consultation between the different owners and the various stakeholders including public bodies, national heritage groups and the local authority. For a conservation management plan to be successful, consensus is required between all interested parties. Large industrial buildings are amongst the most difficult to repurpose, due to their vast scale and often large internal volumes, as seen in the mash house, or due to the low floor to ceiling heights that exist in malt houses and some of the warehouses.



It is often highly desirable for historic buildings to be restored to serve the function for which they were originally designed, and this should certainly be explored in this instance. With the establishment of many new distilleries all across Ireland, the prospect of restoring an early Irish distillery to its original purpose would be very attractive. Public visiting of distilleries has long been a successful marketing technique used historically in Scotland, and more recently in Ireland. Where the tours include heritage buildings with genuine historic character and atmosphere, the distilleries are particularly popular with visitors. Some of the distilleries in Scotland are also used for weddings and other social and business functions. The recently-established Slane Distillery, located in the out buildings of Slane Castle, and the Roe and Co Distillery, revived within the former Guinness Power Station in St James' Gate in Dublin, are two excellent examples of this phenomenon. In Scotland there are many long-established distilleries still operating in their eighteenth or early nineteenth century buildings. The island of Islay, in the Inner Hebrides, has several including Bowmore, Lagavulin and Laphroaig, all continuing to produce high premium whiskey within interesting historic buildings. In Ireland the oldest distillery still in operation is Bushmills, which is located on the North Antrim coast in Northern Ireland. Bushmills has an interesting visitor offering, which includes tours, tasting, café and shop, attracting 120,000 tourists each year. In Dublin the former Jameson Distillery in Bow Street, is now a museum and visitor's centre that accommodates private functions of up to 200 people. Today, Jameson whiskey is entirely distilled in Midleton, County Cork, with the two sites attracting an average of



Figure 123 - Aerial view of Slane Distillery, Co. Meath.

350,000 visitors per year, of whom 90% are foreign tourists. The Midleton distillery includes both historic buildings and new, state of the art distilling facilities, making it the largest distillery in Ireland. Tullamore Dew distillery, completed on a greenfield site in 2014, has a pastiche design and attracts around 40,000 visitors a year.



Figure 124 - Laphroaig Distillery, in the Isle of Islay.

### Conclusion

It would be highly desirable for the former Cassidy's Complex to be restored as a single entity, to serve a common purpose that would allow the buildings to be viewed in their entirety to facilitate interpretation of their former use. Creating a micro-brewery or distillery in some of the larger industrial buildings, would be particularly appropriate, and probably highly viable as there is clearly a strong demand for premium whiskey and a keen interest in visiting historic distilleries. To reuse buildings for purposes they were originally constructed to serve, would represent excellent conservation, combined with high quality visitor facilities. As it is unlikely that all of the buildings would be required for a micro distillery, some of the other buildings could be more flexible in their long term reuse. Both the mill and grain store and the malt house could accommodate either office or residential use; the offices could accommodate reception admin and interpretation; while any number of the lower structures could accommodate food and beverage, or other retail sales. Courtyards and open sheds could accommodate market stalls and other buildings could be repurposed as craft workshops or artist studios. Car access should be kept to an absolute



Figure 125 - Roe & Co backs & stills.



Figure 126 - Back house internal view.

minimum to allow the courtyards and spaces between buildings to be largely pedestrian only with alternative, off site car parking being the preferred option. Implementing the restoration programme in manageable stages will facilitate an early return to the site, even if only to provide meanwhile uses, in the short term. It is essential that any development of the site follows an holistic rather than a piecemeal approach. While some new construction might be desirable or necessary, in the future, the strategy should be to repair and reuse existing buildings, as far as is possible. If new buildings are to be considered the feasibility of building on the footprint of earlier structures that have been lost should firstly be considered, to ensure that the historic grain and footprint of the complex is preserved.



8.0 Outline Conservation Principles

**Preliminary Regeneration Strategy**

The most urgent starting point for any long term regeneration on a complex of buildings that are in poor repair, is to ‘stop the rot’ by arresting the deterioration that is damaging most of the buildings on site. Vegetation removal, of which only the first stages have been completed, should be continued until all of the roots have been removed. Those buildings, that have not yet been tackled, such as the bonded warehouse, the cooperage and the stables, should also be cleared. This process will be particularly challenging where substantial roots of trees or shrubs have become established on masonry roofs or wall heads. In many cases it will be necessary to prop or stabilize masonry before full vegetation removal can be completed.



Figure 127 - Malt house detail of masonry and lime coating.



Figure 128 - Bonded warehouses from west.

**General Approach**

In assessing the individual buildings that fall within the three parts of the site, there are three different categories. Historic buildings that are also protected structures; historic buildings that we feel should be retained and adapted for reuse, but which are not protected structures; buildings to be removed wholly or partially, that are of marginal interest with little architectural merit. This category includes more recent structures and some historic structures of which only parts of the original external walls survive. Where possible, historic paving should be retained together with the imprints of features now lost, to help preserve the historic character of the overall site. The building names and numbers are those used in the site layout on page 4 of this report.

**Protected Structures To Be Retained**

All of the structures listed on the NIAH survey namely – the offices (2), engine house (3), mill/grain store (4), mash house (5), back house (6), water tower (7), still house (8), chimney (9), bonded warehouse (10), workshop and contents (11), warehouse/workshop and contents (12), store/workshop (13), Freemore House (14), stables (15), warehouse/cooperage (16), kiln/engine room (18), shed (19) and the gas works house (20), should be preserved, repaired and repurposed. While many of these buildings are in an advanced state of dereliction, all are capable of being repaired and repurposed. Some buildings will be more viable economically to restore and re-purpose than others, however, this will also depend very much on end uses.



Figure 129 - Water tank - dressed stone dentil coping.

**Historic Buildings Not Protected To Be Retained**

Other historic structures that are not included on the NIAH survey, but which probably should be included and protected include – the weighbridge (22), the water tank (23), the chimney (9), the malt house (24), Cassidy’s Stream (26), the former mill pond/garden (25), and the well (27). Of these structures, only the malt house, and to a lesser extent the water tank, have the potential for viable reuse. However, as intrinsic parts of the overall industrial archaeology of the site, the chimneys, weighbridge, well and mill pond are also important elements in understanding the history and original purpose of the place. While the chimneys, mill stream and weighbridge may have no functional purpose in the future, they are all highly attractive whether as a landmark/eyecatcher, or as a beautiful water course. In time, all of these structures should be included on the NIAH Survey and the KCC Record of Protected Structures.

**Structures To Be Totally Or Partially Removed**

There are very few structures of any age, within the complex, that are without interest either protected or not protected. However, the substantial dereliction of the former joinery shop (17) has left little to restore, so it is likely that the remains of this structure might be removed. Other potential demolitions are relatively minor, such as the concrete spine wall running east to west in the shed, building number (19) and the concrete block office structure within building number (12), and possibly some of the mezzanine structures in the heavy shop number (11).



### Repair & Maintenance

Regular on-going maintenance is the most effective way to preserve historic buildings and places, even where buildings may have been neglected for long periods of time. *'It is never too late to start!'* Repair works should be prioritised in terms of urgency, and informed by regular inspection and expert advice. Even if the repairs are simply to insert acro-props to support unstable masonry, or temporary steel cables to bind a chimney stack, higher costs can almost always be avoided by preventing further collapse.

### Expert Advice & Skills

For a site as large, complex and important as the former Cassidy's Complex, it is essential that all conservation works and new interventions are carried out under the direction of suitably qualified professionals. This includes a Grade 1 Accredited conservation architect, and equally specialist structural and environmental services engineers, who also have experience in the care, repair and adaptation of historic structures. It is also essential that conservation and repair works are undertaken only by suitably skilled and experienced contractors and sub-contractors. Contractors should only be considered if they can demonstrate experience of working on similar structures prior to the commencement of any works on site.



Figure 130 - Heavy shop office.



Figure 131 - Warehouse/cooperage blocked external doorway.

### Industrial Archaeology

While a significant amount of research has been undertaken in the production of this report, we recommend strongly that a detailed assessment of the site be commissioned from an experienced industrial archaeologist. This should be carried out as part of the next stage, which is to prepare a Conservation Master Plan for the complex. The industrial archaeological survey will assess old rates books, the better to find out more accurate dates of construction for each building, together with the various changes of use that seem to have occurred. In addition to the use of the site as a distillery and a brewery, the use as an engineering works is also of significance. A full assessment and record of the surviving industrial plant should be made, with recommendations for items of historic value that should be retained.

### Conclusions

As noted previously on more than one occasion, most of the buildings within the complex survive in a reasonably good state of preservation, but most are in a very poor state of repair. Following best conservation practice, it should be possible to restore all buildings to an appropriate degree, that will maintain their integrity and historic character, while also giving them a financially viable and meaningful purpose.



Figure 132 - Malt house - water damage to floors.

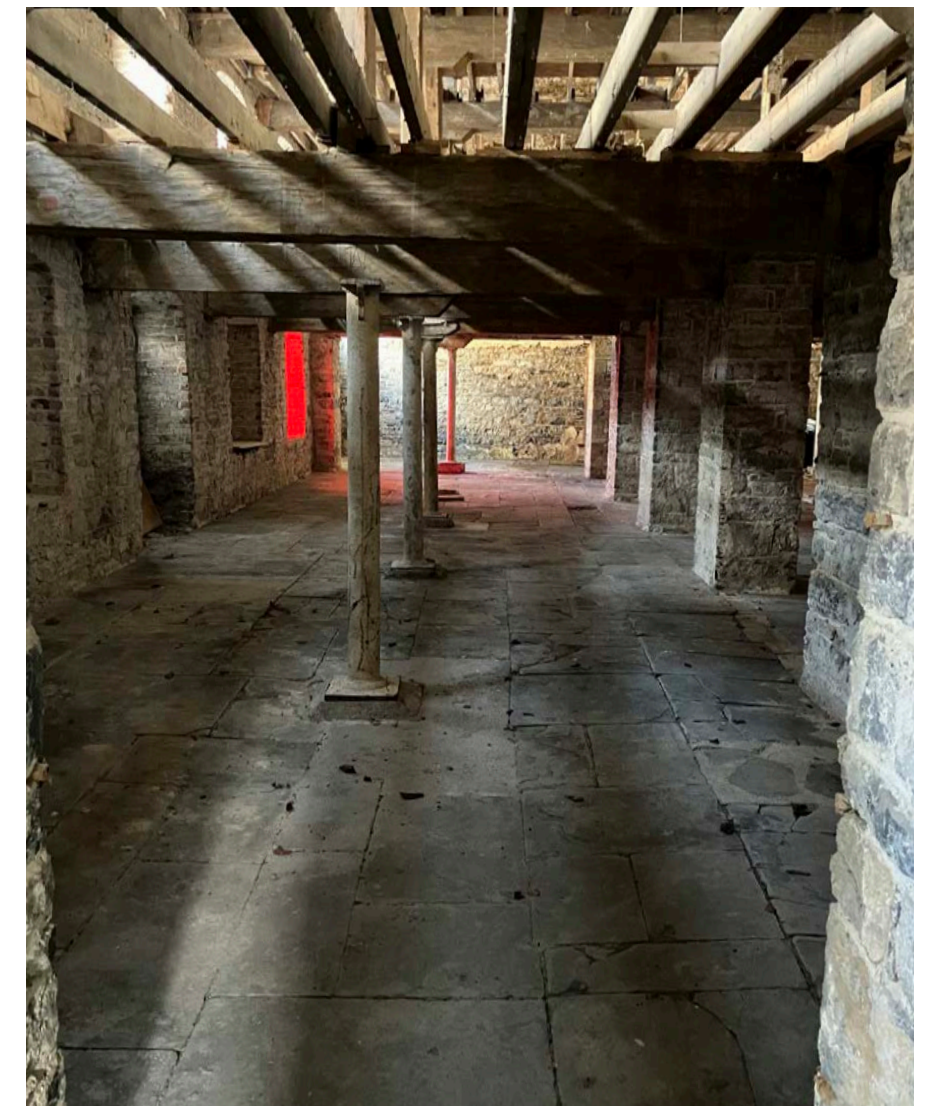


Figure 133 - Mill & grain store interior showing stone flagged floor.



9.0 Adaptive Reuse & Development Strategies

General Principles

Economic viability is central to good conservation practice. If a building fulfills a meaningful purpose, it will be valued and maintained into the future. In the alteration and reuse of an historic building this consideration must be balanced against the degree of intervention required to make it sufficiently adaptable, in some cases to serve a new purpose, perhaps very different to that for which the building was first constructed. To date, some of the buildings within the site have already been adapted quite significantly to create workshops for engineering machines, with only the external walls remaining from the original structures. While these structures have proved to be flexible and adaptable, the changes have occurred within another industrial purpose, albeit different to the original use. Converting large industrial buildings to, for example, residential or commercial office use is an altogether more challenging task. Such

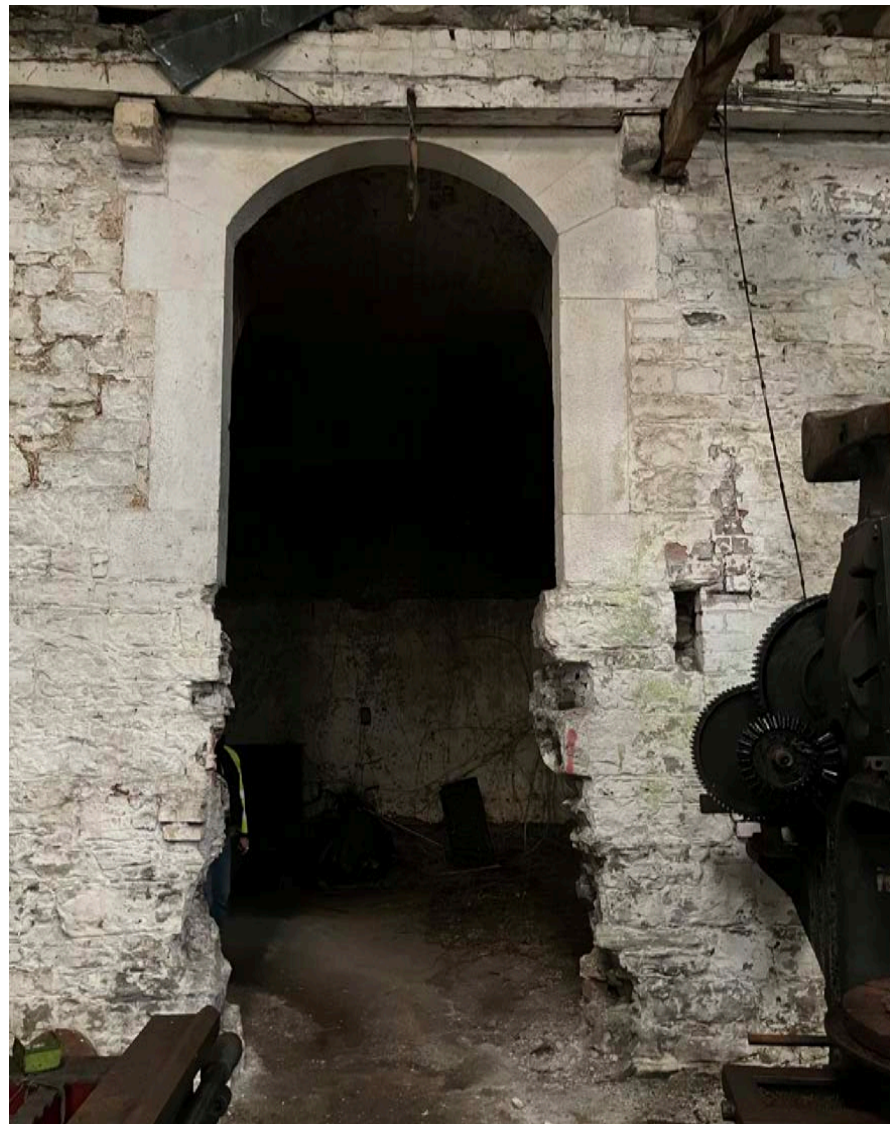


Figure 134 - Bonded warehouse - first floor doorway not in heavy shop.

ARCHITECTURE

significant changes of use would no doubt require radical intervention in some instances. Where radical intervention is necessary, the guiding principles should be to preserve significance, historic character and memory, through sensitive, high-quality design.

The most valuable benefits of retaining historic fabric are threefold – environmental sustainability, historical record and aesthetics. Large, robust industrial buildings are vast reservoirs of embodied energy, and when this fabric can be retained and reused carbon emissions will be reduced significantly. Retaining significant amounts of historic fabric will also preserve the history, achievement and legacy of Cassidy and Company, which played such an important part in the development of Monasterevin, over a period of 150 years. The final benefit is aesthetic, or specifically the ‘aesthetics of age.’ Historic buildings tend to become more beautiful as they age, being built of natural, hard-wearing materials, they develop over time a patina of wear and tear that creates character and visual delight.

Historic Precedent

Through their company, several generations of the Cassidy family established a remarkable record of expansion while also embracing cutting edge technology and innovation. For this to happen in a small midlands town is all the more impressive. The St James’s Gate Brewery in Dublin, developed by the Guinness family into what was once the largest brewery in the world, offers a wonderful precedent of how large industrial buildings can be repurposed successfully to provide interesting and viable new uses. The Guinness Storehouse epitomizes one very successful, and quite radical, change of use to one of the largest structures found within the brewery. Now the most popular paid, visitor attraction in Ireland, the Storehouse illustrates what can be achieved with imagination and investment. Another massive industrial building, on the north side of the brewery, that, like the Storehouse had also become redundant, was the former power station. This structure has recently been repurposed into the Roe and Co Distillery to provide another major visitor attraction and a new working distillery.

The former Brewhouse 2 on the south side of the brewery, is another very large building for which proposals are in place to repurpose for use as commercial offices. Former warehouses are being converted for food and beverage outlets, or for cultural uses, while the large Edwardian office range is being converted into a hotel. These developments are part of a large-scale regeneration of the southern portion of the brewery which will create a vibrant, new mixed-use quarter in what was once a vast industrial complex. While the main industrial brewing continues on the north side of the brewery, both micro-brewing and micro distilling occur within the areas accessible to the public.

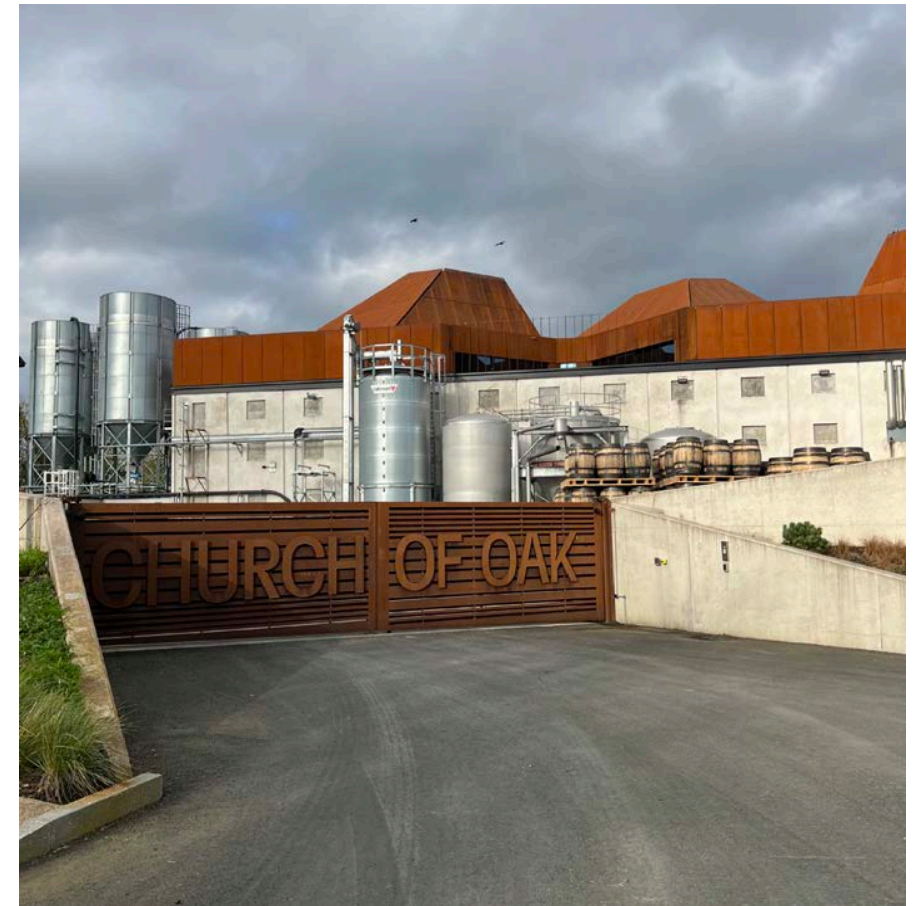


Figure 135 - Church of Oak in former Ballykelly Maltings.

Outline Strategies

A similar, mixed-use approach, combined with micro-distilling might also be a very suitable and viable long term use for the Cassidy’s Complex. In the regeneration of large, historic industrial sites, pastiche interventions should be avoided at all costs so as not to detract from authentic historic fabric. Any new interventions should be designed with respect for their historic context but as honest expressions of their own time. The preservation of historic memory and a sense of depth in time, are as important as the preservation of historic fabric per se. Every historic building to be retained within the former Cassidy’s Complex will most likely be changed, in some cases significantly. It is, therefore, essential that these changes be underpinned by sensitivity, innovation and high-quality design, implemented using high-quality, durable materials that in time will acquire their own aesthetics of age while respecting the adjoining historic fabric. A nearby precedent of innovative reuse of an historic building complex is found at the Ballykelly Maltings, on the Grand Canal a few miles to the north of Monasterevin. This large malt house complex was constructed by Cassidy and Company and has recently been renovated and extended to create an artisan distillery, called ‘Church of Oak.’



### Access & Movement Strategies

A large industrial site, with extensive storage buildings containing valuable merchandise, the premises of Cassidy and Company was constructed to be very secure, with limited points of access and egress. As noted previously, the main entrance was through the gateway on the north side off Dublin Street, through which workers and deliveries passed in and out of the premises each day. Further entry points through smaller carriage arches are found in some of the perimeter buildings, including the mill/grain store, cooperage building and the three-storey building to the west of the mill, the upper floors of which have been demolished. Along the southern boundary adjoining the Moore Abbey Demesne, there are no access points



Figure 136 - Western site entrance off Dublin Street.

and only a few small windows in the former warehouse at the eastern end. There appears to have been an entrance into the brewery site from the west that was beside the coach house of Grove House. This is now blocked, and the eastern end of the site is entered from a very narrow opening between the public house on the corner and adjoining vacant building. As the existing site access to this western portion of the site is very narrow, a reopening of the western entrance would be desirable, if only for site access during construction.

A wider, historic gateway exists at the extreme eastern end of the site, that may once have given access through to the distillery yard. This route is currently blocked by two ranges of unsightly blockwork walls, which should be removed. Even if removed, access to the distillery yard from the east is difficult as the gap between the gas works house and the long shop, is very narrow. A stone wall with arched recesses currently separates the former brewery yard from the distillery yard. The purpose of this structure is unclear, but it would be highly desirable to reconnect these two spaces. As noted previously, it would also be highly desirable to restrict cars from the site, other than for essential deliveries, emergency services and maintenance. Narrow vehicles should be able to enter the site through the historic entrance gateway once it has been repaired. It would, however, be preferable if the eastern and western vehicular entrances were used for these purposes, rather than the original gateway. There are at least five other entrance doorways leading into the site through buildings that form the outer, northern edge of the complex. One further access point could be created on the northern side of the site, through the gap between the gable of the former cooperage building and the adjoining house. In addition, there could be up to three new pedestrian doorways inserted into the southern boundary of the site, which would be very valuable if long term car parking could also be accommodated within the Moore Abbey demesne, close to the Cassidy's Complex. A long term vision that would deliver a pedestrian only site, with multiple through routes, running east to west and south to north would bring immense benefit to the town and the site. If parking could be accommodated discretely in the woodlands south of the complex, the parking problems of the town could be addressed very successfully. If the three large sites are reconnected, it may be possible to use the western portion of the site for car parking, if the historic entrance to the south of Grove House could be reopened. This, however, should only be seen as a short term parking use, until a better, long term parking arrangement can be agreed.

### Meanwhile Uses & Phased Redevelopment

With so few vehicular entrances leading into the complex, phasing of construction works will be a challenge. The first phase of construction work should focus on the cluster of buildings on the north side of the



Figure 137 - Cast iron windows. in still house.

main site, within which the mash house is embedded. This includes the offices; the engine house; mill/grain store, still house; back house; and chimney. As part of this initial phase the water tank, engine house, shed and gas house, should all be made safe and fenced off, together with the heavy shop and the bonded warehouse, to enable the former distillery yard to be safe and suitable for public access. Phase two should include the repair of the this latter group of buildings on the east and south sides of the distillery yard, even if only as dry, empty shells for use as farmer's and other markets. As the eastern and western ends of the site can be served by other access points, the historic entrance gateway can be restored at the end of the second phase. The northern site, which has its own access



off Drogheda Street, can be developed separately, but ideally both sides of Dublin Street, would be restored simultaneously. Phases 3 to 5 should concentrate on the south side of the site, moving from west to east, the priority for which will depend on future uses. Access could be achieved through the eastern entrance point south of Grove House and the availability of creating car parking in the Moore Abbey demesne immediately to the south of the complex should be further investigated. Should the Moore Abbey parking option become possible, the eastern end of the site should be developed before the western end. In the long term the site could be serviced from the south, (potential) Moore Abbey car park, and from the north off Dublin Road and Dublin Street. Emergency and maintenance access could be from the east and west ends and also through the historic gateway on Dublin Street.

A mixed use development including – interpretation/exhibition; retail; food and beverage; residential and commercial; arranged around a micro-distillery would be the optimum long term priority for the overall site. If some of the Moore Abbey land became available beside the south east corner of the site, to provide some private outdoor space, residential use would be a very real option for this largely ruined corner. Similarly, if some of the former mill pond garden could be included on the northern site, the malt house could also accommodate residential use on the upper levels. The final option for residential use, would be the upper levels of the mill/grain store building. This could be used either for permanent dwellings, or as short-stay visitor accommodation, similar to the very successful Ballydugan Mill outside Downpatrick. The Mill at Ballydugan is a late eighteenth-century flour mill that includes twenty two, en-suite rooms, which is a popular visitor destination, guest house and wedding venue. ‘*Meanwhile uses*’ is a term that evolved in the United Kingdom, and particularly in London, the importance of which is becoming increasingly

recognized in Ireland. The concept concerns parts of developments often relating to large historic places, where a variety of short term functions might be accommodated, before or during a major redevelopment. These ‘*meanwhile uses*’ focus interest and appreciation on a structure that leads to more positive outcomes, while bringing in some early revenue. Such short term uses, help to prevent buildings or sites, from being boarded up, without which they invariably deteriorate due to vandalism and neglect. Consolidating the more dangerous buildings, clearing the remaining vegetation, and providing basic lighting, toilets and other services, in the buildings around the former distillery yard, would be a very positive and valuable first step in starting the restoration and redevelopment of the unique collection of buildings that constitute the former premises of Cassidy and Company.

#### Conservation Master Plan

The next step should be to commission a conservation masterplan for the site, led by a grade 1 accredited conservation architect. This will explore in greater detail the condition and adaptability of each structure for potential new uses and draw up sketch design proposals for the buildings and spaces that fall between buildings. It will also develop in more detail access, traffic and parking strategies, all of which will create a long term vision for the site as a Key Development Area, that will feed into the next Local Area Plan.

A copy of *The Whiskey Distilleries of the United Kingdom* by Alfred Barnard that I ordered has just arrived on my desk. It is remarkable just how many large distillery complexes that there were in Ireland almost all of which closed for similar reasons to Cassidy’s. That Cassidy’s survived - due to the partial use by Holmes Engineering is therefore even more significant.

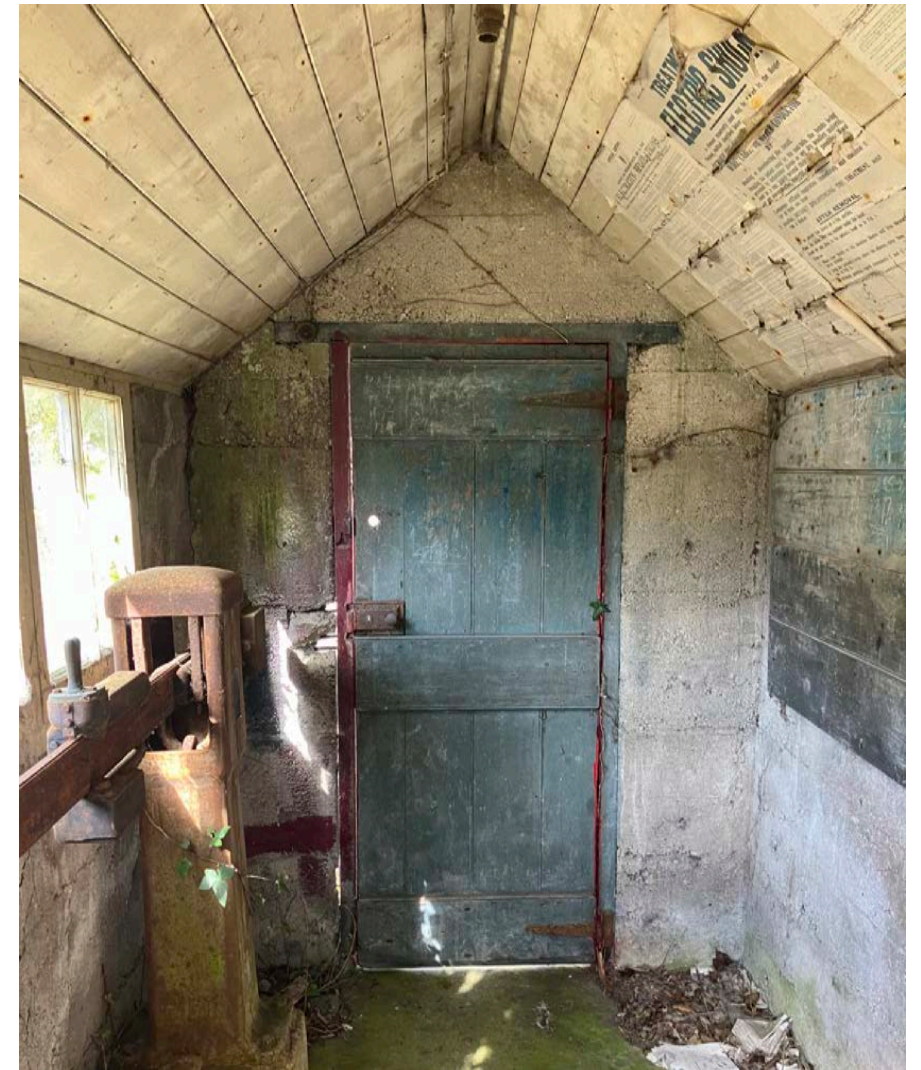


Figure 138 - Weighhouse interior view.

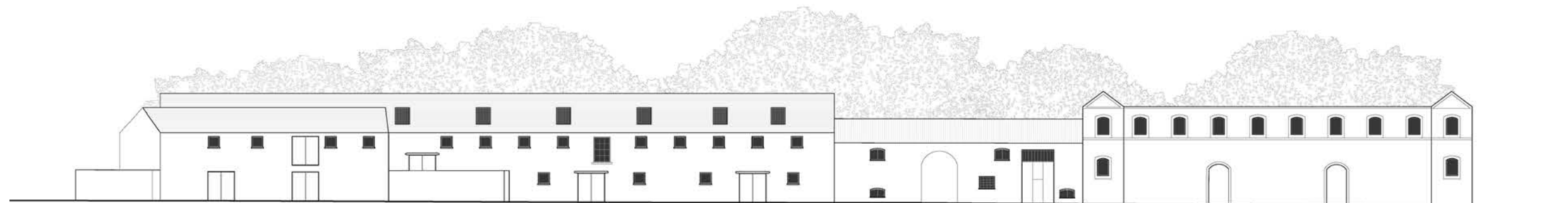




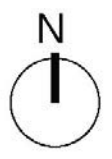
Figure 139 - Internal Elevation of warehouse, workshop & bonded warehouse.





Figure 140 - Existing - Ground Floor Plan.

- |                                |                 |                           |                           |                               |                          |                          |                             |   |
|--------------------------------|-----------------|---------------------------|---------------------------|-------------------------------|--------------------------|--------------------------|-----------------------------|---|
| 1. Entrance Gateway (site of). | 5. Mash House.  | 9. Chimney.               | 13. Store/ Workshop.      | 17. Carpentry Shop (ruins of) | 21. Gasometer (site of). | 25. Mill Pond (site of). | 29. Mill Race (in culvert). |  Site Boundary<br> Mill Race (In Culvert) |
| 2. Offices.                    | 6. Back House.  | 10. Bonded Warehouse.     | 14. Freemore House.       | 18. Engine House.             | 22. Weighbridge.         | 26. Cassidy's Stream.    |                             |   |
| 3. Engine House.               | 7. Water Tower. | 11. Heavy Shop.           | 15. Stables.              | 19. Shed.                     | 23. Water Tank.          | 27. Well.                |                             |   |
| 4. Mill & Grain Store.         | 8. Still House. | 12. Warehouse/ Long Shop. | 16. Warehouse/ Cooperage. | 20. Gas Works House.          | 24. Malt House.          | 28. Mobile JIB Crane.    |                             |   |





10.0 Summary of Conclusions

1. The significance of the former Cassidy Complex is considerable, and possibly the most important industrial archaeological site outside of the major cities, in Ireland.
2. The combination of brewing and distilling at a large scale on a single site, was extremely rare in Ireland, and remained so until relatively recent times.
3. The impact of Cassidy and Company on Monasterevin was profound, bringing prosperity and security to many families in the town, and surrounding countryside.
4. Like the impressive transportation infrastructure, or road, canal and railway, the technical innovations in the brewery and distillery would also benefit the town.
5. Since 2002, when the site closed, the buildings have not been maintained, and many have not been used for over one hundred years.
6. The large, abandoned warehouses along Dublin Street create a very negative impression of Monasterevin, in contrast to the rich industrial archaeology that lies behind them.



Figure 141 - Mill & grain store infilled carriage arch.



Figure 142 - View of gas works, warehouses & workshops.

7. Nature invaded, covering buildings and spaces between buildings, with trees, shrubs and ivy, which has recently been partially cleared, to reveal the full form and detail of many of the structures.
8. While the buildings survive in a good state of preservation, they are now in a very poor state of repair.
9. Roofs have collapses on many of the buildings, however, the walls are generally thick and robust and remain standing, largely intact, albeit badly damaged in some places.
10. Sufficient detail survives in collapsed or partially intact roofs to allow full restoration of the building shells.
11. Most of these contained large open volumes in which the great vessels for producing and storing beers and spirits were housed.
12. The most unusual buildings are – the domed mash house; the five-storey grain store; the brick vaulted bonded warehouses; the still and back houses; and the mill and mill race.
13. The combination of different layers of significance including – historical, archaeological, architectural, artistic, scientific and social, make the Cassidy and Company distillery and brewery a cultural landscape of national significance.

14. Circumstances that currently present threats to the significance of the place include – different ownerships of the site, which falls within three large and two small landholdings, long neglect, the invasion of nature, through extensive vegetation growth, (now partially addressed) & the structural damage to roofs, walls & floors.
15. Changing from large-scale industrial use, to other purposes will present significant challenges, but has immense potential for the owners and the town of Monasterevin.
16. A delicate balance must be found between retention and intervention, not only within existing historic buildings and fabric, but also in the introduction of any new buildings that may replace the less satisfactory structures that occupy the site.
17. Equally important to the success of the redevelopment will be the creation of the new public realm, in the re-opened spaces between and within the buildings.
18. Retaining & adapting historic fabric for new uses, from the substantial built heritage of the former distillery & brewery, will preserve the historic & industrial character of the place, and the memory of the family that created it.
19. The engineering use of the site by Samuel E Holmes Limited is significant. All remaining equipment, machinery, patterns and other features of interest, should be surveyed and recorded by an experienced industrial archaeologist, with items retained on site where practical and appropriate.
20. Any proposed new buildings, or radical interventions into historic buildings, should be sensitive, high-quality designs that are honest expressions of their own time.
21. The master plan should develop a design strategy that will - facilitate the vision of a vibrant, new mixed-use urban quarter for Monasterevin in the twenty-first century, while at the same time preserving a lasting record of the historical, industrial and social significance of this important historic place.
22. Economic viability is central to good conservation practice. If a building fulfils a meaningful purpose, it will be valued and maintained into the future.



23. Radical intervention will be required in some buildings, while others of little architectural merit should be cleared away and replaced.
24. The design of the spaces between the buildings both in the public and private realm will be of critical importance to ensure that the settings and relationships between the preserved historic buildings maintain a legible narrative and a suitable balance between old and new.
25. The radical repurposing of the Guinness Storehouse and former power station, within the St James's Gate Brewery in Dublin, provides a valuable precedent of what can be achieved with imagination & investment.
26. The creation of a micro-distillery and visitors facilities would be an ideal use for the main former distillery buildings, while other buildings could be used for exhibition and interpretation; retail; food & beverage; residential; visitor accommodation (& possible wedding venue;) & possible commercial office use.
27. It is essential that all changes be underpinned by sensitivity, innovation and high-quality design, implemented using high-quality, durable materials that in time will acquire their own aesthetics of age while respecting the adjoining historic fabric.

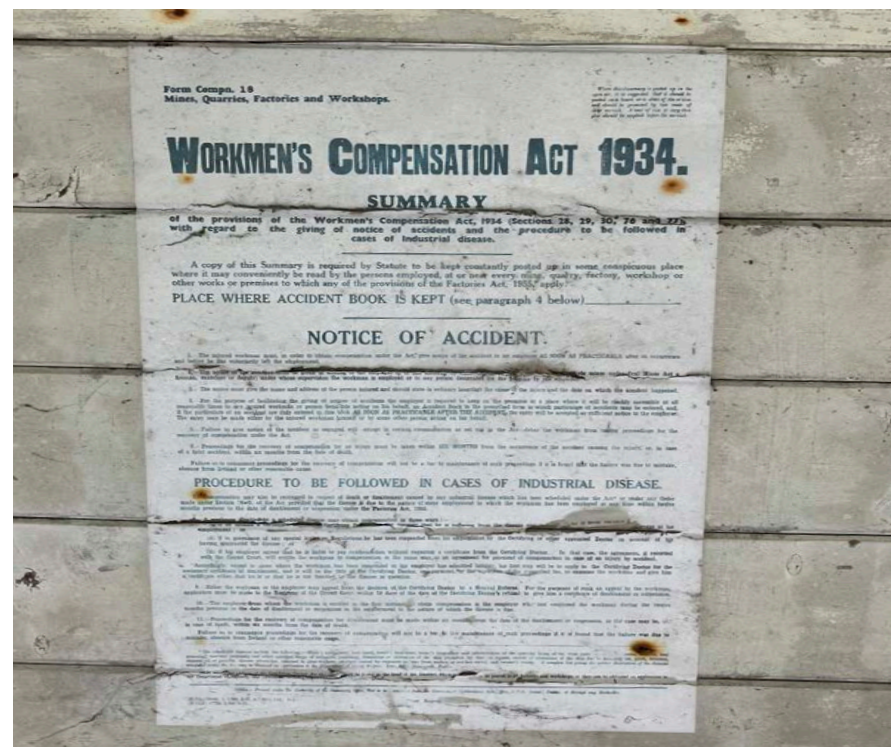


Figure 143 - Weighhouse historic information posters.



Figure 144 - Water tower from the north.

28. Improving pedestrian connectivity between the Cassidy's Complex, the Moore Abbey demesne and the town, would be of huge benefit to Monasterevin, especially if car parking could be concentrated in the scrublands to the south of the complex.
29. Consolidating the more dangerous buildings, clearing the remaining vegetation, and providing basic services in the buildings around the former distillery yard, would be a very positive first step in starting the restoration and redevelopment of the unique collection of buildings that were the former premises of Cassidy and Company.
30. There are several government grants that could be sought to assist with the necessary conservation works, particularly in the early stages to carry out emergency structural repairs.
31. Possible grant sources currently include the 'Built Heritage Investment Scheme' (a successful application for which was submitted in 2024,) the larger 'Historic Structures Fund' and the 'Historic Towns Initiative.' Other grant sources might become available in the future.

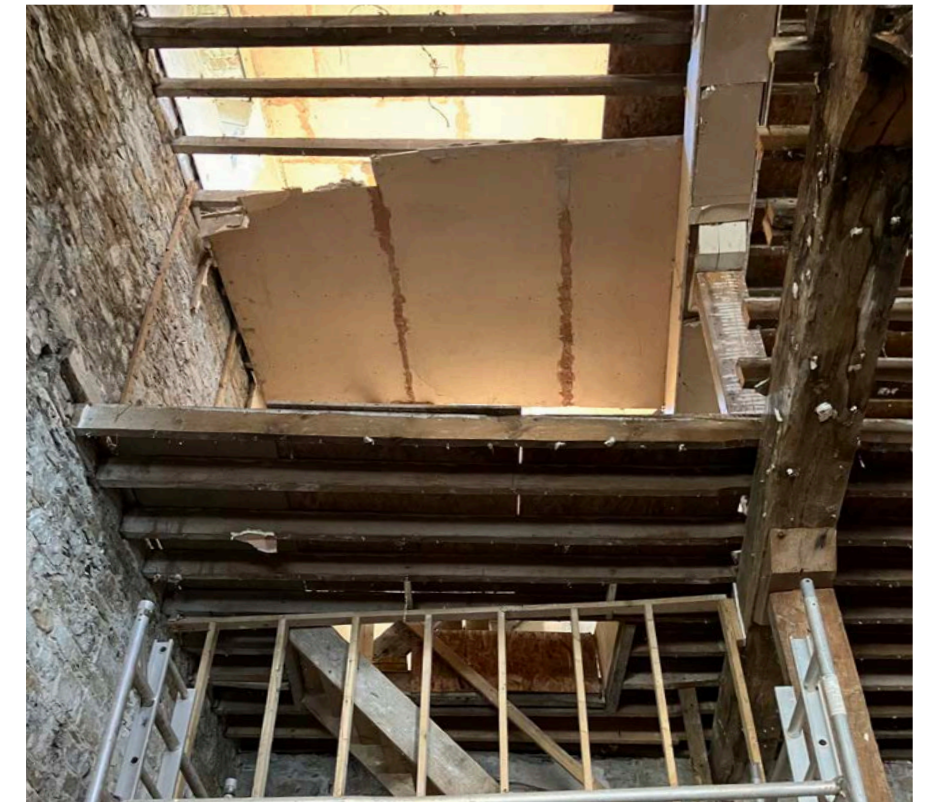


Figure 145 - Mill & grain store showing upper floor levels.

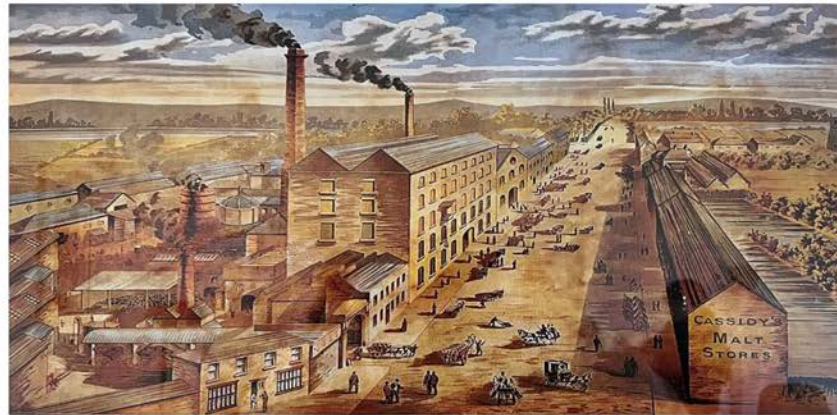
32. Regular on-going maintenance is the most effective way to preserve historic buildings & places, even where they may have been long neglected.
33. Repair works should to be prioritised in terms of urgency, & informed by regular inspection and expert advice. Higher costs will be avoided by undertaking emergency works to prevent further collapse.
34. For a site as large, complex and important as the former Cassidy's Complex, it is essential that all conservation works and new interventions are carried out under the direction of a Grade 1 Accredited conservation architect.
35. Specialist engineering advice is also essential and the works should only be undertaken by contractors who have worked on other historic structure of similar complexity.
36. Following best conservation practice, it should be possible to restore all buildings to an appropriate degree, to maintain their integrity & historic character, within financially viable and meaningful new purpose.



| Appendices

- Structural Appraisal Summary.
- Structural Survey.
- Existing Storm Water Drainage.
- Fluvial Flood Risk.
- Existing Water Supply.
- Existing Foul Drainage.
- Existing and Proposed Site Access.
- Proposed Phasing.
- Preliminary Survey of Objects at Samuel E Holmes  
Engineering Works.
- Local Area Plan ( Extract).





Historical Poster of the complex

# Cassidy's Distillery Complex Monasterevin

## Structural Appraisal Summary For inclusion in HHCA Conservation Management Plan

**22<sup>nd</sup> March 2024      Project 24544      Issue 1**

**DIRECTORS**

John Casey  
 BE, CEng, MIEI  
 John Pigott  
 BE, Cert Eng Tech, CEng, MIEI  
 John McMenamin  
 BE, Dip Proj Mgmt, Dip Str Cnstr, CEng, MIEI

**ASSOCIATE DIRECTORS**

Kevin O'Mahony  
 BA, BA1, CEng, MIEI, MStrucE  
 Lisa Edden  
 BEng, CEng, MIEI, MStrucE

**REGISTERED ADDRESS**

Behan House  
 10 Lower Mount Street  
 Dublin, D02 HT71

VAT NO 3507892VH  
 CO. REG NO 608357  
 CF 19 ISSUE No 02  
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## 1 Introduction

### 1.1 Outline of brief and report

CORA Consulting Engineers were asked by Caroline O'Donnell of Kildare County Council to support Howley Hayes Cooney Architecture and extended team in the compilation of a Conservation Management Plan.

The role of CORA Consulting Engineers was to provide structural condition appraisal and outline recommendations for stabilisation of the various buildings across the site.

As this complex is of very significant size with over 20 structures, many of large footprint and due to the unsafe condition of many of the buildings this assessment is more on the macro rather than micro scale and presents an overall assessment of the upstanding structures along with a look at site accessibility, phasing of potential works along with the civils aspects associated with Flood risk and Water services.

For Historical reference; Ecological matters and approach to adaptive reuse please refer to reports by others.

### 1.2 Method of Appraisal and limitations of report

The site was visited 31<sup>st</sup> January and 7<sup>th</sup> March 2024 by Lisa Edden of CORA Consulting Engineers with a team of colleagues including Raymond Kelly; Alyssa Lennon and Sean Gallagher. On both occasions the visit overlapped with James Howley from HHCA and various building owners. The inspection involved visual assessment of the topography, vegetation, walls and many but not all interiors of the buildings.

It should be noted that the grounds contain significant debris build up in places, some remaining vegetation. In some instances buildings were not closely scrutinised internally as the presence of Asbestos was suspected or parts were deemed by ourselves as unsafe to enter. Areas to the east end of the site around and including Freemore house were not accessible because permission to enter was not given. Some areas of buildings such as the upper floors of the bond house above the vaults were not reachable. No 'Height for Hire' / ladders were deployed. No invasive works were carried out or samples taken or tested.

## 2 Observations and Outline Recommendations

### 2.1 Site location and description

Cassidy's Complex lies to the south end of Monasterevin. The majority of the site is to the south side of Dublin Road and Dublin Street with Moore Abbey Demesne and the sisters of Charity Convent immediately to the south and west. The southern part of the site is circa 1.25 hectares and has approximately 200 metres of road side frontage along Dublin Road and Dublin Street. A smaller section of the site is situated the other side (north) of Dublin Street is circa 0.15 hectares with approx 90m of road frontage to Dublin Street and Drogheda Street.

ITM Coordinates: 662794, 710149. Latitude and Longitude: 53.138166, -7.0615080

The current status of both parts of the site is derelict. These areas are both in the "town centre" zoning.

### 2.2 Water services and Flood Risk

The road frontage offers a key advantage to this site in terms of water supply. The water supply pipe is 300mm diameter and runs the full 200 metres of road frontage. There are also wells on the site, one of such referenced as 27 on the key plan. It is understood that there may have been up to 4 wells on the site at one time.

Likewise the main public sewer runs in Dublin Street in a 375mm diameter pipe with invert typically 2.75m below the road falling with the street towards the Barrow and the Waste Water Treatment Plant (WWTP) across the bridge. The WWTP according to Kildare Water Services Department has a capacity of 9000 PE and as of 2022 was at approximately 55% utilisation. The current spare capacity would need to be checked with Uisce Éireann.

The storm water across the wider area all drains towards the River Barrow. Cassidy's Steam is a natural water course diverted and managed for the purposes of supplying water wheel power when the distillery was first developed. The main stream course is culverted from the Malt house alongside the north edge of Dublin Street under Market Square and exits into the Barrow immediately to the north of the bridge. The mill race passes under Dublin Street immediately after the split in the stream course and is culverted through the large 5 storey Mill house. The tail race is also culverted through the distillery complex emerging just downstream of the bridge.

There are further culverted streams just to the south of the Distillery complex which may have supplied additional water to the site, and certainly allowed rainwater drainage from the roofs of the southern buildings. This culverted stream may also have supplied historical mills immediately south of the bridge

The flood risk maps were accessed and assessed. In particular the Kilgallen and Partners assessment and mapping published as part of Monasterevin Local Area Plan Strategic Flood Risk Assessment 2015-2021 was consulted. The relevant extract and overarching advice from that assessment is included in the appended drawings. In general the flood risk is not of concern on this site however any underground spaces for plant etc would need to be carefully assessed.



### 2.3 Site Access and permeability

The original site was accessed from the main thoroughfares of Dublin Street and Dublin Road to the north and east sides. The south boundary formed a secure line with large tall walled robust buildings and the bonded warehouse to the west end. These buildings have no doors or windows to their south elevations. The form of the west boundary of the complex is less clear and may have historically extended in part to the river for maintenance of the tail race and perhaps access for transportation on the Barrow.

The current access routes remain to the north and potentially to the east. However for increased permeability of the site and to allow phased development access routes to all sides should be explored. This is notionally dealt with in the Local Area Plan – page 40 of the Monasterevin Local Area Plan 2016-2022 Part B Policies and Objectives, and also expanded upon in the drawings appended.

### 2.4 Building type and condition

An outline description of each of the structures is enclosed in the gazetteer appended where we have located each building via key plan; described each building, outlined its issues and given a high level synopsis of repairs required.

The Buildings are generally masonry walled and timber floored with timber trussed roofs to the larger buildings and cut timber roofs to the smaller structures. Most buildings are now open to the elements with the roofs long gone or falling.

Building 2; 4; 5; 6; 7; 11; 14; 15 and 24 are noted to have roofs substantially intact.

There are a number of structure types that are particularly to the industrial nature of this site such as the Mash House and Chimneys – buildings 2; 9 and 18, along with masonry vaulted structures to the Mash house roof; the Bonded warehouse floors and the Back House undercroft. All these go to make an extremely interesting complex and although most of the buildings are noted to be of Regional importance in the National Inventory of Architectural Heritage, it is the grouping as a whole along with the Mash house of National Importance that that makes this grouping of buildings unique.

The original construction of most of the structures of the complex is of robust construction and the fact that the complex fell into disuse 100 years ago and only a few of the buildings have been used since has meant that there have been few alterations to compromise the original structures. The exceptions to this are the Engine houses that developed considerably in the distillery life span and the street front buildings such as the office building 2 and the Mill house building 4 which have been through a number of iterations.

The years of disuse and ensuing lack of maintenance and rampant vegetation growth across the site have taken their toll and it should be assumed that although some roofs are intact a very substantial overhaul of all will be required. In essence what remains are the walls alone.

The vegetation has gone through a recent cycle of control, however this will need addressing on a yearly basis whilst funding and approval for re-development is sort.

### 2.5 Phasing the works

A site as complex and as extensive as this will have to be tackled in phases as funding and adaptive-reuse options become available. The master plan for this is the remit of others however as Civil and Structural Engineers we have provided some comment into the practicalities of construction access and phased workings of the various sub-sites.

It is clear that the most important cluster of buildings is the grouping centred on the Mash House and Mill building on Dublin Street and the stabilisation of these buildings should be prioritised. This area is accessed directly from Dublin Street through what was the main entrance. As such it should be the first area to be re-developed. We would advise that any reinstatement of the original entrance arch is stalled to allow ease of construction traffic. Indeed building 23, the Water tank support and Entrance Store could possibly be carefully dismantled (for later reinstatement) to allow increased flexibility of access and possible multiple use of this main access route. As part of this initial phase of re-development the ring of buildings to the east and south of the site should be hoarded off for safety.

The next phase should concentrate on tackling the buildings to the immediate east and through to Dublin road to make these safe. Ideally these buildings should be fully fitted out for re-use however it may require two hits of funding streams – grant aided to stabilise and then more commercially driven funding sources to complete.

The subsequent phases will most likely driven by the possible access routes being developed to the south side of the site to allow construction traffic to avoid the completed phases. An indication of the likely phasing is shown in the Appended drawings.

The Malt house site across the road to the North is its own entity and could be developed with ease at any stage and can be detached from any phasing of the main site, however its completion would; sensibly sit with the completion of the buildings immediately south on Dublin Street.


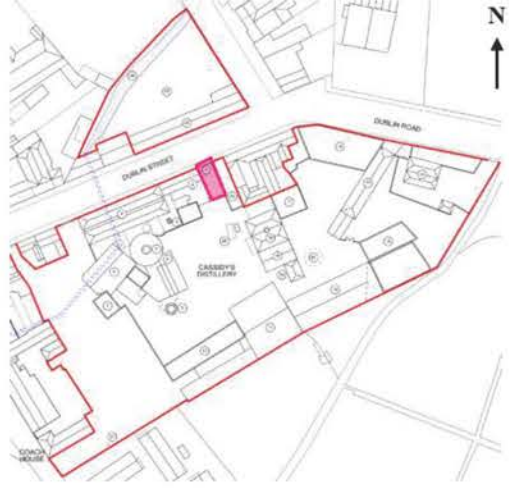



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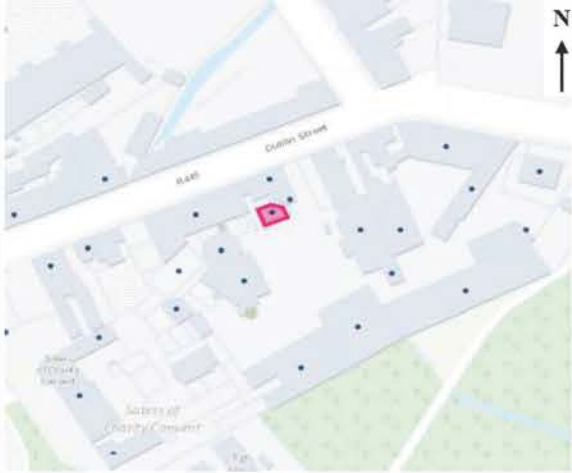
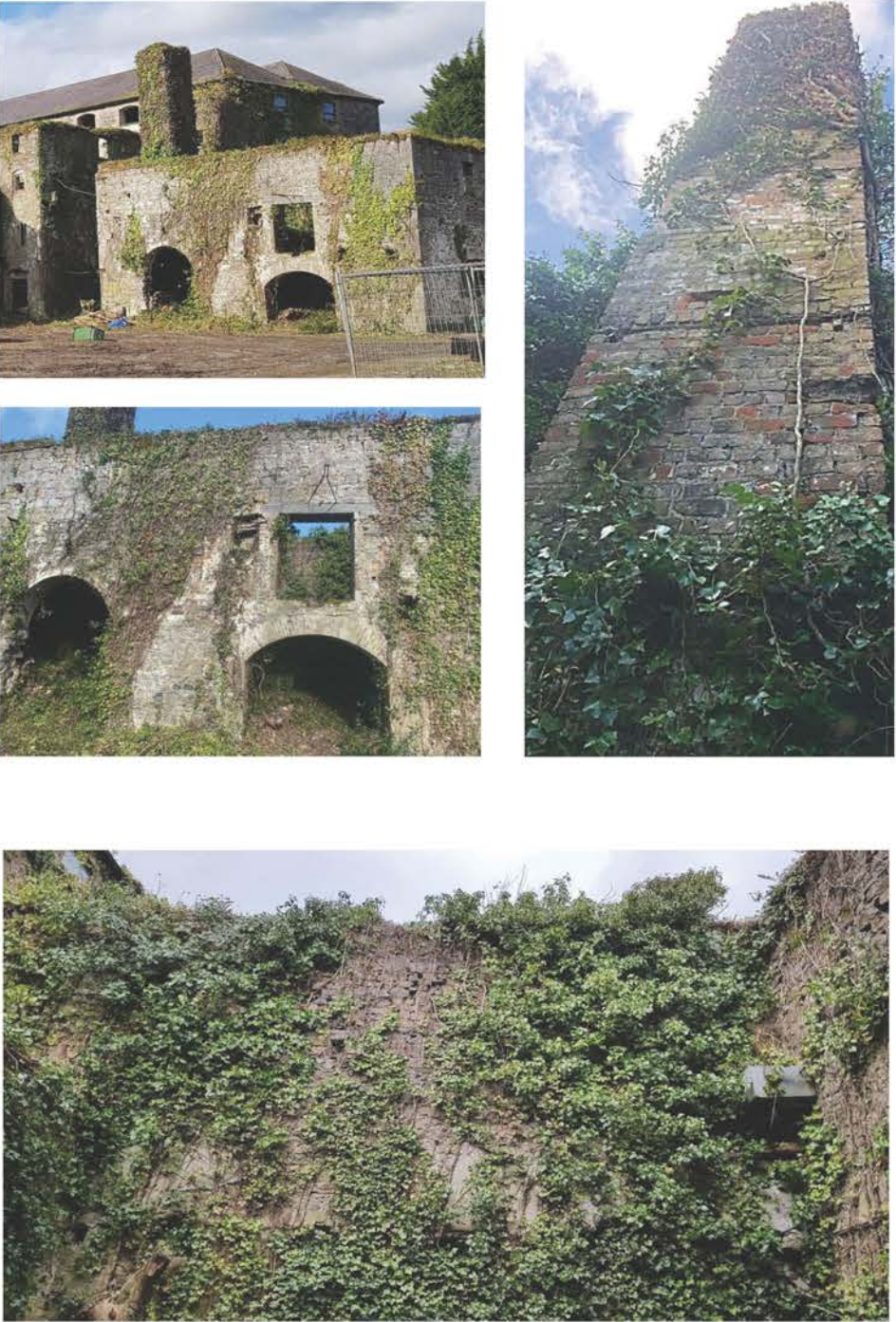
**Lisa Edden** BEng CEng MStructE MIEI

for CORA Consulting Engineers


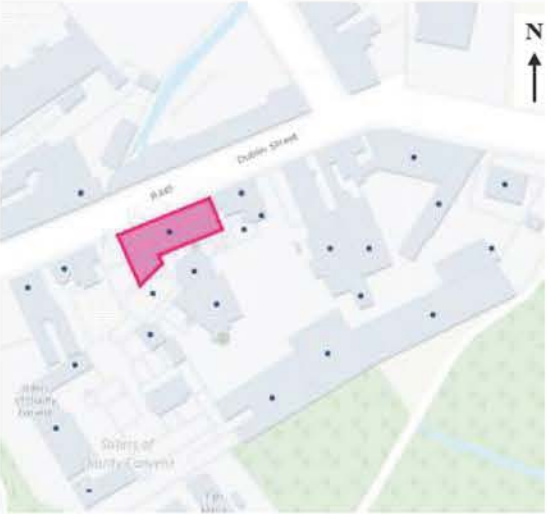








Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No.1 Gateway</b></p> 	<p>The stone entrance arch has been removed. There is some evidence of the arch on the corner of building 2. There is missing stone at eaves and ground level where the piers from the arch may have tied into the building.</p> <p><b>Proposed Repairs:</b> Repair the missing stone at the corner of building number 2.</p> <p><b>Rebuilding:</b> Long term it is proposed to reconstruct the arch after at least phase II works are completed to allow for access into the site.</p>	
<p><b>Building No. 2 Office</b></p> <p>Pair of semi-detached three-bay two-storey houses. The building has been reroofed previously and retains its original fenestration. Roughcast chimney stack over red brick construction.</p>  <p><b>NIAH Reg. No.</b> 11816035</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social.</p>	<p>The rear and chimney of the office is in poor condition.</p> <p>The internal part of this building is not accessed because of potential of loose Asbestos There is cracking in the rear side of the chimney. The timber lintels are in poor condition with decay in several locations.</p> <p><b>Proposed Repairs:</b> Repair the cracks in the chimney. Replace the timber lintels that are in poor condition. Reinstate the lintel and relieving arch over door on the south side.</p>	


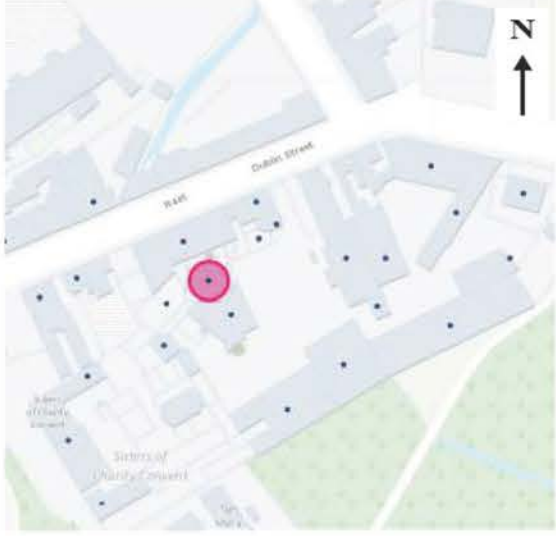








Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024	
<p><b>Building No.3 Engine House</b></p> <p>Attached two-bay three-storey random rubble masonry building, constructed in 1830.</p> <p>The square internal chimney constructed from yellow brick tapers from the base to the top.</p> <p>There are a number of round and elliptical headed arches over the carriageways at ground floor level.</p> <p>The kiln is approximately 7m x 16m on plan.</p>  <p><b>NIAH Reg. No.</b> 11816067</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p>The Engine House is in poor condition and roofless.</p> <p><b>Roof:</b> The building is roofless.</p> <p><b>East Elevation:</b> There is significant amount of mortar missing from the first floor section of this wall and some of the smaller stones have likely fallen. Vegetation is growing from the wall tops.</p> <p><b>South Elevation:</b> There is missing stone work to the right hand side of the first arch. Corroding metal in arch. One of steel members has cracks raditating out from it and a section of the brick arch may come loose in time. The stone lintel over opening above arch right hand side arch is cracked. There is a slight bulge in the middle section of the south wall. The lower section of left hand side of arch is missing some stonework.</p> <p><b>West Elevation:</b> There are decaying embedded timber sections in the west wall. The masonry walls about the brick chimney on either side. There are damaged and missing bricks in the chimney. Vegetation covers more than half wall + tree roots growing along base.</p> <p><b>North Elevation:</b> Opening building 2 &amp; 3 in poor condition, timber lintel + arch missing. The arch over the eastern opening is in poor condition.</p> <p><b>Internal Walls:</b> The internal brick arch is missing brick on the lower left hand side. There is extensive vegetation covering the internal walls. There is missing bricks, stone and mortar.</p> <p><b>Proposed Repairs:</b> Install temporary props to support the ground floor right hand side arch. Removal of the vegetation from all the walls and excavation out the build up at ground floor level. Install temporary props to support the first floor right hand side opening. Repair the wall tops. Repair any loose masonry.</p>		









Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No. 4 Mill and Grain House</b></p> <p>8-bay plus carriage entrance 5-storey warehouse with a footprint of approximately 420 sq metres Two-bay three-storey return to rear to south-east. Rubble stone walled with brick surrounds to openings Masonry arched Coach entrance and front door Flat brick arches to windows Masonry piers &amp; cast iron columns internal supports Timber beams and joisted floors and remains of stairs Double A frame timber roof detail not seen</p>  <p><b>NIAH Reg. No.</b> 11816066</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p><b>Drying out process well underway.</b> <b>Building dry and ready for structural repairs</b> Recently bought along with Back house and associated yard All debris and rotten sections removed. Drying out has been promoted Roof weathered but yet to be repaired</p> <p>Storey heights are low Sections of timber floors missing but many of the beams and joists intact</p> <p>Brick + stone masonry piers @ ground level, CI columns disconnected Historic water ingress through roof valley along line of masonry piers</p> <p>Mill race culvert passes through building at location of front door, 6th bay Wheel pit existent in base of return building</p> <p>Brick missing or damaged in some of arches over the window openings. Subsidence of front pier to left of front door + cross wall internally Likely as a result of undermining associated with head race culvert</p> <p><b>Proposed Repairs:</b></p> <p><b>Main Building</b> Drying out process should be continued. Full roof repair in traditional materials and to original details required Further assessment of in built timbers required This will allow programme of structural repairs to be established Monitoring of front pier and cross wall should be established</p> <p><b>Mill race and wheel pit</b> Full assessment of this subterranean structure required This may need to be carried out during dry spell and water diverted Condition of culvert may determine solution for front pier / cross wall</p>	     







Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	<div style="display: flex; justify-content: space-between; align-items: center;"> <span>Images of Building</span> <span>March 2024</span>  </div>
<p><b>Building No.5 Mash house</b></p> <p>Freestanding single-bay double-height rubble stone Mash house circa 12.7m internal diameter Circular plan with brick-lined internal walls continuing into masonry domed roof with opening to Openings in walls left by large now rotted timber</p> <p>Timber lantern on an octagonal plan with louvered timber panels having copper-sheeted domed roof over with weathervane - now fallen</p>  <p><b>NIAH Reg. No.</b> 11816033</p> <p><b>NIAH Rating</b> National</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p><b>Walls and dome roof are in fair condition.</b> The timber roof lantern has since fallen away.</p> <p>The underside of the brick domed roof with an oculus is in good condition. There are some embedded steel at high level to support a timber roof that covered the oculus.</p> <p>There are a number of tree roots that had been recently cut before the site visit that were growing from the roof.</p> <p>There is some decaying timber built into the wall in various locations.</p> <p>There is some corroded steel work embedded into the wall.</p> <p>One of the opening has been previous infilled with blockwork. This blockwork is leaning out.</p> <p>The brick arch over the block infill is missing some of its bricks.</p> <p>There is missing stone to the bottom right hand side of the entrance door on the East elevation.</p> <p>There is missing stone over the top of the entrance door.</p> <p><b>Proposed Repairs:</b></p> <p>Removal of all vegetation growing from the roof and walls Repairs to the brick walls and roof masonry Replacment slate over roof and parapet gutter linings New roof lantern to prevent water ingress. Repair to the internal brick arches. Excavation of the ground floor debris to establish origianl floor details</p>	     








Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No.6 Back House</b></p> <p>Attached single-bay two-storey over raised basement gable-fronted rubble stone former wash tun house. Random rubble limestone walls with curved corner to north-west. Shallow brick-lined segmental barrel vault to basement with round-headed recessed chambers to internal walls with rubble stone soffits. Tail race passes north of the undercroft</p>  <p><b>NIAH Reg. No.</b> 11816040.</p> <p><b>NIAH Rating</b> Regional</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p><b>Fair Condition but roof requires weathering</b></p> <p>Recently bought along with Mill and Grain House and associated yard All debris removed. Drying out has been promoted Trussed rafter roof 1980/90s. 600c/c. not properly weathered. Large steel beams at first floor level from 1980/90's 9.7m clear span. Channels at ground floor possibly to cool vaults under. Extensive vaulting under possibly from an earlier phase of building Tail race passes under north side of this building beside vaults.</p> <p><b>Proposed Repairs:</b></p> <p>Main Building Repairs to the roof weathering membrane. Repair to the window and door lintels. Tail race culvert Full assessment of this subterranean structure required This may need to be carried out during dry spell and water diverted Condition of culvert may determine works to north face of undercroft</p>	   



Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No.7 Water tower</b></p> <p>Attached single-bay three-storey water tower, c.1800 on a square plan with cast-iron water tank to roof. Segmental-headed integral carriageway to right of the ground floor.</p>  <p><b>NIAH Reg. No.</b> 11816109.</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p><b>External facades of the water tower are in good condition.</b></p> <p><b>West Elevation:</b> There are several holes in the west elevation where timber purlins and floor beams from an adjoining building would have connected into. On the north west corner there is the remains of the wall that formed part of the adjoining building.</p> <p><b>East Elevation:</b> The timber lintel over the opening has sagged. Separation joint between the stone infill and the relieving arch over</p> <p><b>Water Tank:</b> There is some surface corrosion to the sides of the water tank when viewed from the ground. The water tank is supported on timber beams that cantilever over the east and west elevations. There is no signs of decay in the timber beams when viewed from the ground but these beams haven't been seen internally</p> <p><b>Proposed Repairs:</b> Inspect the water tank and cantilever timber beams from a hoist. Replace the timber lintel over the opening to east elevation. Control all remaining vegetation and repoint the walls</p>	  <p>Drone Photos March 2024 showing water tank from above</p>


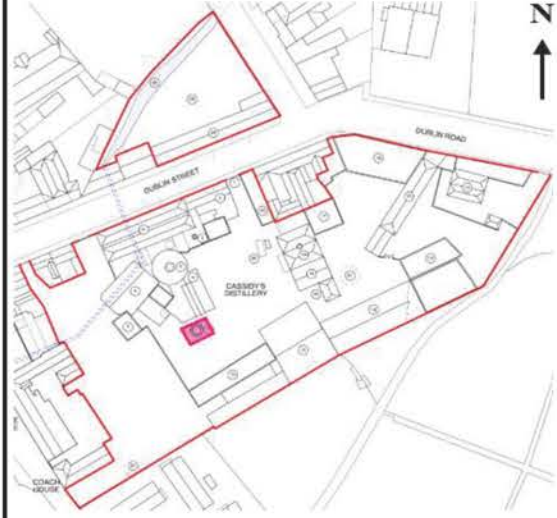



Former Cassidy Complex	Overall summary of structural condition and outline of structural repairs required	Images of building <span style="float: right;">March 2024</span> 
<p><b>Building No.8 Still house - Sheet 1</b>                      Detached three-bay two-storey rubble stone mash tun house.                      Segmental-headed integral carriageways to grd floor                      Yellow brick chimney stack to west on a circular plan.                      Yellow brick chimney stack to west on a circular plan.                      Yellow brick arcaded partition wall on yellow brick pier.</p>   <p>Image from NIAH 2002</p> <p><b>NIAH Reg. No.</b> 11816065</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p><b>The Still house is roofless and in poor condition.</b></p> <p><b>Roof:</b>                      The metal sheeting is supported on metal purlins on metal trusses.                      The metal sheeting has corroded in places and is allowing water ingress.                      There is a large roof light at the ridge that has no sheeting.</p> <p><b>North Elevation:</b>                      The north wall abuts the curved walls of the mash house.                      On the right hand side of the north wall there is a diagonal crack from the top of mash house wall to the roof level.                      One of the internal brick arches is supported on the curved section of the mash house and there is missing stone work directly under the arch.                      There is missing stonework in several location.                      The arches over the window and door openings on the left hand side of north wall are in poor condition with mortar lose and poor support to the side of the arch.                      There is missing stonework at eaves level and movement in the stone.</p> <p><b>West Elevation:</b>                      There are several areas of missing stone in this elevation.                      There are a number of steel members embedded into the wall.                      However there is no sign of jacking from corroding metal                      The brick arches over the window openings are in poor condition with no support in some locations.                      The timber lintels have decayed and have left voids under the arches.                      There is vegetation growing from the wall tops.</p> <p><b>South Elevation:</b>                      Vertical crack at the corner between the west &amp; south elevations.                      A water tank is supported off the wall at high level.                      The timber lintels over the door openings are in poor condition.                      Gound floor brick arch has been altered previous and there is a vertical crack from the top of the arch.                      There are a number of pockets / missing stonework in this elevation.</p>	 


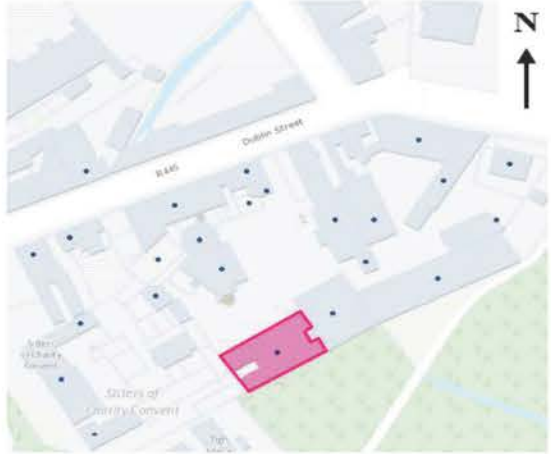









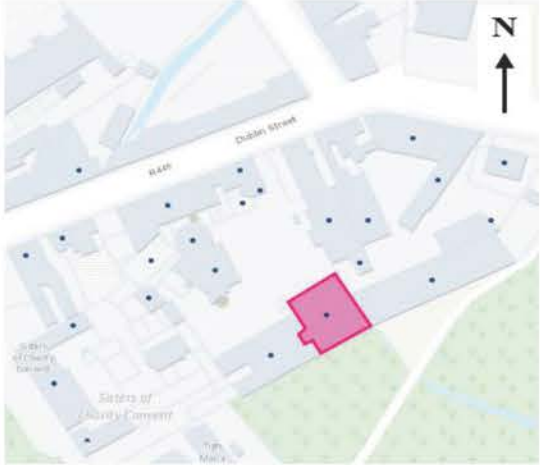







Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p data-bbox="305 489 572 516">Building No. 9 Chimney</p>  <p data-bbox="305 1255 468 1318"><b>NIAH Reg. No.</b> 11816065.</p> <p data-bbox="305 1360 448 1423"><b>NIAH Rating</b> Regional.</p> <p data-bbox="305 1465 736 1528"><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p data-bbox="872 489 1228 516">The chimney is in fair condition.</p> <p data-bbox="872 558 1611 821">The chimney stack is constructed from yellow brick with a number of metal straps around the chimney at various heights. Over the entrance door on the south elevation there is mortar washout and a vertical crack. On the west elevation that is a second vertical crack from ground level to approximately mid height. There is debris buildup internally within the chimney. Ivy growing around the lower section of the chimney.</p> <p data-bbox="872 1094 1463 1283"><b>Proposed Repairs:</b> Remove the vegetation and repoint were required. Stitch across the vertical cracks in the chimney. Inspect and consolidate the top of the chimney if required. Remove the debris from the inside the chimney Inspect the internal faces.</p>	


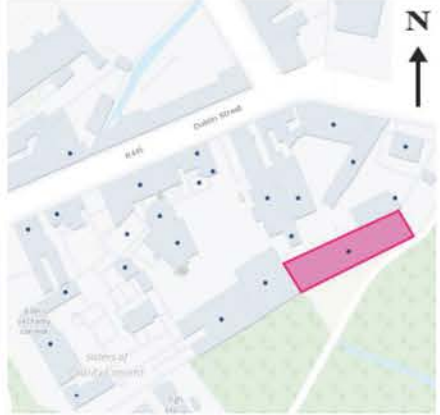







Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No.10 Bonded Warehouse</b> Attached five-bay three-storey rubble stone building. Single-bay three-storey gabled end bays. Cut-stone dressings to gables forming 'pediments'. Brick groin and barrel vaulted interiors to ground floor.</p> <p>Two-bay single-storey rubble stone screen wall, to north-west with traces of segmental-headed integral carriageways having cut- Now blocked-up (yellow brick).</p>  <p>N ↑</p> <p>NIAH Reg. No. 11816037</p> <p>NIAH Rating Regional.</p> <p>NIAH Category of special interest Architectural, Historical, Social, Technical.</p>	<p><b>Roofless and in fair condition.</b> Only part of this building was accessed during the inspection. Building is split into 3 sections, north, middle and south sections.</p> <p><b>Section 1 Northern section:</b> This section is constructed with a stone facade with a brick vault at ground and first floor level. The second floor had a timber roof over that has since collapsed. Ground floor brick vault is in good condition with some water penetration. There is standing water in the south part of this building. The 1st flr brick vault was not accessible on the day of inspection it is assumed that there is ongoing water penetration. There is a crack in the brick vault over eastern entrance door. The timber lintels on the north elevation have decayed, There is some vegetation growth on the north elevation and the wall top. There are steel members embedded into the north elevation. There is no evidence that this steel members have caused jacking of the stone work. Some of the stone work is loose along the north elevation.</p> <p><b>Section 2 Middle section:</b> The middle section is not accessible on the day of the inspection.</p> <p><b>Section 3 Southern Section:</b> This section of the building is constructed with a stone facade with a brick vault at ground and first floor levels The second floor had a timber roof over that has since collapsed. The entrance to the ground floor vault of blocked with debris. No access to the first floor vault on the day of the inspection.</p> <p><b>Proposed Repairs:</b> Reinstate the roof or temporary weather first floor vault Repair the cracks in the vaults. Remove the standing water and debris from the vaults. Remove the vegetation and the walls and over the first floor vault. Repair the lintels and wall tops.</p>	   


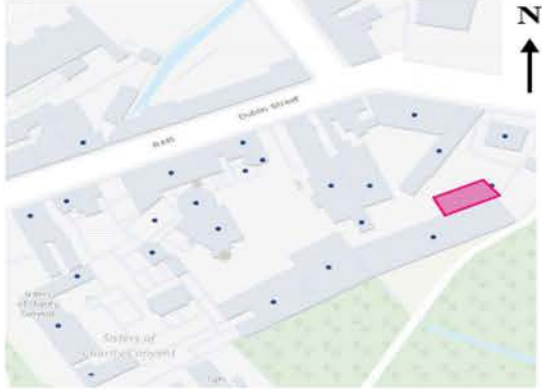





Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No.11 Heavy Shop</b> Attached four-bay double-height rubble stone building. Full-height round-headed integral carriageway to left and four-bay two-storey side elevation to north-east. Shallow segmental-headed window openings to front (north-west) elevation. Two-storey square-headed integral carriageway</p>  <p><b>NIAH Reg. No.</b> 11816038.</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p><b>The heavy shop is on fair condition.</b></p> <p><b>Roof:</b> Metal roof sheeting supported on timber purlins on steel trusses. The timber purlins have a slight sag to them.</p> <p><b>North Wall:</b> There is mortar wash out at the location of the rainwater outlet. There is cast concrete along the top of the north wall. Timber lintel over door has decayed on right side of north wall. Arches missing brick and cracked in places</p> <p><b>West Wall:</b> Wall only visible internally with a number of steels embedded into wall. Holes / openings at junction between stone wall and metal sheeting.</p> <p><b>South Wall:</b> Lower section of wall only visible internally, forms part of brick vault The visible section of the brick wall was in good condition.</p> <p><b>East wall:</b> The stonework at the top corner of the east and north walls has moved. The timber lintel over the window opening has sagged.</p> <p><b>Internal brick arch to the south side:</b> Good condition with some water penetrating through the brick arch. A number of openings formed in northern wall to access main space Some of these openings have no supporting lintels. Steel lintels over some of the openings in arches has started to corrode. Metal tie rods at the springing point of the arch, one snapped</p> <p><b>Internal Wall:</b> Crack to internal wall supporting first floor. The opening in this wall is missing its timber lintel.</p> <p><b>1st Floor (not accessed for safety reasons):</b> The timber joists that support the first floor have rotten in places. Section of floor between access stairs and main floor area is missing.</p> <p><b>Proposed Repairs:</b> Replace the timber purlins that have sagged. Repair the brick arch in the north wall. Replace the timber lintels over the openings. Repoint and repair the stone works at the rainwater outlets. Infill the openings between the wall top and the roof. Repair the internal arches and install lintels to support the brick over. Replace the corroded steel lintels supporting the arch. Replace the rotten timber floor joists supporting the first floor.</p>	    


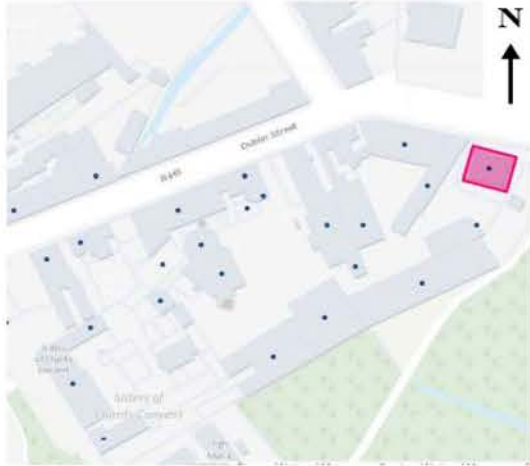








Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No.12 Warehouse / Long Shop</b> Attached ten-bay two-storey rubble stone building. Retaining early aspect with series of door openings to floor. Remains of cast-iron rainwater goods on brick eaves course. Timber fittings to window openings (possibly behind iron bars). Tongue-and-groove timber panelled doors.</p>   <p>Image from NIAH</p> <p><b>NIAH Reg. No.</b> 11816039.</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p><b>Partial roof collapse.</b></p> <p><b>Roof:</b> Queen post trusses with a lath and plaster ceiling. Queen post trusses to the eastern side of the building have collapsed. One truss has decayed and is pulling part of north wall with it. Ends of one queen post truss has decayed on western side of building. The roof has collapsed on the eastern side of the building. There are a number of holes in the roof throughout the building.</p> <p><b>North elevation:</b> Timber lintels over high level windows are in poor condition in places. A section of the wall has been pulled out from the queen post truss. The wall top where the roof has collapsed is in poor condition with several of the arches missing over the windows. There are a number of machinery steel supports embedded into walls</p> <p><b>West Elevation:</b> Crack in the lintel over the door opening between building 11 and 12. There is a pattress plate installed beside this door opening. There are a number of machinery steel supports embedded into walls</p> <p><b>South Elevation:</b> The wall top on the collapsed roof section is in poor condition. There are a number of machinery steel supports embedded into walls. There are a number of infills of original windows and doors that are in poor condition and becoming detached.</p> <p><b>East Elevation:</b> There is a vertical crack at the corner between the east &amp; south walls. The gable wall tops are exposed and in poor condition.</p> <p><b>Proposed Repairs:</b> Remove the vegetation . Weather the roof to prevent water ingress. Repair the damaged queen post trusses. Stabilise the wall tops where the roof has collapsed. Repair / replace the decayed timber lintels. Stitch across the cracks in the wall. Stabilise the previous infills.</p>	   


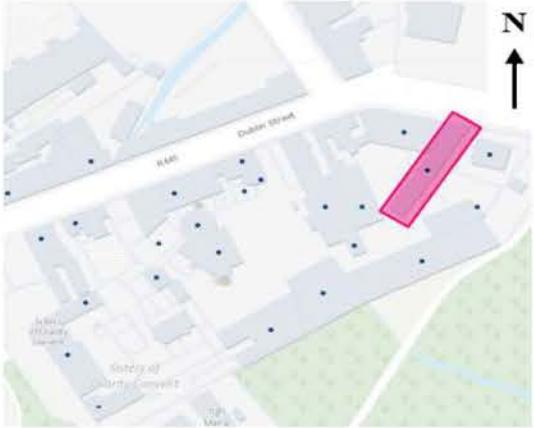








Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No. 13 Store / Workshop</b></p> <p>Attached eight-bay two-storey rubble stone warehouse. Four-bay section to north-east now collapsed South west section roofless</p>  <p><b>NIAH Reg. No.</b> 11816063</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p><b>Roofless and part fallen</b> <b>This building is at serious risk of further collapse</b></p> <p>No access to this building. Four-bay section to north-east now collapsed South west section roofless and in danger of further collapse South west gable shows fine masonry work</p>  <p>Picture from NIAH 2002 - the furthest 4 bay structure is now fallen</p> <p><b>Proposed Repairs:</b> Clear out all debris Assess remaining upstanding walls Repair walls to southwest end and re-roof</p>	 



Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No. 14 Freemore House</b></p> <p>Attached three-bay two-storey house. Square-headed window openings Hipped double A roof with central valley Slate roof with terracotta ridge tiles,</p> <p>Fine Architectural details - cut limestone door case and wrought and cast iron front gate Rubble stone boundary wall to forecourt</p> <p>Interesting remaining gable wall to east side Gated entrance to east end of Distillery complex</p>  <p><b>NIAH Reg. No.</b> 11816064</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social.</p>	<p><b>Assumed to be in good condition as inhabited</b></p> <p>No access to this building but understood to be inhabited</p> <p>The windows have been replaced since the 2002 NIAH listing</p> <p>Gable to east side is much covered with vegetation</p> <p>Entrance to east has potential to provide access to east part of complex</p> <p>The timber beam over the entrance however has rotted away and the brickwork over is in a precarious state</p>  <p><b>Proposed Repairs:</b></p> <p><b>Main House:</b> Control all vegetation Clear all Rubbish from rear yard Full condition survey</p> <p><b>Gable and gateway to east:</b> Repair and reinstate lintels repair wall tops</p>	    



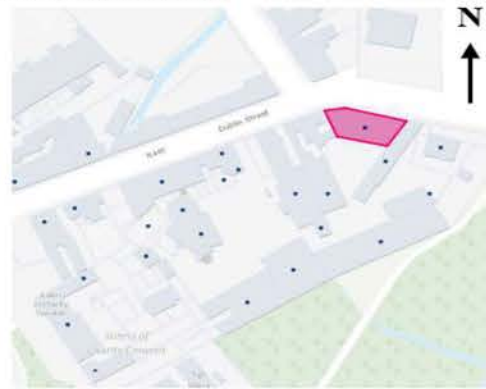
Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No.15 Stables and Dublin Road Entrance</b></p> <p>Attached ten-bay two-storey rubble stone warehouse</p> <p>Two-bay section to north-east residential use Random rubble stone walls. 2 bay single-storey rubble stone outbuilding to sw</p>   <p>Above image from NIAH 2002</p> <p><b>NIAH Reg. No.</b> 11816062</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social.</p>	<p><b>Poor condition</b></p> <p>No access to this building</p> <p><b>Roof:</b> Missing slates and exposed timbers in places. Ridge vents missing in places.</p> <p><b>North West Elevation:</b> Loose stone in places. Mortar wash out at eaves level. Timber lintel decayed at eaves level and dislodged stone over the lintel. Extensive vegetation growth along this revelation, lower part of external</p> <p><b>South West Elevation:</b> The south west elevation is leaning towards the yard with cracking visible  This movement has caused a large dislocation at roof level.</p> <p><b>South East Elevation:</b> Crack in the wall due to the movement of the south west elevation. Loose bricks at the elevations level. No access to the rest of this elevation.</p> <p><b>North East Elevation:</b> Frontage onto Dublin Road Possible future access to the site immediately to SE end of this range</p> <p><b>Proposed Repairs:</b> Install temporary props to support the first floor and roof to allow salvage Removal of the vegetation from all walls Excavation out the build up at ground floor level. Careful dismantling of first floors and roof Repair any loose masonry. New first floor and roof structures likely required</p>	    



**Former Cassidy's Distillery Complex  
Building Location and Description**

**Building No.16 Warehouse / Cooperage**

Attached nine-bay two-storey rubble stone warehouse with an attic.  
Remains of round-headed integral carriageway to the right of the ground floor.  
Rubble stone internal walls.  
Timber fls on timber beams supported by ci pillars.  
Queen post truss timber roof construction with render to underside of slate.



Above image from NIAH

**NIAH Reg. No.**  
1816061

**NIAH Rating**  
Regional.

**NIAH Category of special interest**  
Architectural, Historical, Social, Technical

**Overall summary of structural condition  
and outline of structural repairs required**

**Roofless and extensive vegetation growth**

**1st Floor:**

1st flr timber beams temporarily weathered with plywood and felt  
Temporary weather has deteriorated and has failed in some locations.  
Timber beams supported on ci columns timber spreader plates in walls  
A number of the timber spreader beams have decayed.  
The ends of a couple of the timber beams have started to decay.  
Timber packer between ci column & timber beams are missing in places.

**North Elevation:**

North elevation supported with steel raking shores internally  
fixed to the wall with pattress plates on the street side of the wall.  
Timber window lintels in poor condition and showing signs of decay  
The window openings are braced out with timber temporary props.  
One of the timber lintel over the door has decayed.

**West Elevation:**

The west elevation is supported with temporary props.  
There is mortar wash out at the top of the wall.

**South Elevation:**

The south elevation is supported with steel raking shores  
fixed to the wall with pattress plates on the yard side of the wall.  
Timber lintels over windows are in poor condition with several decaying.  
The windows are braced out with timber temporary props.  
One of the timber temporary props has fallen out.  
The arch over the door opening is temporarily propped with timber.  
The wall tops are exposed and are starting to unravel.

**East Elevation:**

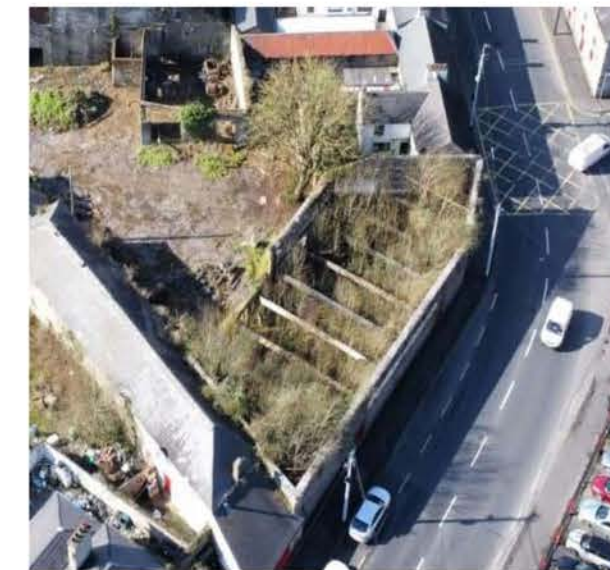
The east elevation isn't visible due to the vegetation.

**Proposed Repairs:**


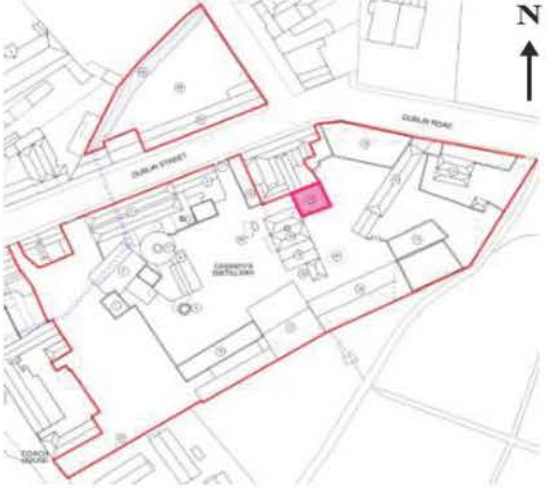




- Vegetatio control required
- Repair the lintels and arches over the windows and doors.
- Repair the wall tops.
- Repair the weathering membrane on top of the timber beams.
- Replace missing packers between the timber beam and CI columns
- Replace the timber spreader plates with durable hardwood
- Consider re-roofing whole building

**Images of Building**


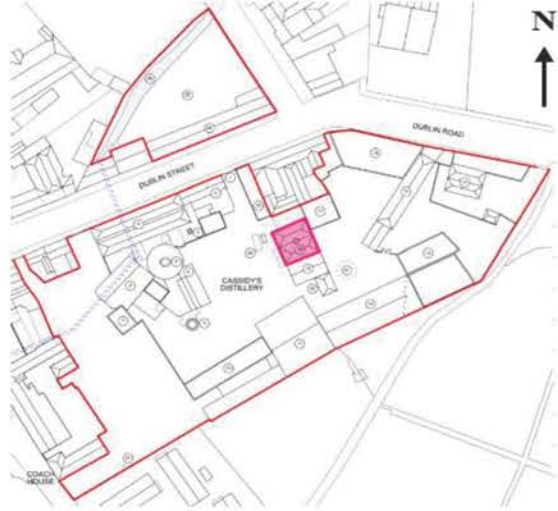



March 2024







Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No.17 Carpentry Workshop</b></p> <p>Attached four-bay double-height barrel-roofed rubble building. Two-bay open bay to south-east. Barrel-roof with corrugated-iron on bow-string truss construction.</p> <p>Full-height interior open into roof with exposed timber construction.</p>  <p><b>NIAH Reg. No.</b> 11816059</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical</p>	<p>The carpentry workshop is in poor condition.</p> <p>Less than half of building 17 remains. The building is constructed from mass concrete on the south and east elevations and stone on the north and west elevation.</p> <p><b>Roof:</b> The barrel roof has since collapsed. Stone corbels to western side that likely supported timber wallplate beam that the roof was supported off.</p> <p><b>North Elevation:</b> The stone capping missing in places.</p> <p><b>West Elevation:</b> Brick arch in poor condition with missing brick. There is loose stone along the top of this elevation. Mortar loss at the rainwater outlet.</p> <p><b>South Elevation:</b> The mass concrete walls are in fair condition.</p> <p><b>East Elevation:</b> There is a crack in the concrete lintel over the window openings. The concrete lintel over the window opening has sagged. The embedded timbers at the end of the concrete lintel on right hand side of the window opening has decayed. The lintel over the left hand side window missing.</p> <p><b>Proposed Repairs:</b> Remove the concrete lintel over the window opening in east elevation. Remove the timber beam over the windows on the east elevation. Repair the wall top along the northern elevation. Repair the rainwater outlets and direct the water away from the building. Repair the stone work around the rainwater outlet. Repair the brick arch in the western elevation.</p>	   



Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No.18 Engine House with Chimney</b></p> <p><b>Sheet 1 of 2</b> Attached two-bay three-storey rubble stone building. Red brick chimney stack on a circular plan with saw- Elliptical-headed door opening/integral carriageway to</p>  <p><b>NIAH Reg. No.</b> 11816036</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social.</p>	<p>The Engine house is in poor condition.</p> <p><b>Roof:</b> Roof in very poor condition. Sections of the roof has collapsed. The remaining sections of the roof is in a precarious condition, with loose slates.</p> <p><b>North Elevation:</b> On the north elevation there is two windows at high level and two stone and brick arches are ground level. There is missing stone from the cills of both windows. One number pattress plate at high level on western side of this elevation. Loose and missing stone above the pattress plate. Vertical crack to the RHS of the western arch from ground to roof level. Diagonal crack from RHS of western arch to middle of high level window. Diagonal crack from LHS side of eastern arch to the high level window. There is a slight bulge in the north wall. Vertical crack to the right hand side of the eastern arch. Western arch, horizontal crack through the top of the arch. Eastern arch, key stone missing the bottom section. Eastern arch, brick missing from the top of the internal part of the arch.</p> <p><b>West Elevation:</b> Infill panel under the arch on the western elevation is leaning outwards. Brick missing from the top of the arch internally. Section of stone work missing in several location internally. Pattress plate at high level on the northern side of this elevation. Stone at the belfry appears to be loose. Vegetation covers half of the wall. Timber lintel over the high level window in poor condition. Brick arch over window in poor condition &amp; missing bricks from reveals.</p> <p><b>Western Elevation Lean-to:</b> No access to this section of the building. Timber rafters with slate roof. The walls are constructed from brick. The timber lintels over the windows in poor condition. Steel lintel over the door has surface corrosion.</p>	  



Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building	March 2024	
<p>Building No.18 Engine House with Chimney</p> <p>Sheet 2 of 2</p>	<p><b>South Elevation:</b> 2 number arches at ground level with two number windows at high level. There is mortar wash out at the location of the rainwater outlet. Western arch is missing bricks at the top. Eastern arch is missing brick at the top and at the side of the arch. Stone corbels support the roof of building 19, refer to building 19.</p> <p><b>Eastern Elevation:</b> Stone corbels at high level. Brick infill is in poor condition. There is mortar wash out at the rainwater outlets.</p> <p><b>Internal wall:</b> The internal wall is in poor condition. The eastern side of this wall is undermined on one side. Timber lintels are in very poor condition and rotten in places. There are several holes in the wall possible to support a previous floor. There are number of embedded steel in the wall. There is a vertical crack between the internal wall and the chimney.</p> <p><b>Chimney:</b> Brickwork construction with metal bands at several locations. There is mortar wash out in several locations. North side 2 openings with brick arches over These openings infilled with brick in poor condition that is unsecured Several vertical cracks in the brick chimney on the north side. South side of the chimney 2 openings with brick arches over These openings infilled with brick now cracked at junction with chimney One of the brick arches has a metal pipe through the arch head. There are several vertical cracks in southern side of the chimney.</p> <p><b>Proposed Repairs:</b> Secure the roof and remove any unsafe slates. Stitch across the cracks. Repair the arches. Repair openings at high level. Repair / replace the timber lintels over the openings. Repair the undermined section of the internal wall. Secure the infill section on the western elevation. Repair the cracks in chimney. Repair the wall tops and the belfry.</p>			



**Former Cassidy's Distillery Complex  
Building Location and Description**

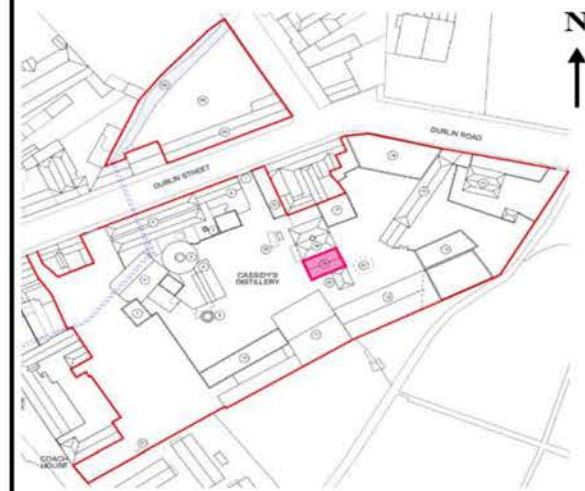
**Overall summary of structural condition  
and outline of structural repairs required**

Images of Building

March 2024



**Building No.19 Shed**



**The original shell only remains and is in poor condition**  
A single storey lean to has been constructed under the pitched roof.  
There was no access inside the lean to.

**Roof:**

Raised collar timber truss roof, with metal sheeting.  
One of the truss on the west side is on the ground.  
The truss ends on the north side are supported on a timber beam on stone corbels.  
The ends of the timber trusses are rotten on the north side.  
The timber beam supporting the trusses is rotten in several locations.

**West Elevation:**

The original western elevation is missing.

**South Elevation:**

There is mortar wash out at the rainwater outlet.  
There is missing stone in some locations.  
Tree roots along the base of the wall.

**East Elevation:**

There are stone corbels at high level.  
The timber lintel over the opening is in poor condition with a sag and rotten at the ends and at mid span.

**Proposed Repairs:**




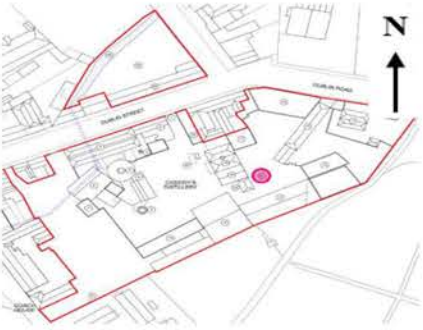

Building repairs  
Renewal of roof finishes and valley gutter linings recommend  
Extensive repairs to the roof timbers will be required  
Repointing of the walls required

**Building Alterations proposed**


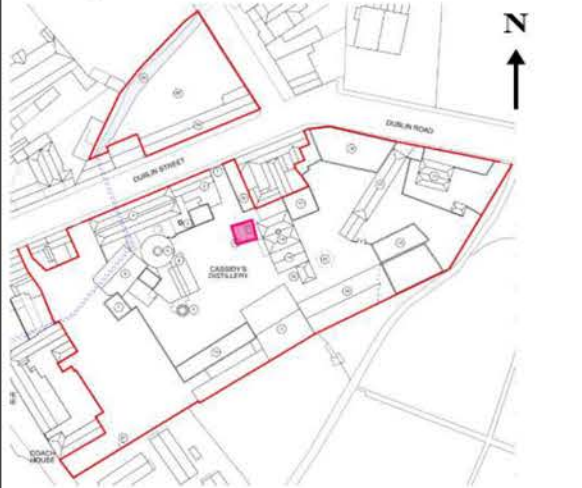

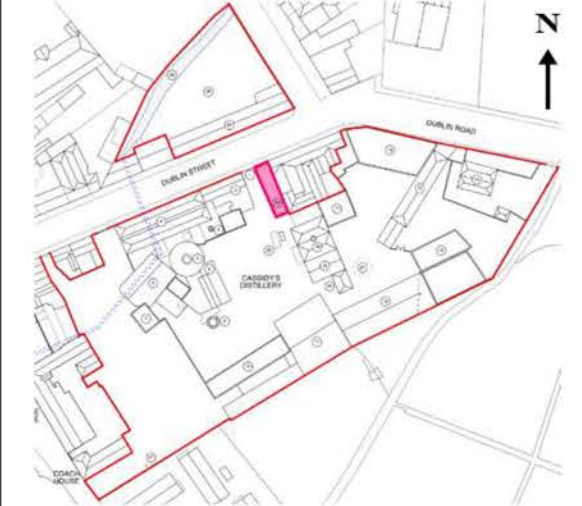

Better circulation around this site would be promoted by making a vehicular route through this building  
The more recent lean-to structure would have to be removed  
A large opening would need to be made through the east gable wall a portalised steel or concrete frame is recommended for this insertion




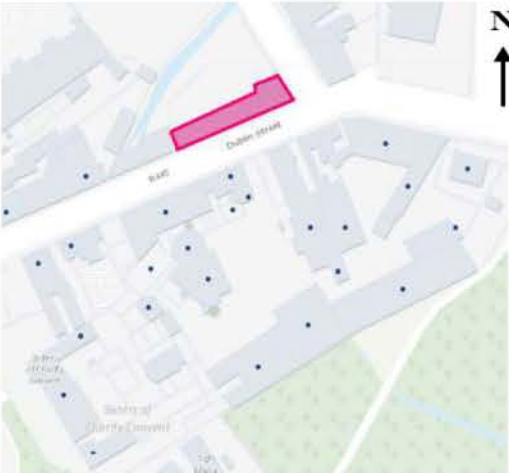








Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building <span style="float: right;">March 2024</span> 
<p><b>Building No.20 Gas works house</b> Attached two-bay single-storey yellow brick building. Early aspect with lantern to roof. sheeted</p> <p>Yellow brick irregular bond walls with rubble stone course to eaves,</p>  <p><b>NIAH Reg. No.</b> 11816060.</p> <p><b>NIAH Rating</b> Regional.</p> <p><b>NIAH Category of special interest</b> Architectural, Historical, Social, Technical.</p>	<p><b>The exterior is in fair condition</b> There was no access into the building but it is assumed that there will be existent joinery etc</p> <p><b>Roof:</b> Timber hipped roof with a timber roof vent part of roof vent has collapsed. Several of the timber rafter ends are rotten. There are a number of slipped slates.</p> <p><b>North Elevation:</b> The north elevation adjoins with building number 19 and was not visible.</p> <p><b>West Elevation:</b> Sag in timber lintel over door but external face of lintel in good condition. Rainwater outlet in the north west corner is causing mortar wash out.</p> <p><b>South Elevation:</b> External face of the timber lintel in good condition.</p> <p><b>East Elevation:</b> Exposed ends of the timber rafter are rotten. The brick infill is in poor condition. Loose brick and missing mortar in the north east corner.</p> <p><b>Proposed Repairs:</b> Repair the roof vent and all rotten rafter ends Repair / replace all rainwater goods Repoint areas of mortar washout</p>	
<p><b>Building No.21 Gasometer remains</b></p> 	<p><b>Foundations only remain</b></p> <p>Some of the stones remains of the gasometer are visible. Stones on the northwest side of the circle buried.</p> <p><b>Proposed Repairs:</b> the site. Foundations to be retained and incorporated into the future use of the site.</p>	





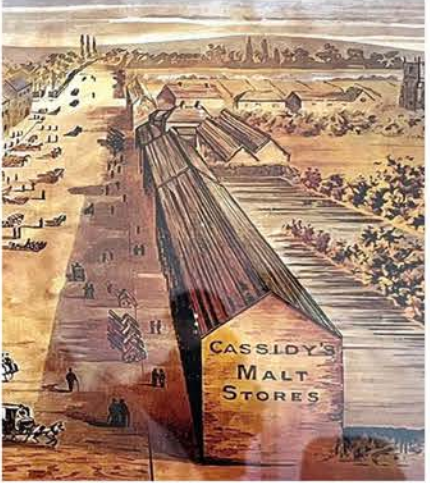
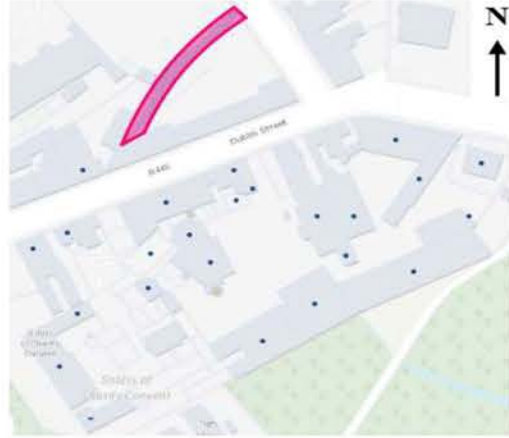





Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building No.22 Weighbridge and Attendants hut</b></p> 	<p><b>Weighbridge overrun with debris and vegetation</b> The condition of the weighbridge is hard to determine.</p> <p><b>Proposed Repairs:</b> Clear all debris &amp; vegetation. Arrange to lift top plate off and clear under. Reinstall in fixed position with additional support</p> <p><b>Attendants Hut on point of failure</b> Timber pitched roof with timber sheeting to the underside. The walls are constructed from reinforced concrete. The exposed reinforcement has corroded in several locations. The corroded reinforcement has caused cracking and parts of the concrete to dislodge.</p> <p><b>Proposed Repairs:</b> Sections of the Attendants Hut will have to be rebuilt due to the damage caused from the corroding reinforcement.</p>	
<p><b>Building no. 23 - Water Tank / Store</b></p> 	<p><b>Roofless with extensive vegetation</b> The water tank / store building constructed from ashlar stonework. The roof has since collapsed. There are a number of tree roots growing along the wall which have been previously cut down. There is vegetation growing from the wall tops.</p> <p><b>South elevation:</b> There is a crack in the left hand side of the arch. Rainwater down pipe in the south east corner causing mortar wash out.</p> <p><b>West elevation:</b> The two number previous openings infilled with stone. The timber lintels over these openings is in poor condition.</p> <p><b>North Elevation:</b> Stone corbels at the top of the wall, possible support for a water tank.</p> <p><b>Proposed Repairs:</b> Remove the vegetation. Replace the rotten timber lintels. Repair the rainwater outlets.</p>	

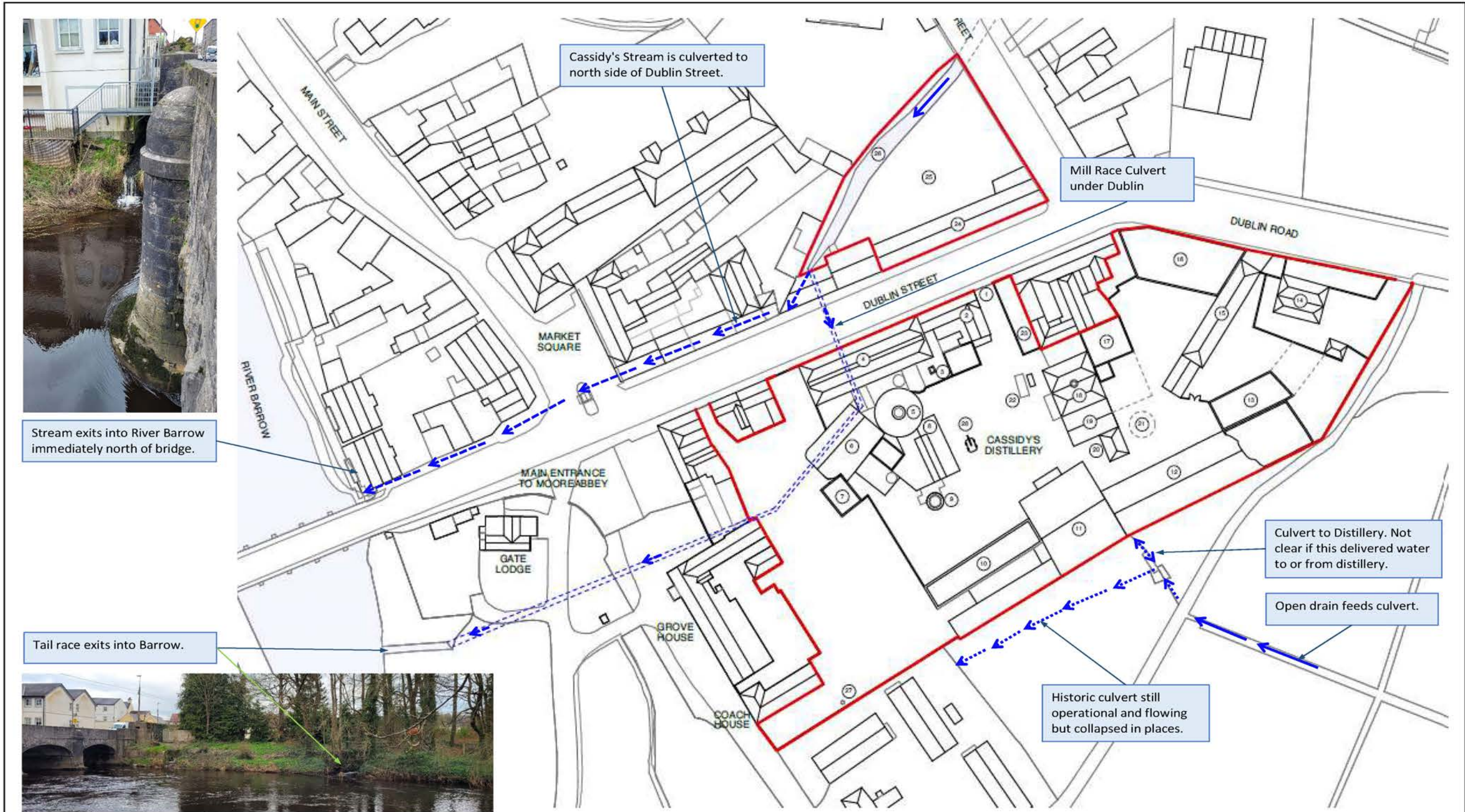



Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p><b>Building no.24 Malt house</b></p> <p>13 bayed four storey Malting house. A pitched roof of raised collar tie timber king post trusses. Random limestone rubble walls</p> <p>Floor to ceiling heights very low Ground floor level lower than street level</p> 	<p><b>Poor Condition but most of roof still functioning</b></p> <p>Raised collar tie king post roof trusses between every window bay Potentially rotten timber ends.</p> <p>13 bays 6.38m span clear internal span Stairs at north side west end. Gin hoist south side west end</p> <p>First and second floors fallen, top third floor still in place in the main Some timber beams remaining at 2nd floor level. Large timber beams spanning across 3rd floor (approx 14" square). Steel beams spanning across 3rd floor between timber beams 3rd floor timber joists spanning between beams. some are doubled up. Water staining on timber.</p> <p>Likely large timber sections are rotted where embedded into walls. Ground floor full of debris from collapsed upper floors Other artifacts and general household rubbish in building</p> <p>Masonry walls generally appear robust and plumb Likely most timber lintels rotten</p> <p>Rear lean-to return collapsing</p> <p><b>Proposed Repairs:</b> Internal scaffold to support 3rd floor &amp; provide crash deck for roof works Record and dismantle rear return Repair roof retaining as much of original form of roof as practicable Repair as much as third floor and west end stair core as practicable Remove debris build up from ground floor</p> <p>Hold whilst re-use established - potentially only height for 2 full floors Particularly as it will be necessary to raise grd floor to street level Possible to insert high retail ground floor storey and reinstate second floor level with mezz areas at original 3rd level</p>	     



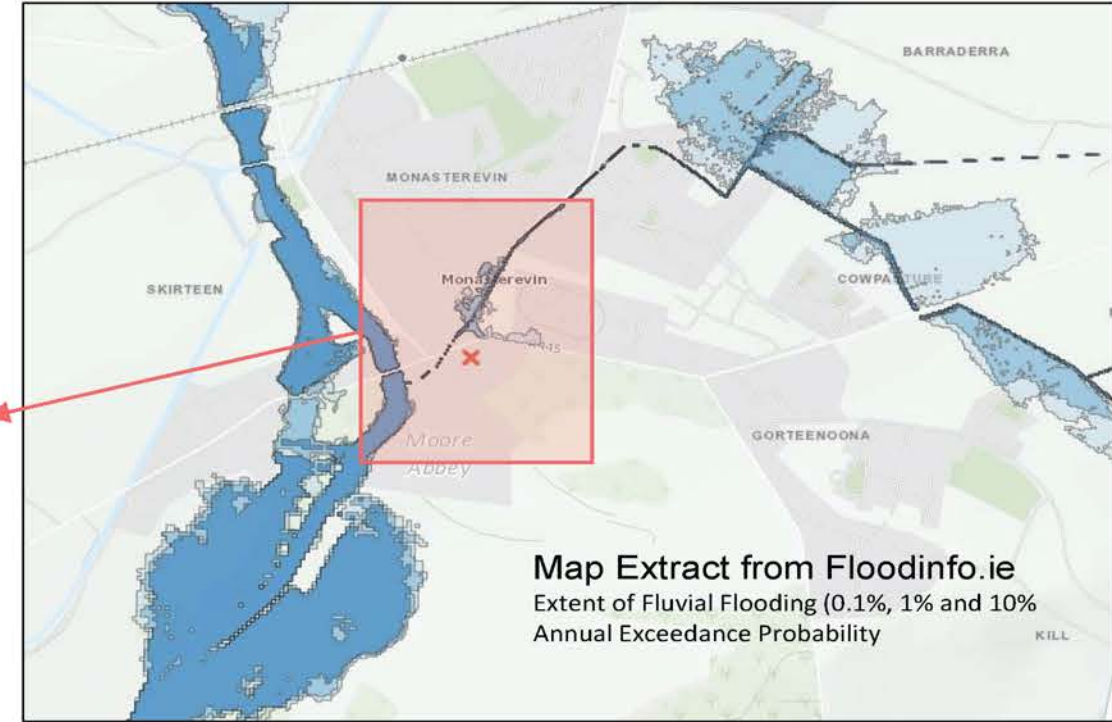
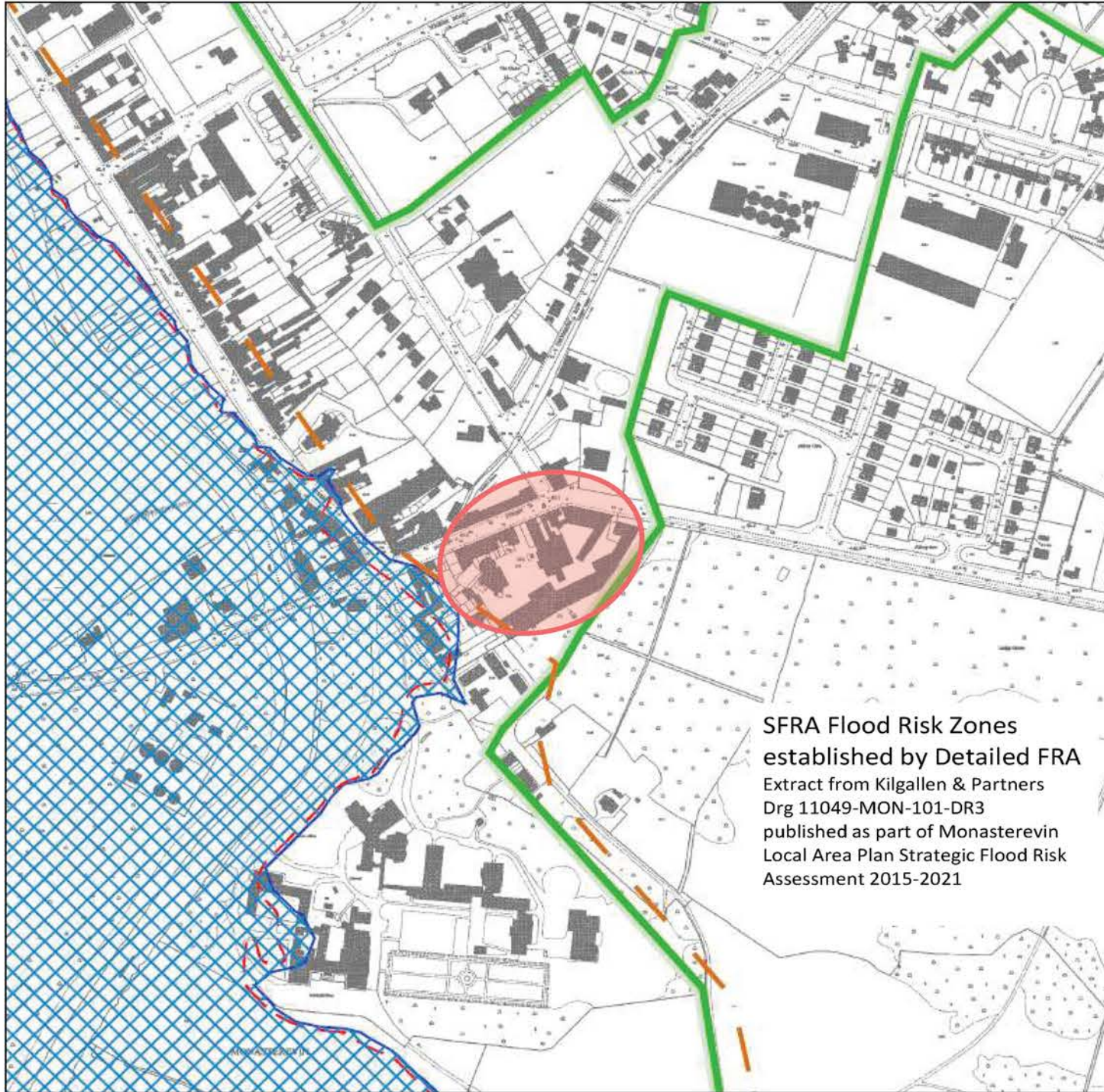
Former Cassidy's Distillery Complex Building Location and Description	Overall summary of structural condition and outline of structural repairs required	Images of Building March 2024 
<p>No.25 Mill pond</p> 	<p><b>Mill pond now infilled and allotment type planting</b> The mill pond is clearly depicted on historical maps and prints It is now infilled and a tranquil garden</p> 	 
<p>No. 26 Mill race</p> 	<p><b>Fully Existent some repairs required to side walls</b> <b>Part culverted under Dublin Street - Condition unknown</b></p> <p>The Pinkeen Stream thought to be a natural river course runs adjacent to Drogheda Row and flows under Drogheda Street into the walled garden area to the north of the Malt stores The race is contained between stone walls through the walled garden Mill race splits at west rear end of malt house into a culvert under road</p> <p><b>Proposed repairs</b> The side walls to the race through the garden should be repaired The culvert under the road should be surveyed Any required repairs can then be scheduled</p>	 
<p>No.29 Tail Race</p>	<p><b>Fully Existent but culverted and condition unknown</b></p> <p>The tail race can be seen at start at Wheel pit in Building 4 From there on until it emerges above ground in the Abbey Demesne its condition is unknown but known to be flowing</p> <p><b>Proposed repairs</b> The culvert should be surveyed during a dry spell Any required repairs can then be scheduled</p>	





Drawing Stage:					Drawn By:	Checked By:	Approved By:	Date:	 Behan House, 10 Lower Mount Street, Dublin 2. D02 HT71 Tel: +353 (0)1 661 1100 e-mail: info@cora.ie web: www.cora.ie								
<b>INFORMATION</b>					LE	AL	LE	09/03/2024									
Project Details:		Rp01	Issued for Inclusion in Conservation Management Plan	25/03/2024	LE	Project Name:		Scale:	Project Number:								
Site Address:		Dublin St, Monasterevin	Photographs added, Drawing re-numbered			<b>Cassidy's Distillery Monasterevin</b>		NTS	24544								
Client:		Kildare County Council	P1	Issued for Discussion	12/03/2024	RK	Drawing Title:		Project:	Originator:	Zone:	Level:	Type:	Discipline:	Drawing No.:	Stage:	Revision:
Architect:		HHC Architecture	REV. No.	REVISION DESCRIPTION	DATE	ISSUED BY	<b>Existing Storm Water Drainage</b>		CORA						Sk01		Rp01





**Legend** Extract from Kilgallen & Partners Drg 11049-MON-101-DR3 published as part of Monasterevin Local Area Plan Strategic Flood Risk Assessment 2015-2021


- Development proposals for lands outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. Such Development Proposals shall also:
- \* Indicate and quantify loss of floodplain storage arising from the development proposal;
  - \* Provide compensatory storage located within or adjacent to the proposed development;
  - \* Indicate measures to ensure that water-vulnerable elements of the Development would not be flooded during the 1000 year flood;
  - \* Ensure that existing flow paths for flood waters will not be compromised.

Outline of areas which were subject to Detailed Flood Risk Assessment (Flood risk zones have only been established within those areas which were the subject of Detailed Flood Risk Assessment)

1000 year flood zone established by Detailed Flood Risk Assessment

Extent of 100 year flood zone established by Detailed Flood Risk Assessment

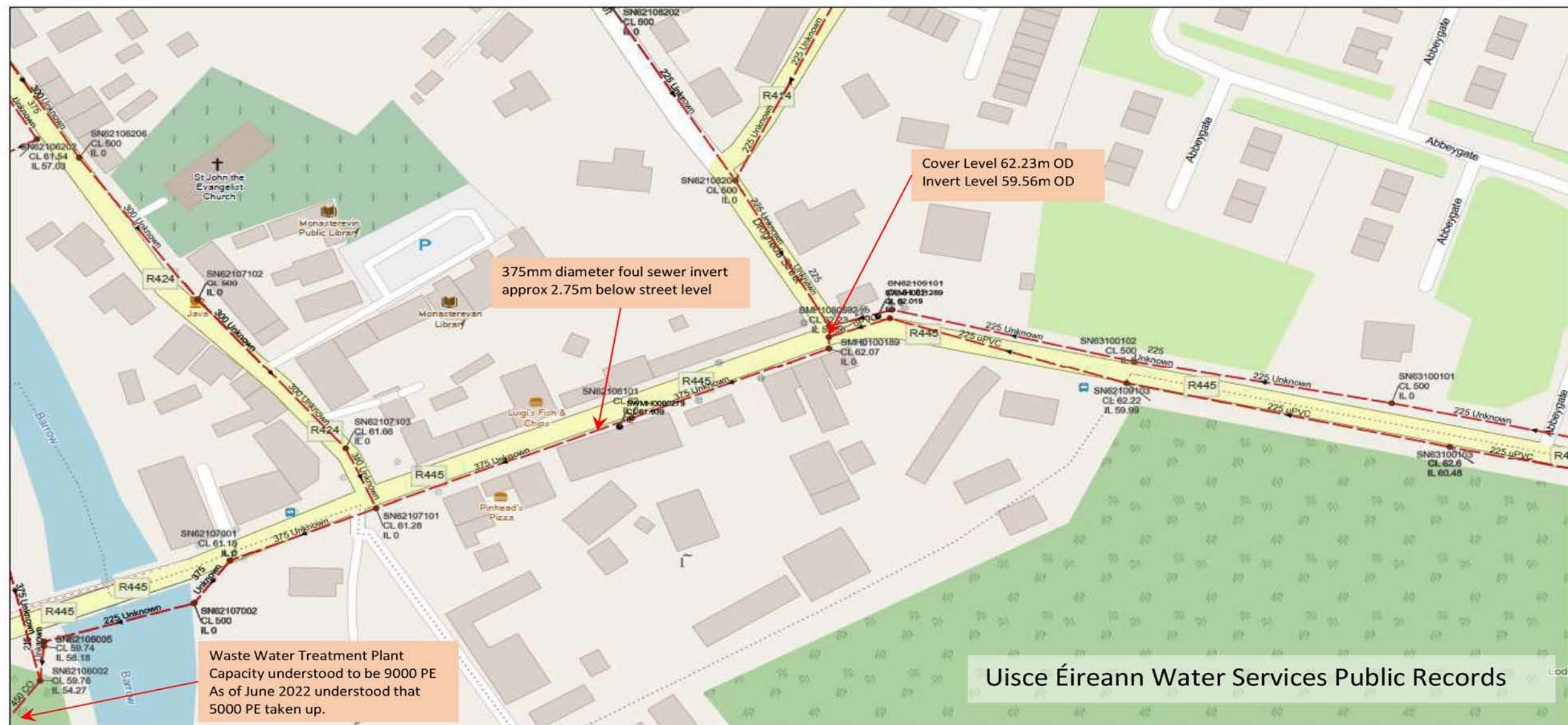


INFORMATION					Drawn By:	Checked By:	Approved By:	Date:	 Behan House, 10 Lower Mount Street, Dublin 2. D02 HT71 Tel: +353 (0)1 661 1100 e-mail: info@cora.ie web: www.cora.ie							
Project Details:					AL	LE	LE	09/03/2024								
Project Details:	Rp01	Issued for Inclusion in Conservation Management Plan	25/03/2024	LE	Project Name: <b>Cassidy's Distillery Monasterevin</b>			Scale: NTS	Project Number: 24544							
Site Address:	Dublin St, Monasterevin	SFRA Flood map added. Drawing re-numbered			Drawing Title: <b>Fluvial Flood Risk</b>			Project:	Originator: CORA	Zone:	Level:	Type:	Discipline:	Drawing No.: Sk02	Stage:	Revision: Rp01
Client:	Kildare County Council	P1	Issued for Discussion	12/03/2024	RK											
Architect:	HHC Architecture	REV. No.	REVISION DESCRIPTION	DATE	ISSUED BY											



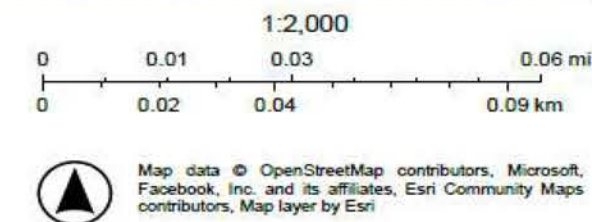






08/03/2024

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|--|--|--|---|--|--|
| <ul style="list-style-type: none"> <li>Storm Manholes</li> <li>Standard</li> <li>Backdrop</li> <li>Other, Unknown</li> <li>Ceasade</li> <li>Catchpit</li> <li>Situation</li> <li>Hatchbox</li> <li>Lampbox</li> <li>Hydrobrake</li> <li>Other, Unknown</li> <li>Storm Discharge Points</li> <li>Outfall</li> <li>Other, Unknown</li> </ul> | <ul style="list-style-type: none"> <li>Overflow</li> <li>Soakaway</li> <li>Other, Unknown</li> <li>Surface Water Mains</li> <li>Surface Gravity Mains</li> <li>Surface Gravity Mains Private</li> <li>Surface Water Pressurised Mains</li> <li>Surface Water Pressurised Mains Private</li> <li>Storm Inlets</li> <li>Gully</li> <li>Standard</li> <li>Other, Unknown</li> </ul> | <ul style="list-style-type: none"> <li>Storm Culverts</li> <li>Storm Clean Outs</li> <li>Storm Valves</li> <li>Storm Open Drains</li> <li>Storm Detention Areas</li> <li>Storm Chambers</li> <li>Sewer Manholes</li> <li>Standard</li> <li>Backdrop</li> <li>Ceasade</li> <li>Catchpit</li> <li>Other, Unknown</li> <li>Sewer Clean Outs</li> <li>Rolling Eye</li> </ul> | <ul style="list-style-type: none"> <li>Situation</li> <li>Hatchbox</li> <li>Lampbox</li> <li>Hydrobrake</li> <li>Other, Unknown</li> <li>Sewer Discharge Points</li> <li>Outfall</li> <li>Overflow</li> <li>Soakaway</li> <li>Other, Unknown</li> <li>Sewer Fittings</li> <li>Vent/Cul</li> <li>Other, Unknown</li> </ul> | <ul style="list-style-type: none"> <li>Flushing Structure</li> <li>Other, Unknown</li> <li>Waste Water Treatment plant</li> <li>Waste Water Pump station</li> <li>Sewer Inlets</li> <li>Standard</li> <li>Catchpit</li> <li>Gully</li> <li>Other, Unknown</li> <li>Pumping - Unknown</li> <li>Pumping - Overflow</li> <li>Pumping - Combined</li> <li>Pumping - Foul</li> <li>Pumping - Overflow</li> <li>Pumping - Unknown</li> <li>Pumping - Foul</li> <li>Pumping - Overflow</li> </ul> | <ul style="list-style-type: none"> <li>Sewer Chambers</li> <li>Sewer Mains</li> <li>Gravity - Combined</li> <li>Gravity - Foul</li> <li>Gravity - Overflow</li> <li>Gravity - Unknown</li> <li>Pumping - Combined</li> <li>Pumping - Foul</li> <li>Pumping - Overflow</li> <li>Pumping - Unknown</li> <li>Syphon - Foul</li> <li>Syphon - Overflow</li> <li>Overflow</li> <li>Sewer Mains (Private)</li> <li>Gravity - Combined</li> <li>Gravity - Foul</li> <li>Gravity - Overflow</li> <li>Gravity - Unknown</li> <li>Pumping - Combined</li> <li>Pumping - Foul</li> <li>Pumping - Overflow</li> <li>Syphon - Foul</li> <li>Syphon - Overflow</li> <li>Overflow</li> <li>Sewer Detention Areas</li> <li>Waste Water Asset Site Boundary</li> <li>Wastewater Discharge Authorisation Boundary</li> </ul> |
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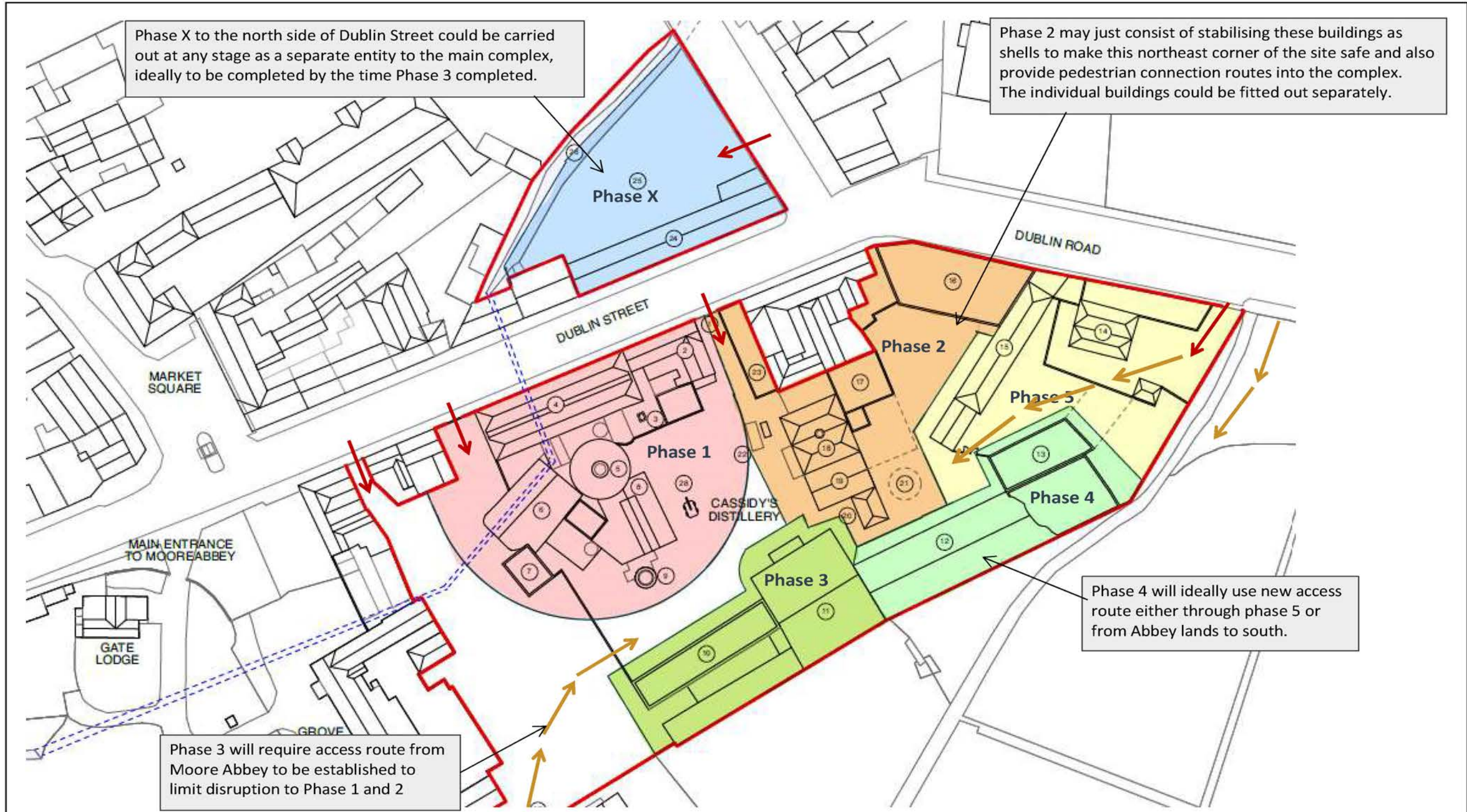
Drawing Stage:					Drawn By:	Checked By:	Approved By:	Date:	<p>Behan House, 10 Lower Mount Street, Dublin 2. D02 HT71 Tel: +353 (0)1 661 1100 e-mail: info@cora.ie web: www.cora.ie</p>							
<b>INFORMATION</b>					LE	AL	LE	09/03/2024								
Project Details:					Project Name: <b>Cassidy's Distillery Monasterevin</b>			Scale:	Project Number:							
Site Address:	Dublin St, Monasterevin	Rp01	Issued for Inclusion in Conservation Management Plan	25/03/2024	Project: <b>Existing Foul Drainage</b>			NTS	24544							
Client:	Kildare County Council	P1	Issued for Discussion	12/03/2024	Drawing Title:			Project:	Originator:	Zone:	Level:	Type:	Discipline:	Drawing No.:	Stage:	Revision:
Architect:	HHC Architecture	REV. No.	REVISION DESCRIPTION	DATE	ISSUED BY			CORA						SK04		Rp01






<b>INFORMATION</b> Drawing Stage: Rp01 Project Details: Issued for Inclusion in Conservation Management Plan Site Address: Dublin St, Monasterevin Client: Kildare County Council Architect: HHC Architecture					Drawn By: LE Checked By: AL Approved By: LE Date: 09/03/2024 Project Name: <b>Cassidy's Distillery Monasterevin</b> Drawing Title: <b>Existing and Proposed Site Access</b>					Scale: NTS Project Number: 24544 Project: Originator: CORA Zone: Level: Type: Discipline: Drawing No.: Sk05 Stage: Revision: Rp01					<b>CORA</b> CONSULTING ENGINEERS Behan House, 10 Lower Mount Street, Dublin 2. D02 HT71 Tel: +353 (0)1 661 1100 e-mail: info@cora.ie web: www.cora.ie				
REV. No. REVISION DESCRIPTION P1 Issued for Discussion Additional routes added and photos of entrances					DATE ISSUED BY 25/03/2024 LE 12/03/2024 RK														





Drawing Stage:					Drawn By:	Checked By:	Approved By:	Date:	 Behan House, 10 Lower Mount Street, Dublin 2. D02 HT71 Tel: +353 (0)1 661 1100 e-mail: info@cora.ie web: www.cora.ie							
<b>INFORMATION</b>					LE	AL	LE	09/03/2024								
Project Details:					Project Name: <b>Cassidy's Distillery Monasterevin</b>			Scale: NTS	Project Number: 24544							
Site Address:	Dublin St, Monasterevin				Drawing Title: <b>Proposed Phasing</b>			Project: CORA	Originator: CORA	Zone:	Level:	Type:	Discipline:	Drawing No.: Sk06	Stage: Rp01	Revision:
Client:	Kildare County Council	Rp01	Issued for Inclusion in Conservation Management Plan	25/03/2024	LE											
Architect:	HHC Architecture	REV. No.	REVISION DESCRIPTION	DATE	ISSUED BY											



**PRELIMINARY SURVEY OF OBJECTS AT  
SAMUEL E. HOLMES' ENGINEERING WORKS,  
MONASTEREVIN, CO KILDARE**



**Fred Hamond**

*for*  
**Kildare County Council**  
**August 2023**

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## Preface

The author was commissioned by Kildare County Council to undertake a preliminary survey of the contents of the buildings formerly occupied by Samuel E. Holmes Ltd in what was originally Cassidy's Distillery on the Dublin Road, Monasterevin.

The range of surviving objects is outlined and their industrial heritage significance evaluated. The methodology for recording the various items is then discussed as a means of quantifying what now survives and to inform the highlighting of those items of special merit.

I should like to thank Mr Robin Connolly for facilitating site access.

Fred Hamond  
Industrial Archaeologist  
75 Locksley Park, Belfast BT10 0AS  
Email: fred.hamond@gmail.com

30 August 2023

## 1. Introduction

The site under review was originally Cassidy's Distillery which operated from 1784 until its bankruptcy in 1925. Samuel E. Holmes established an engineering works, known as the Brook Works, at Monasterevin in 1900.<sup>1</sup> In the 1930s he bought a substantial portion of the defunct distillery from the liquidator and moved on to the site, bringing the Brook Works name with him.<sup>2</sup> Operations were continued by his son John, and then, after the latter's death in 1993, by his widow Christina. Three years later, in 1996, one of Messrs Holmes's employees, Robin Connolly, bought out Mrs Holmes and he continued to provide precision engineering services throughout Ireland until he ceased operations in 2002.

The site was visited by the author on 11 July 2023 at the invitation of Kildare CC's Architectural Conservation Officer. The inspection was limited to that part of the site owned by Mr Connolly and encompassed all of Messrs Holmes's workshops. Although the buildings have been vacant for over 20 years, a substantial number of objects relating to Messrs Holmes's operations still survive (fig.1).

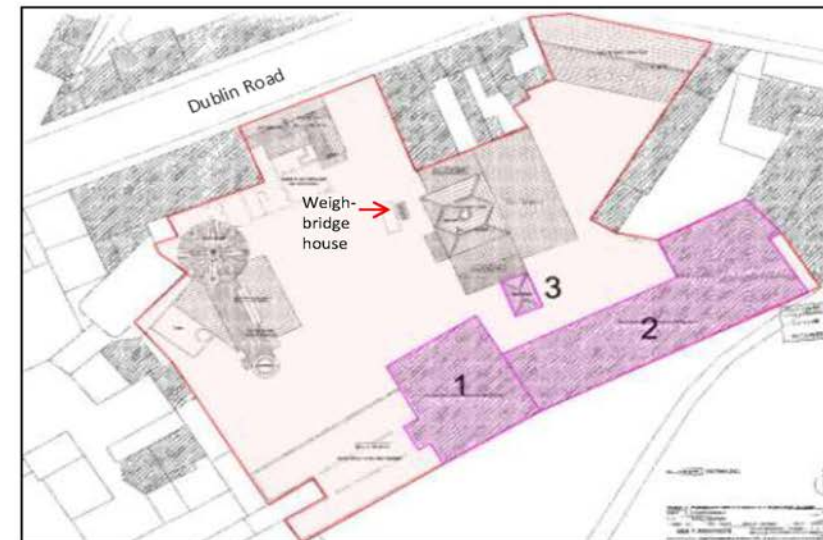


Fig.1 Buildings with machine tools and other objects. The red line denotes the extent of Mr Connolly's holding.

## 2. Surviving objects

The surviving objects comprise a wide range of machine tools for the fabrication of metal parts for engines, machinery and miscellaneous equipment, and fixings such as nuts and bolts. According to Mr Connolly, most of the machines were purchased second-hand by Messrs Holmes. There are also a number of ancillary objects such as electric motors, lineshafts and pulleys.

<sup>1</sup> This foundation date is given in a brochure published by Messrs Holmes which is in the possession of Mr Robin Connolly.

<sup>2</sup> The purchase of the former distillery is noted in the *Nationalist and Leinster Times*, 15 April 15, 1950.



**2.1 Building 1**

This large single-bay building is known by Mr Connolly as the “Heavy Shop” and contains numerous machine tools and ancillary equipment (fig.2). Some of the machines are in their original positions when last operated, but the majority were moved here from Building 2 by Mr Connolly for safekeeping after the premises closed as it has a watertight roof.

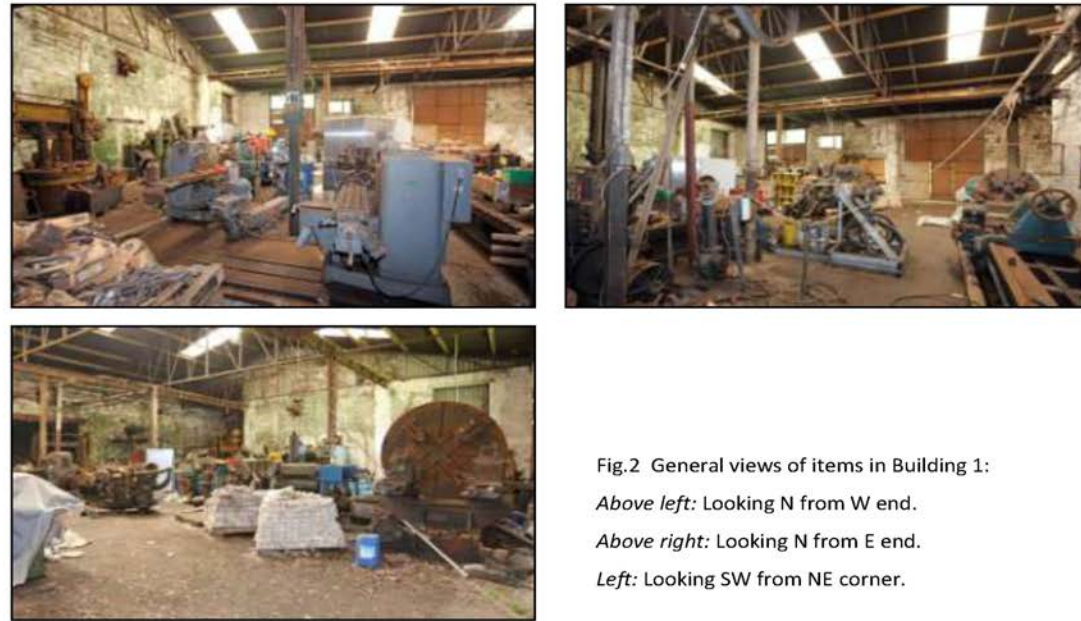
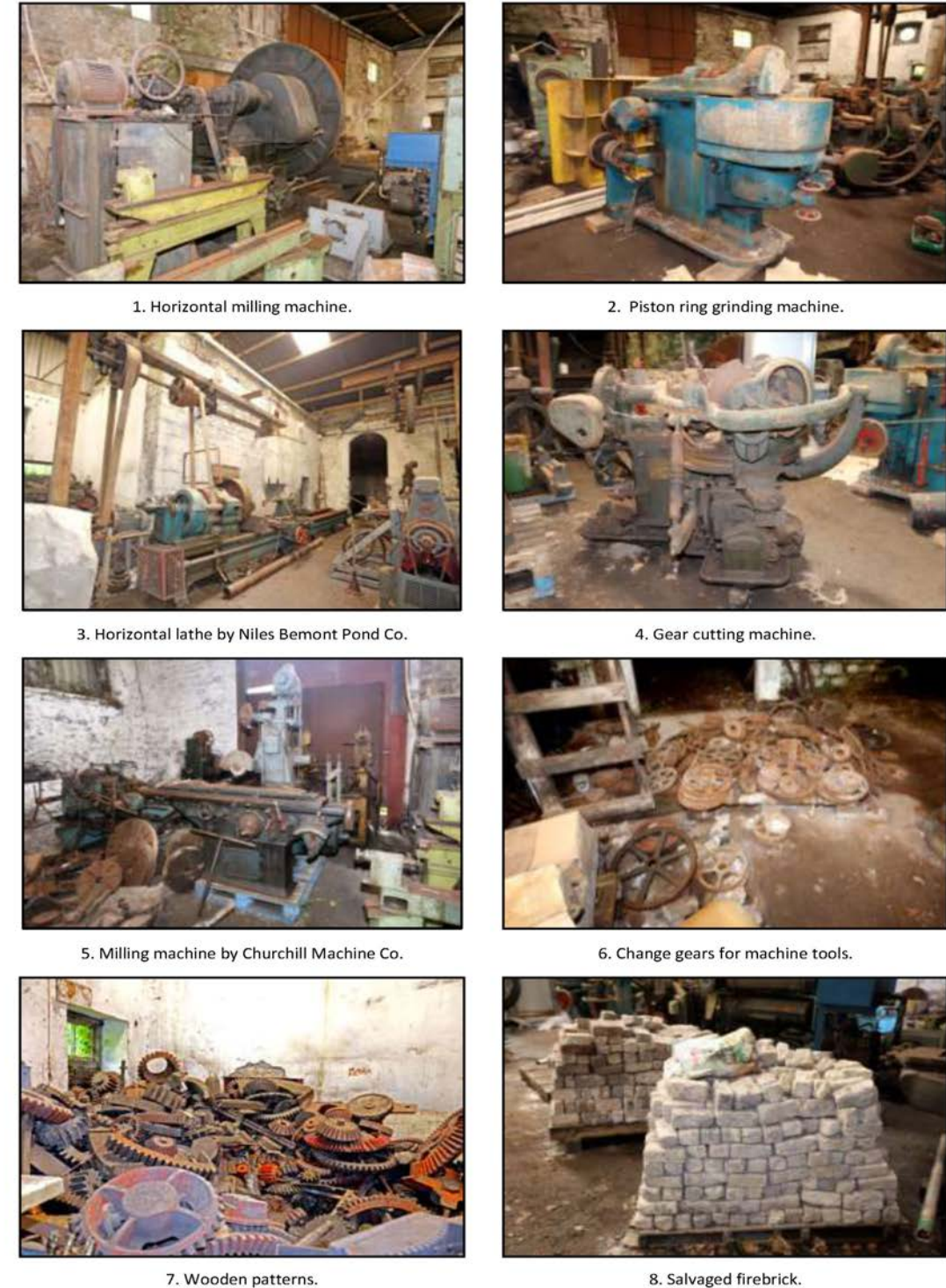


Fig.2 General views of items in Building 1:  
*Above left:* Looking N from W end.  
*Above right:* Looking N from E end.  
*Left:* Looking SW from NE corner.

This room contains the following range of objects (fig.3):

- Machine tools for the cutting, drilling, planing, grinding, profiling and threading of metal. Many of the tools bear their makers’ names and places of manufacture. Some were driven directly by electric motors mounted on their frames, and others indirectly through pulley belts and lineshafts from separately-mounted motors.
- Ancillary equipment used in the operation of the machine tools, e.g. change gears, cutting and shaping tools, and disposable items such as sanding and polishing belts. The gears were interchangeable on the machines and various size combinations were used to give different rotational speeds at the machines’ output ends. Various cutting tools were attached to the machines and did the actual milling of the workpiece (as the metal piece being worked upon is known).
- Wooden foundry patterns for racks, spur and bevel gears of various length, diameter, pitch and face. According to Mr Connolly, these patterns were once used by Messrs Holmes.<sup>3</sup>
- Two wooden pallets containing firebrick salvaged by Mr Connolly from one of the distillery’s chimneys.
- Miscellaneous items, e.g. a portable hydraulic compressor.

<sup>3</sup> It is uncertain without further research whether there was a foundry on site, or if the patterns were dispatched to a specialist foundry elsewhere when a casting was required.



1. Horizontal milling machine.  
 2. Piston ring grinding machine.  
 3. Horizontal lathe by Niles Bemont Pond Co.  
 4. Gear cutting machine.  
 5. Milling machine by Churchill Machine Co.  
 6. Change gears for machine tools.  
 7. Wooden patterns.  
 8. Salvaged firebrick.

Fig.3 Selected objects in Building 1.



## 2.2 Building 2

This long single-storey building was known as the "Light Shop" and contains various machine tools, many of which were driven by flat belts from overhead line shafts fixed to the undersides of the roof trusses (fig.4). Unfortunately the east end of the roof has collapsed and the surviving machinery has long been exposed to the elements and is also obscured by the ensuing vegetation overgrowth.



Fig.4 General views of items in Building 2: *Top left:* Looking E along N side of room. *Top right:* Looking E along S side of room. *Bottom left:* Collapsed roof at E end of building. *Bottom right:* Looking W along N side of room.

The contents of this room include the following items (fig.5):

- Overhead lineshafts aligned east-west down the axis of the room.
- Miscellaneous dismantled metal pulleys and shafts lying loose on the floor.
- Machine tools, e.g. boring machine, drill, gear cutter, and grinder.
- Two vintage car bodies.
- Two cast-iron columns.
- Portable jib crane.

At the west end of the room is a small concrete-block office with miscellaneous documents. Just outside this office is a chest of drawers full of engineering drawings.



1. Metal-cutting vertical band saw.



2. Dismantled pulleys.



3. Cast-iron columns.



4. Vintage car bodies.



5. Office at W end of building.



6. Interior of office, to S.



7. Drawings in set of drawers at W end of floor.

Fig.5 Selected objects in Building 2.



**2.3 Building 3**

This building is believed to have originally been a gasworks for the distillery but it was gutted and converted into a store by Messrs Holmes (fig.6).



Fig.6 General views of interior of Building 3:  
Far left: Looking N.  
Left: Looking S.

The room contains a variety of small loose objects (fig.7) including:

- Ancillary items used in the machine tools' operations, e.g. change gears and drill chucks.
- Spare parts, many of which are stored in pigeonhole racks along one side of the room.
- Engine parts, e.g. piston cylinder liners and brake drums.
- Assorted spanners.
- Nuts and bolts.
- Balata belts.
- Chains.
- Fire hoses.
- Wooden pattern for a rack.
- Small hand-operated pump.
- Assorted small electric motors.
- Bearings and bearing blocks.

**3. Industrial heritage significance**

The development of machine tools from the late 1700s onwards revolutionised all aspects of industry as machines could now be made to a much higher precision than was ever achievable using hand tools. It was now possible to mass-produce standardised parts which were straightforward to assemble and replace. During the 1800s and early 1900s, machine shops were established in urban centres such as Belfast, Dundalk and Cork to service neighbouring industries. Although Monasterevin was a relatively small town, Messrs Holmes nevertheless rose to become one of the Republic's foremost precision engineering firms by the mid-1900s.

The machine tools are undoubtedly this site's USP (unique selling point). Although Messrs Holmes's operations spanned much of the 20<sup>th</sup> century, many of the machine tools are undoubtedly of 19<sup>th</sup> century design, having been purchased second-hand from elsewhere. What now survives gives an insight, probably unrivalled anywhere else in Ireland, into the technical evolution of this specialist branch of mechanical engineering over the past 100 years or so.



1. Items at N end of room.



2. Hanging chains at N end of room.



3. Pigeonhole racks along E side (1).



4. Pigeonhole racks along E side (2).



5. Workbench along S side.



6. Workbench along W side.



7. Items along W side of floor.

Fig.7 Loose objects in Building 3.



It should be noted that the buildings used by Messrs Holmes were built by Messrs Cassidy and were not designed for engineering purposes. It is therefore no exaggeration to say that it is the objects rather than the buildings which now give this site its special heritage significance as an Engineering Works.

It would, however, be impractical to retain every object on account of the resources required to curate them - storage space, a controlled environment, periodic inspection etc. A decision will eventually have to be made as to what to retain. For example, an item might be kept because of its technical merit (e.g. a typical or unusual example of its type), or because of its historical interest. However, even mundane items such as small hand tools may merit retention to augment, say, a display of machine tools.

Ideally, any decision regarding what to salvage should be informed by an awareness of what survives. In the case of the machine tools, how many of each type are there, what were they specifically used for, who made them, how old are they, how were they powered, how complete are they, what condition are they in, and how vulnerable are they to loss? It would therefore be necessary to catalogue the surviving objects in order to evaluate them and decide on an appropriate salvage and disposal strategy, e.g. retention on site and in situ, retention on site but not in situ, or disposal to third parties off-site. The items' quantification and evaluation will also inform issues such as where the retained ones should be stored, the feasibility of displaying them, and the challenge of explaining them to the non-specialist.

#### 4. Object recording

The cataloguing of the many hundreds of surviving objects is certainly a daunting task, not least because it is virtually impossible to estimate the resources it will take (particularly time). One way forward would be to group the objects into broad categories, each of which can then be catalogued to different levels of detail: (1) machine tools and ancillary items, (2) patterns, (3) power transmission, (4) spare parts, and (5) other objects.

##### 4.1 Machine tools and ancillary items

Priority should be given to identifying and cataloguing those objects which contribute most to the site's special heritage interest, namely the machine tools and ancillary equipment (e.g. change gears, cutting tools etc). For present purposes, any items fabricated by the machine tools should also be included in this category. Most such items are to be found in Building 1, and to a lesser extent in Buildings 2 and 3.

For the purposes of quantifying what survives and to enable like-for-like comparisons to be made between items within each category, only the objects' basic attributes need be noted at this stage and detailed descriptions can be left to a later date. For the objects in this category, it is recommended that the following attributes are recorded (fig.8):

##### Machine tool record

- Object number  
These numbers should be assigned sequentially in the order of recording. Where an object has been partly disassembled, its component parts should be sub-numbered, X.1, X.2 etc. Each object should also be physically labelled with that number so that it can be cross-referenced to its catalogue entry.

- Function.
- Building location.
- Floor position within building.  
The position of each object should be marked up approximately on a scale plan of the room in which it is located. Although the objects will doubtless be moved elsewhere eventually as the buildings are redeveloped, such floor plans will make it easier to find specific items for the foreseeable future.
- In original position?
- Materials.
- Maker's marks.
- Period of manufacture.
- Power drive assembly.
- Features of note.
- Condition.
- Completeness.
- Photographs (with scale rod).



Function	Vertical boring and turning mill.
Building location	Building 1.
In original position?	No.
Materials	Cast metal.
Maker's marks	Geo. Richards & Co Ltd, Blackheath and Manchester.
Period of manufacture	Late 19 <sup>th</sup> C/ Early 20 <sup>th</sup> C.
Power drive assembly	Electric motor via stepped flat pulleys and balata belts.
Features of note	Two adjustable ram heads mounted on cross rail. Circulatory table to which the workpiece is attached.
Condition	Fair.
Completeness	Complete.

Fig.8 Example of machine tool record.

##### Ancillary equipment and fabricated item records

Rather than catalogue every individual item, it is recommended that similar items (e.g. a set of change gears for a particular machine tool) be grouped together and treated as one object. Many of these items have already been gathered up into discrete piles by Mr Connolly and set beside their associated machine tools. Ideally, each group should be placed into one or several numbered crates (depending on the weight of the contents) so that they are kept together if moved elsewhere.



- Object number  
Again, these items or groups of items should be numbered sequentially in the order in which they are recorded.
- Number of items in group.
- Function.
- Associated machine tool (if known).
- Building location.
- Floor position within building (as shown on scale plan of room).
- Materials.
- Features of note.
- Condition.
- Completeness.
- Photographs (with scale).

#### 4.2 Patterns

Upwards of a hundred wooden patterns (if not more) are piled up in the NE corner of Building 1. They largely comprise spur and bevel gears and appear to be mostly complete. There are also segments of large gears and also patterns for racks and pinions.

These objects are of historical interest as tangible reminders of Messrs Holmes's metal casting work. Pattern making is now a dying art and Athy Foundry is probably the only foundry left in Ireland which still has a pattern maker. Moreover, patterns are very expensive to produce, particularly for one-off castings. What survives may therefore also be of interest to those wishing to cast gears for heritage projects elsewhere. For each pattern, the following attributes should be recorded:

- Object number.  
Each pattern should be assigned a sequential number prefixed by 'P' (for pattern), e.g. P1, P2 etc. As with the other objects, each pattern should be physically marked with its unique number so that it can be easily located in future.
- Building location.  
Building 1 will be the default location and patterns elsewhere on the premises should be gathered up and added to the pile in this building.
- Type of gear pattern.  
Rack, bevel and spur gears are likely to comprise the bulk of the patterns. It should also be noted whether it is a complete gear, or a segment of a larger gear.
- Material.  
Wood is likely to be the default material.
- Size  
Resources permitting, each pattern's length or pitch circle diameter as well as its pitch and face width should be recorded so as to facilitate searching for a pattern of a particular gear type and size.
- Condition.
- Completeness.
- Photographs (with scale).

#### 4.3 Power transmission

Various electric motors, lineshafts and pulleys survive in buildings 1 and 2. The motors powered the machinery through flat belts driven by the pulleys mounted on the lineshafts. Although such power transmission systems are found in many industrial sites, the large number of overhead shafts and pulleys still in place in Building 2 set it apart as an engineering workshop (fig.9). For this reason, all in situ power transmission assemblies should be included in any future measured buildings' survey.



Fig.9 Overhead lineshafts in Building 2.

Some of the shafts and pulleys have been dismantled and now lie loose on the floor, particularly in Building 2. Whilst of little intrinsic interest, these items may nevertheless be of value to anyone undertaking the restoration of an industrial site elsewhere. Resources permitting, each pulley should be recorded as follows:

- Object number.
- Type.  
Most pulleys carried flat belts (flat pulleys), but some may be grooved for one or more V-belts (V-pulleys). A few are stepped pulleys (i.e. pulleys of different diameter attached to one another) which enabled different rotational speed to be taken off the same shaft (in a similar way to a gear box).
- Size.  
Outside diameter, width of rim, and diameter of hub.
- Number of parts.  
Pulleys usually comprise two identical halves bolted together, but some of the smaller ones may one-piece castings.
- Flat or flanged?  
Some pulleys have projecting flanges around their rims.
- Features of note.
- Condition.
- Completeness.
- Photographs (with scale).



#### 4.4 Spare parts

Numerous small items are scattered about the place, particularly in Building 3. Many appear to be spare parts and workpiece blanks, but what exactly they were used for is probably now only known to Mr Connolly. It would take considerable time to record every single item, many of which are probably of minimal heritage interest.

One way to progress the recording of the contents of Building 3 would be to (1) separate out those items of no heritage interest, (2) recover any items which obviously relate to the machine tools (such as the change gears), and (3) then assess what remains. A decision can then be taken as to what should be recorded and to what level of detail.

#### 4.5 Other objects

Apart from the machine tools, there are other relatively large objects in buildings 1 and 2 which may potentially also be of heritage interest, e.g. two mid-20<sup>th</sup> century American car bodies, two cast-iron columns, a small crane, two pallets of salvaged firebrick, and a hydraulic compressor. Given the diversity of these objects, a more general recording form would be more appropriate than the bespoke ones outlined above. The following attributes should be recorded for these objects:

- Object number.
- Function.
- Building location.
- Floor position within building (as shown on scale plan of room).
- Description.
- Condition.
- Completeness.
- Photographs (with scale).

#### 4.6 Documents

As noted in section 2.2, a number of documents survive at the west end of Building 2. Those in the set of drawers beside the office are water damaged and in poor condition. There are also some engineering-related magazines in the weighbridge house near the site entrance.

It is recommended that these paper items be inspected and any of historical and/or technical interest should be set aside in a weatherproof area for possible conservation at a later date.

### 5. Next steps

It is impossible to estimate how long it would take to record every category of object in the detail outlined above. The only certainty is that it will take a considerable amount of time. If the funding for such a recording exercise is limited, it will be necessary to prioritise the order in which each category is recorded. Given that the machine tools and ancillary items are instrumental in giving the site its special engineering character, this category merits top priority.

Before any recording project starts, Kildare CC would need to resolve two key issues with the site's owner, Mr Connolly. Firstly, that he will permit third party access to the buildings for however long it would take to record their contents. Secondly, that he would be willing to help identify the machine tools and ancillary equipment in Buildings 1 and 2, and also the various small items in Building 3. As a trained engineer who actually used these objects, Mr Connolly is arguably the only living person now capable of doing so.

As noted in section 2.2, any surviving machinery at the east end of Building 2 is now buried under collapsed roof debris and overgrowth. It would be advisable for the Council to clear this area prior to the recording of its contents.





## LOCAL AREA PLAN (EXTRACT)

### PART A Introduction and Context

#### 2.0 Historic Development and Urban Context of Monasterevin

Monasterevin derives its name from St. Evin's Monastery, on the site of the present Moore Abbey. Moore Abbey was built by the Moore family, Earls of Drogheda in the 17th Century. This family were also responsible for laying out the town in a typical 18th Century grid format. The West End and Drogheda Street date from this era. The construction of the Grand Canal in 1786 and later the railway led to industrial development in the town, most notably Cassidy's Distillery on the Dublin Road. The closure of the distillery in the 1920's and later of the railway resulted in the slow decline of the town throughout most of the 20th Century.

#### 5.0 Future Development Strategy

##### (iii) Regeneration of former Cassidy's Distillery complex along Dublin Street

The site of the former Cassidy's Distillery represents a significant opportunity for the regeneration of a strategic brownfield site in the town centre. The zoning in the plan provides for a wide range of uses including employment, arts, crafts, community, recreation and residential uses. In order to realise this vision, a design brief has been prepared to assist and encourage key stakeholders.

### PART B Policies and Objectives

#### 6.0 Introduction

##### (iii) Retail and Town Centre Uses

Having regard to the high level of vacant floor space and dereliction within the town centre, significant opportunities exist for the re-use and regeneration of lands and buildings. Of particular note are the former Cassidy's Distillery sites and structures located on both sides of Dublin Street.

Monasterevin has a limited retail offer for a town of its size and catchment area. The potential of Monasterevin to operate as a tourist and local retailing destination is advocated by combining and marketing the town and environs as a unique heritage, tourism and retail offer. Reflecting this, the plan sets out policies and objectives that reinforce the town centre while encouraging the re-use and regeneration of vacant buildings and sites within the town centre area. It is recognised that there is a need to carefully plan and manage future retail and non-retail services in the town to further strengthen the retail offer to protect and enhance the town's unique character

while promoting economic vitality and viability. This plan is informed by the Draft Kildare County Retail Strategy 2010 -2016.

Encouraging high-quality design and facilitating an appropriate mix of uses will also help to ensure that the town centre provides a suitable focus for creating sustainable communities. The protection of built heritage and the integration of new retail development within the existing historic urban form is also a key objective of this plan.

##### (iv) Urban Design and Town Centre Development

Good urban design is essential if Monasterevin is to become an attractive, high quality, sustainable place to live and work. It is important that new development respects the older streets and finer urban grain in the town centre. New areas should create individuality in the form of character areas, enhancing the built environment.

The importance of Monasterevin's townscape qualities are derived from its historic urban structure. Indicative Design Briefs have been prepared for three key town centre sites (Refer to Section 6.8) which are:

- (i) Moore Abbey/ Market Square
- (ii) Cassidy's Distillery
- (iii) Dublin Street

These design briefs set out broad parameters for the future development of these areas. Each brief is indicative only and has been prepared following an urban analysis. Indicative Public Realm Improvement Schemes are also set out in Section 6.9 for Dublin Street, Market Square and Main Street and the revised treatment of the junction at Market Square/Moore Abbey. These proposals demonstrate the potential positive impact of improvements and enhancements to the public realm of the town while incorporating the principles set out in the Design Manual for Urban Roads and Streets (2013). The public realm improvement scheme encourages the regeneration and conservation of the town centre by using best practice urban design principles in terms of the maximisation of public space and movement corridors using an appropriate palette of materials, finishes and landscaping. The implementation of such improvements to the public realm of the historic core is a key objective of this plan.

#### 6.3.2 Strategy for economic development and employment creation

The long term economic strategy of this plan is centred on the following key objectives:

- Encouraging the regeneration and appropriate redevelopment of Cassidy's Distillery structures and other vacant properties within the historic town centre core and encouraging the provision of a mix of residential, arts and crafts, distilling and brewing, cultural and community uses, high quality public realm and open spaces;



### 6.4.2 Heritage Tourism

Monasterevin boasts a rich and unique architectural, natural and historical heritage. The town retains many buildings of significance including, Moore Abbey Demesne, Cassidy's Distillery, Togher House and Kilrue House, The Hulk, various churches and unique streetscapes dating back to the merchant class who resided mostly in the town.

#### Tourism policies:

T 3: To improve the visitor experience to the town and to cooperate with all stakeholders and appropriate agencies in improving the public realm and promoting tourism based enterprises and facilities in the town.

T 4: To capitalise on potential tourist income by seeking to promote existing accommodation and new accommodation choices in the town.

T 5: To facilitate and guide the development of additional attractions and facilities within the town in order to encourage tourists to extend their stay and increase tourism generated expenditure in the town.

### 6.5.2 Strategy for developing the retail profile of Monasterevin

The strategy for developing the town's retail profile is centred on:

- Encouraging the development of the three key town centre sites (Market Square, Cassidy's Distillery, Dublin Street) in accordance with the Design Brief principles outlined in Section 6.8; and

#### Retail – Policies:

R2: To facilitate and support the appropriate regeneration of the former Cassidy's Distillery with a suitable range of retail and commercial uses to meet the needs of residents/employees of the area.

R4: To improve the town's attraction as a retail destination through additional investment in the public realm; attracting a critical mass of new retail investment within the historic town centre and by facilitating the enhancement of supporting tourism infrastructure. (e.g. hotel, hostel and restaurants).

R 5: To encourage landowners, retailers and development interests to realise the potential of vacant and backland town centre lands in Monasterevin.

R 6: To encourage and facilitate the development of a combined and unique heritage, retailing and tourism experience within the town and to encourage strong linkages between these attractions.

R 7: To encourage the development of independent retail outlets in the town centre that will create a unique character and shopping experience for visitors.

#### Retail – Objectives:

RO 1: To encourage and facilitate the re-use and regeneration of vacant and derelict land/buildings for retail and other town centre uses, in particular along Dublin Street, Market Square and Main Street, having regard to the Sequential Approach outlined in the Retail Planning Guidelines.

### 6.6.2 Townscape Analysis

#### (ii) Built Form and Visual Appropriateness

Urban grain can be defined as the pattern and form of buildings, plots and blocks within the urban areas. Market Square, Main Street, Moore Street, the western edge of Drogheda Street and the western side of Whelans Row display a finer urban grain with land parcels for the most part comprising deep plots with narrow frontages onto the street. Significantly larger urban blocks and detached buildings, set back from the road on their own grounds, are mainly located along Drogheda Street and also along the eastern end of Dublin Street (Cassidy's Distillery) around the outer edge of the historic core.

Dublin Street in particular is typified by vacant and near derelict structures on large plots resulting in a poor gateway to the town. There is an opportunity to revitalise this area of the town through appropriate re-use, restoration and renovation.

### 6.6.3 Strategy for the Town Centre

Expansion of the town centre area in a sustainable manner can also be within the town centre lands at Moore Abbey Demesne and also by utilising backland areas in particular to the rear of Cassidy's Distillery and warehouses along Dublin Street. The redevelopment of these lands in an appropriate manner would provide an opportunity to revive Dublin Street, extend the Market Square area and strengthen the linkage between the town centre and Moore Abbey Demesne.

### 6.7.2 Strengthening of the Historic Core

A wide range of shops and businesses are required to ensure the vitality of the town centre. The greater the mix of shops and services the greater the attraction of the town centre.

Destination independent retailers, such as Willoughby's Hardware can stimulate shopper/ pedestrian flows past other retail units and services. The provision of a destination cultural/shopping experience on the ground floors of the Cassidy's Distillery structures on Dublin Street would encourage pedestrian movement through this area and underpin activity.



To reinforce the historic streetscape, existing units should be appropriately developed and any new retail units should be of a fine grain where feasible with active frontages and a variety of operators. Apart from pubs, and restaurants, non retail activities should ideally be located on upper floors so that retail frontage is maintained at street level.

#### 6.7.4 Urban Design Strategy

##### Urban Design – Policies:

UD 12: To encourage and facilitate the appropriate and sustainable regeneration of Cassidy's Distillery complex for uses that are appropriate to its strategic location in the town creating a built environment that respects the industrial and architectural history of the site and the existing urban fabric.

#### 6.8.2 Design Brief 2 Cassidy's Distillery

##### Study Area

The subject lands are outlined in blue and comprise mostly vacant natural stone structures running along the north and south of Dublin Street. The Cassidy's Distillery complex adjoins Moore Abbey Demesne along the southern boundary. The lands comprise numerous structures of exceptional architectural, historical, technical and social interest representing the early industrialisation of Monasterevin in the late eighteenth/early nineteenth centuries. These include the Mash House, residential accommodation, offices, warehouses, wash tun house and various structures associated with Cassidy's Distillery. Part of the site is located within the ACA boundary and includes a number of protected structures.

##### Key Urban Design Issues

The study area provides an opportunity to regenerate and revitalise an underutilised town centre site of significant architectural and historic merit. The structures along Dublin Street frame the approach into the town and provide a strong built form. However these structures are mostly vacant, in poor repair and do not currently provide for an attractive street frontage. The backland areas on the southern side of the street are inaccessible and have been abandoned for some time.

The structures on the northern side of the street mirror those on the south in terms of height, scale and bulk. The backland area of this part of the site is also underutilised and in need of redevelopment. Appropriate uses will be encouraged in key buildings on the streetscape having regard to the architectural and historical character of the distillery complex.

##### Design Objectives

The longer term objective is to secure sustainable uses within the distillery. The existing built fabric would not require significant alterations. Alternative uses with a focus on the sensitive redevelopment of buildings within a new pedestrian area which complements the existing town core with a variety of uses will be encouraged such as a new distillery, brewery, arts and crafts, tourism, cultural, commercial, retail, residential, amenity and community uses. A number of opportunities exist in the backlands of both sides of Dublin Street for appropriate infill development. Infill development should have regard to the surrounding character of the area and deliver a quality public realm.

The regeneration of this area provides an opportunity to maximise the potential of these industrial lands by establishing connections between this previously inaccessible area and the town centre and wider areas, including Moore Abbey Demesne.

##### Key Design Guidelines

- Improve connectivity and permeability of these areas;
- Regenerate the existing industrial complex in the town centre with a mix of employment, tourism, cultural, residential, light industrial and commercial uses;
- Transform Dublin Street and the approach into Monasterevin into a vibrant, connected area within the town centre;
- Deliver high quality public and private open spaces within the industrial heritage; and
- Facilitate new infill development having regard to the architectural integrity, scale and character of the existing structures.





### 6.14.3 Culture

#### **Culture – Objective:**

CUO 1: To support the development of a cultural facility in the town e.g. in Cassidy's Distillery buildings or The Hulk to accommodate a cultural, commercial, community or craft use such as a distillery, brewery museum, arts and craft studio or similar use/visitor attraction.



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Ordnance Survey Map, First Edition - Kildare-10560-Sh26-(S1837)-1839-Extrct-Monasterevin, Glucksman Map Library, Trinity College, Dublin

1909 - Kildare - 2500-Sh26-03, (surveyed 1908) 1909 Monasterevin, Glucksman Map Library, Trinity College, Dublin

1943 Ordnance Survey Map - Kildare -1250-Sh26-03b-(R1939)-1943-Extrct-Monasterevin, Glucksman Map Library, Trinity College, Dublin

### Newspapers

Leinster Leader, 'Success Story of Monasterevan Industry' (September 1959)

Leinster Leader, (December 1890)

The Nationalist and Leinster Times, Cassidy & Co., Monasterevan - A Flourishing Local Industry: Visit of a representative of 'The Nationalist' to the distillery and brewery of Messrs. Cassidy and Company at Monasterevan, Co. Kildare. How the Whiskey, Porter, and Ale are made. (December 1892)

### Valuation Books

Monasterevan 1859-1892 Vo.21 Kildare (Dublin Street)

Book 1: p.69-71

Book 2: p.58-60

Book 3: p.56-58

Book 4: p.52-54

Book 5: p.40-42

Monasterevan 1892-1937 Vo.21 Kildare (Dublin Street)

Book 1: p.69-71

Book 2: p.84-86

Book 3: p.71-73

Monasterevan 1937-1967 Vo.21 Kildare (Dublin Street)

p.75-77

UCD National Folklore Schools Collection

<https://www.duchas.ie/en/cbes/4769967/4763229/4783081>

Description of Cassidy's Brewery transcribed from notes of 14 year old Dorothy Bryan (ND)









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Howley Hayes Cooney Architecture is recognised for its work in both contemporary design and for the sensitive conservation of historic buildings, structures and places. Over a thirty year period, the practice has been responsible for the conservation and reuse of numerous buildings and places of national and international cultural significance, many of which have received RIAI, RIBA, Irish Georgian Society, Opus or Europa Nostra Awards. Under the Conservation Accreditation System, implemented by the Royal Institute of Architects of Ireland, three of the directors James Howley, Fionnuala Hayes and Lucy O'Connor are all accredited as Grade 1 Conservation Architects. Howley Hayes Cooney Architecture have, to date, been responsible for over 300 conservation management plans, master plans, reports and feasibility studies, for buildings ranging from the tenth to the twentieth century, including - medieval churches and cathedrals; country houses and demesnes, to large brownfield former industrial sites; to some of Ireland's most important civic and public buildings. These reports have often led on to the practice implementing multi-award winning commission for the conservation and intervention works for clients such as - the Board of St Patrick's Cathedral Dublin, Dublin City Council, the Heritage Council, the World Monument Fund, the Office of Public Works, the Department of Arts Heritage and the Gaeltacht, the Law Society of Ireland, the Alfred Beit Foundation, Liebherr International and Diageo PLC, together with numerous other local authorities and private clients.





Fragment of a damaged Worcester, perforated brick, found in the former kiln of the Dublin Street malt house, with a fragment of fossilised straw as would have been used by the shoeless young boys, who were observed by Alfred Barnard - *'pricking out the holes of the tiles to unstop them, which has to be repeated three times a year to ensure perfect ventilation.'*