



Planning Ref: SDZ22A/0007
(Please quote in all related correspondence)

9th June 2022

Director of Services – Planning
South Dublin County Council
County Hall
Tallaght
D24 A3XC

Via email: planningdept@sdublincoco.ie

Re: Notification under Article 28 (Part 4) or Article 82 (Part 8) of the Planning and Development Regulations, 2001, as amended.

Proposed Development: Comprising Phase 1 of the Adamstown Boulevard Development Area and consists of 38,768.21sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423 residential units proposed in total (of which 166 units are subject to the application for outline permission) in the townlands of Gollierstown & Aderrig, Adamstown, Lucan, Co. Dublin.

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I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Archaeology

It is noted that that the proposed development encompasses a site with an overall area of approx. 3.9ha. Given the scale, extent and location of the proposed development it is possible that subsurface archaeological remains could be encountered during the construction phases that involve ground disturbance.

Therefore, due to the scale of the proposed development and in line with national policy— see Section 3.6.2 of *Frameworks and Principles for the Protection of the*

Aonad na nIarratas ar Fhorbairt

Development Applications Unit

Oifigí an Rialtais

Government Offices

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90

Newtown Road, Wexford, County Wexford, Y35 AP90



Archaeological Heritage 1999—the National Monuments Service (NMS), Department of Housing, Local Government and Heritage recommends that an Archaeological Impact Assessment (including archaeological test excavation) should be prepared to assess the potential impact on archaeological remains in the area where development is proposed to take place. This assessment must be completed in advance of the commencement of any construction works. It is recommended that the following conditions are included in any grant of planning permission that may issue.

Archaeological Conditions:

1. In advance of the commencement of any construction works, the applicant is required to engage the services of a suitably qualified Archaeologist to carry out an Archaeological Impact Assessment (AIA) which should include a programme of Archaeological Test Excavation. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.
2. The archaeologist shall inspect the proposed development site (PDS) and detail the historical and archaeological background of the site (consulting appropriate documentary sources), and review all cartographic sources and aerial photographs for the area.
3. The Archaeological Test Excavation must be carried out under licence from NMS and in accordance with an agreed method statement; note a period of 5-6 weeks should be allowed to facilitate processing and approval of the licence application and method statement.
4. Test trenches shall be excavated at locations chosen by the archaeologist, having consulted the site drawings. Excavation is to take place to the uppermost archaeological horizons only, where they survive. Where archaeological material is shown to be present, the archaeologist shall stop works pending further advice from NMS. Please note that all features/archaeological surfaces within the test trenches are to be hand-cleaned and clearly visible for photographic purposes.
5. Having completed the work, the archaeologist shall submit a written report to NMS and the Local Authority describing the findings of the AIA and the results of the test excavations. The report shall comment on the degree to which the extent, location and levels of all proposed foundations, service trenches and other sub-surface works required for the development will affect the archaeological remains. This should be illustrated with appropriate plans, sections, etc.
6. Where archaeological material is shown to be present, further mitigation measures will be required; these may include refusal, redesign to allow for preservation *in situ*, archaeological excavation and/or archaeological monitoring as deemed appropriate.



NMS will advise the Local Authority with regard to these matters. No construction works should commence until after the AIA report has been submitted and reviewed.

7. The Construction Environment Management Plan (CEMP) shall be updated to clearly identify and highlight the location of all archaeological and cultural heritage constraints located in proximity to the proposed works—as identified in the AIA—as environmental constraints and to include any mitigation measures to be employed to protect the archaeological or cultural heritage environment.

Reason: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

You are requested to send further communications to this Department's Development Applications Unit (DAU) at referrals@housing.gov.ie where used, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

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A handwritten signature in blue ink, appearing to read 'Simon Dolan', is written over a horizontal line.

Simon Dolan
Development Applications Unit
Administration