



Planning Ref: SD21A/0167

(Please quote in all related correspondence)

7 July 2022

Director of Services – Planning
South Dublin County Council
County Hall,
Belgard Square North,
Tallaght,
Dublin 24
D24 YNN5

Via email: planning.dept@sdblincoco.ie

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

Proposed Development: Construction of a gas fired power plant with an electrical output of up to 125MW with associated balance of plant, equipment and buildings including; an Engine Hall building with a height of 18.9m, comprising 6 gas engines and ancillary infrastructure; an Electrical Annex Building with a height of 18.7m; a Workshop building with a height of 5.1m; a Tank Farm building with a height of 5.68m; a Security hut with a height of 3.27m; an Exhaust Stack with a height of 31.8m; a Gas AGI including a kiosk with height of 3.3m; Radiator Coolers with a height of 8.46m; 2 electrical transformers with a height of 4.98m; Tanks including 2 x Diesel Oil Storage Tanks (volume of 2500m³ combined); SCR Urea Tank (26m³); Lube Oil Storage Tank (26m³); Lube Oil Maintenance Tank (26m³); Pilot Oil Tank (26m³); Fire Water Storage Tank (1000m³); Effluent Collecting Tank (26m³); Underground Surface Water Attenuation Tank (490m³); 2 new access onto the existing private road network with Profile Park; 12 parking spaces, footpaths, landscaping; fencing and all other associated site development plant and equipment and other works including surface water and foul wastewater drainage at Profile Park, Baldonnel, Dublin 22

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



A chara,

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

With regard to the above planning application we are in receipt of an updated EIAR carried out in Response to Request for Clarification of Additional Information. An updated Archaeological Assessment carried out by IAC Ltd. has been submitted in response to Item 8 of the request for Further Information.

The archaeological assessment has been informed by a programme of archaeological testing at the proposed development site, which was carried out under Licence No. 21E0692. According to the Archaeological Assessment:

The eastern portion of the site was characterised by c. 2.5m of modern backfill and the central part of the site was formerly stripped of topsoil with the natural subsoils reduced. A small section of the western part of the site was less disturbed as illustrated by the identification of a small pit in Trench 7. The pit contained a fill characterised with inclusions of charcoal and animal bones.

It is recommended in the Archaeological Assessment to preserve by record (excavate) the pit that was identified during archaeological testing. It is further recommended that all topsoil/overburden stripping associated with the proposed power plant will be monitored by a suitably qualified archaeologist.

Having reviewed all of the development application's documentation and mapping the Department agrees with this mitigation and now recommends archaeological excavation of the feature identified during testing under Licence 21E0692, and archaeological monitoring.

Archaeological excavation and monitoring should be undertaken as follows;

1. The applicant is required to engage the services of a suitably qualified archaeologist to carry out archaeological excavation and monitoring under licence at the development site. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent;
2. Full archaeological excavation ('preservation by record') will be conducted by the archaeologist of pit identified in a previous phase of testing at the site. The immediate area around the feature shall be stripped of topsoil under archaeological supervision to identify any



possible additional associated archaeological features in its immediate vicinity;

3. All topsoil removal and associated groundworks shall be monitored by the archaeologist. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent;

4. Should significant archaeological features be found, any works which would affect them shall cease pending agreement with the Department as to how they are to be dealt with. Where archaeological material/features are shown to be present, preservation *in situ*, preservation by record (excavation), or further monitoring may be required;

5. Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department.

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

Please note that it is strongly recommended that the wording of the Archaeological Condition above be retained in the grant of permission to ensure that the archaeological requirements are understood and carried out by the relevant professional.

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

Is mise, le meas

A handwritten signature in black ink, appearing to read 'Edel Griffin', located below the typed name.

Edel Griffin
Development Applications Unit
Administration