



Planning Ref: **SD22A/0286**  
(Please quote in all related correspondence)

2<sup>nd</sup> August 2022

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

Via email: [planningdept@sdublincoco.ie](mailto: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: Planning Application Reg Ref SD22A/0286 for permission for the demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pede at Main Street, Newcastle, County Dublin**

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I refer to correspondence on 13<sup>th</sup> July received in connection with the above.

Outlined below are archaeological observations/recommendations co-ordinated by the Development Applications Unit.

### **Archaeology**

It is noted that the proposed development site is within the zone of notification (ZON) for the following archaeological monument that is listed in the Record of Monuments and Places (RMP): DU020-003--- Village. Additional archaeological monuments within this ZON include, but are not limited to, the following RMPs: DU021-017002- Castle – tower house and DU021-017001- Well.

It is also noted that the proposed development site is large in scale (c.1.25ha).

The Department has received a report titled *Archaeological Assessment Report Residential Development Site at Newcastle North Newcastle County Dublin* that has been prepared by Icon Archaeology on behalf of Deane Homes Ltd.

According to the report, archaeological testing (under Licence No. 13E0348) of a proposed development at the site of the recorded monument RMP No. DU021-017002- Castle – tower house – did not identify any features related to the tower house or any other features of



archaeological potential. It is possible that elements of the medieval tower house survive within the currently proposed development site.

Archaeological features in the form of the medieval borough boundary, medieval burgage plots and post-medieval field boundary were identified following a geophysical survey and archaeological testing (under Licence No. 02E0859) at a proposed development site (Glebe) to the northeast of the currently proposed development site.

Additional medieval burgage plots were excavated (under Licence No. 13E0438) approximately 150m to the southeast of the proposed development site. Two medieval kilns, one of which was used for drying corn, were found in association with the burgage plots.

It is recommended in the Archaeological Assessment Report that a

- Programme of archaeological testing should be completed by a suitably qualified archaeologist under licence from the National Monuments Service.
- In the event that archaeological material is uncovered, additional mitigation measures may be required subject to consultation with relevant authorities.
- A report detailing the results of archaeological testing shall be submitted to the relevant authorities within 4 weeks of the completion of on-site works.

While the Department agrees with this mitigation, given the high archaeological potential of the proposed development site, it is also recommended that a geophysical survey of the proposed development site be carried out in advance of the archaeological testing.

Therefore, due to the location and 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 Archaeological Heritage 1999—the Department of Housing, Local Government and Heritage recommends that an Archaeological Impact Assessment (including Archaeological Geophysical Survey and Archaeological Test Excavation) be carried out as Further Information. A report containing the results of this assessment should be submitted to the Department and to the Planning Authority prior to any planning decision so as to facilitate the formulation of an appropriate and informed archaeological recommendation.

#### **Request for Further Information:**

The Archaeological Impact Assessment shall be carried out as follows:

- 1) 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 Geophysical Survey and Archaeological Test Excavation to respond to this request for Further Information. 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 Geophysical Survey must be carried out under licence from the National Monuments Service and in accordance with an approved method statement; note a period of 2-3 weeks should be allowed to facilitate processing and approval of the licence application and method statement.
- 4) The Archaeological Test Excavation must be carried out under licence from the National Monuments Service and in accordance with an approved method statement; note a period of 5-6 weeks should be allowed to facilitate processing and approval of the licence application and method statement.
- 5) Test trenches shall be excavated at locations chosen by the archaeologist, having consulted the site drawings and the results of the Archaeological Geophysical Survey. 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 the Department. Please note that all features/archaeological surfaces within the test trenches are to be hand-cleaned and clearly visible for photographic purposes.
- 6) Having completed the work, the archaeologist shall submit a written report to the Department and the Local Authority describing the findings of the AIA including the results of the geophysical survey and 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.
- 7) 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, excavation and/or monitoring as deemed appropriate. This Department will advise the Local Authority with regard to these matters. No decision should be made on this application until this Department and the Local Authority have had the opportunity to fully evaluate the findings of the AIA.

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 any further communications to this Department's Development Applications Unit (DAU) at [referrals@housing.gov.ie](mailto:referrals@housing.gov.ie), where used, or to the following address:

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Is mise, le meas

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Sinéad O' Brien  
Development Applications Unit  
Administration