



Planning Ref: **SD22A/0312**

(Please quote in all related correspondence)

14 September 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: Lidl Ireland GmbH Construction of a single storey Discount Foodstore Supermarket with ancillary off-licence use (with mono-pitch roof and overall building height of c. 6.74 metres) measuring c. 2,207sq.m gross floor space with a net retail sales area of c. 1,410sq.m; Construction of a vehicular access point to Main Street Upper and associated works to carriageway and including partial removal of boundary wall / facade, modification of existing footpaths / public realm and associated and ancillary works including proposed entrance plaza area; Demolition of part of an existing rear / southern single storey residential extension (and related alterations to remaining structure) of Kelly Estates building; The original Kelly Estates building (a protected structure - Eircode: D22 Y9H7) will not be modified; Demolition of detached single storey accommodation/ residential structure and ancillary wall/ fence demolitions to rear of existing Kelly Estates building; Demolition of existing single storey (stable) building along Main Street and construction of single storey retail /cafe unit on an extended footprint measuring c. 118sq.m and associated alterations to existing Main Street boundary facade; Renovation and change of use of existing (vacant) two storey vernacular townhouse structure to Main Street, and single storey extension to rear, for retail/ commercial use (single level throughout) totalling c. 61sq.m; Repair and renewal of existing Western and Eastern burgage plot tree and hedgerow site boundaries; Provision of associated car parking, cycle parking (and staff cycle parking shelter), pedestrian access routes and (ramp and stair) structures (to / through the southern and western site boundaries to facilitate connections to potential future development), free standing and building mounted signage, free standing trolley bay cover /enclosure, refrigeration and air conditioning plant and equipment, roof mounted solar panels, public lighting, hard and soft landscaping, boundary treatments and divisions, retaining wall structures, drainage infrastructure and connections to services/ utilities, electricity Substation and all other associated and ancillary development and works above and below ground level including within the curtilage of a protected structure: Main Street Upper, Newcastle, 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

The Department refers to the Council's notification in relation to the above-proposed development. Outlined below are the archaeological recommendations of the National Monuments Service (NMS) of the Department of Housing, Local Government and Heritage.

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 relatively large in scale.

The NMS is in receipt of a report titled *Archaeological Assessment Proposed retail store development site, Main Street, Newcastle, County Dublin* by John Cronin & Associates. According to the report, no recorded archaeological sites are located within the proposed development site. It is also stated in the report that the proposed development site comprises a mixed brownfield and greenfield land parcel, where the brownfield parcel to the north has been the subject of previous ground disturbance and truncation and the greenfield parcel to the south has been largely unaffected by modern disturbance.

The NMS notes that the proposed development site is within a medieval burgage plot that forms part of the RMP site DU020-003--- Village, and is therefore a constituent part of a recorded monument. It is further noted that the southern greenfield parcel of land has previously been the subject of a geophysical survey carried out under Licence No. 18R0042. Several trends and ferrous responses were identified within the southern portion of the proposed development site during the geophysical survey.

Several areas of archaeological significance dating to the medieval period were identified outside of the currently proposed development site during archaeological testing (that was carried out under Licence No. 20E0024ext. and informed by the geophysical survey carried out under Licence No. 18R0042) of a neighbouring proposed development (An Bord Pleanála Planning Ref. ABP-313814-22 SHD SDCC Newcastle). These included a cereal drying kiln (Area AA2) to the west of the currently proposed development site.

Additional areas of archaeological significance have been identified in the surrounding area, including three medieval burgage plots, two of which contained medieval kilns that were identified under Licence No. 03R003 and 05E1376 to the east of the currently proposed development site.



While summary results of these investigations have been included in the submitted report titled *Archaeological Assessment Proposed retail store development site, Main Street, Newcastle, County Dublin*, they have not been considered in Section 5. *Assessment of impact* of the report.

Archaeological testing is proposed in the report as the most appropriate and effective method to assess the archaeological potential of the overall site, as the site is largely not conducive to geophysical survey.

The NMS partially agrees with this recommendation. Given the high archaeological potential of the proposed development site, it is also recommended that the archaeological testing be informed by the geophysical survey that has previously been carried out in the southern greenfield area of the proposed development site under Licence No. 18R0042.

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 National Monuments Service (NMS), Department of Housing, Local Government and Heritage recommends that an **Archaeological Impact Assessment (including Archaeological Test Excavation)** be carried out as **Further Information**. A report containing the results of this assessment should be submitted to NMS and 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 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 Test Excavation must be carried out under licence from NMS 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.
4. Test trenches shall be excavated at locations chosen by the archaeologist, having consulted the site drawings and the results of the Archaeological Geophysical Survey that was carried out under Licence No. 18R0042. 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 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.
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, excavation and/or monitoring as deemed appropriate. NMS will advise the Local Authority with regard to these matters. No decision should be made on this application until NMS 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:

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Diarmuid Buttimer
Development Applications Unit
Administration