



Planning Ref: SD22A/0323

(Please quote in all related correspondence)

21 September 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: Demolition of a shed & workshop at rear of the Protected Structure to facilitate the provision of 18 car parking spaces; Construction of 12 dwellings comprising of 8 two storey with attic level accommodation, 4 bedroom semi-detached dwellings (c. 146sq.m each and 4 two storey with attic level accommodation, 3 bedroom semi-detached dwellings (c. 126 sq.m each) with vehicular access at main street; A pedestrian access to Forest Hills at the southern end of the site and ancillary site development works all within the curtilage of a Protected Structure at Main Street, Rathcoole, Co. Dublin

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.

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



Archaeology

It is noted that the proposed development site is within the zone of notification for the following archaeological monument that is listed in the Record of Monuments and Places (RMP): DU021-030---- Village.

This monument is subject to statutory protection in the Record of Monuments and Places established under Section 12 of the National Monuments (Amendment) Act 1930-2014. It is possible that hitherto previously unknown archaeological features/deposits associated with these monuments, may be disturbed during the course of groundworks required for the proposed development.

The Department is in receipt of a report titled *Archaeological Desktop Assessment Main Street, Rathcoole, Co. Dublin* by Courtney Deery Heritage Consultancy Ltd. It is recommended in the report that the proposed development site be subject to a site inspection and archaeological testing to determine if any upstanding historic features or archaeological deposits exist within the site of the proposed development. The Department agrees with this recommendation.

Therefore, the Department 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 the Department and the Planning Authority prior to any planning decision so as to facilitate the formulation of an appropriate and informed archaeological recommendation.

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 the 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 and the boundary walls (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 the Department 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. 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.
5. Having completed the work, the archaeologist shall submit a written report to the Department and the Local Authority describing the findings of the AIA and the results of the Archaeological Test Excavation. 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 the 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 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'. The signature is stylized and cursive, with a long horizontal stroke extending to the right.

Edel Griffin
Development Applications Unit
Administration