

BMA Planning
Taney Hall
Eglinton Terrace
Dundrum
Dublin 14

Date: 07-Dec-2022

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SDZ21A/0014/C18

Development: Development of 227 dwellings (24, 513.8sq.m gross floor area); 95 3-bed, 2 storey terraced houses and associated gardens; 28 4-bed, 3 storey terraced houses and associated gardens; 48 3-bed, 2 storey duplex apartments over 48 2-bed apartments (3 storey buildings with 2 storey duplex over single level ground floor unit) and associated communal and private open space; 4 3-bed, 2 storey duplex apartments over 4 3-bed, 2 storey duplex apartments (4 storey buildings with 2 storey duplex over 2 storey duplex) and associated communal and private open space; all associated site and development works including roads, central public open space (0.12ha), car parking (361 spaces), bicycle parking (168 spaces), bin storage areas, 2 ESB substations (22sq.m), associated pedestrian footpaths and cycle paths, hard and soft landscaping and boundary treatment. A section of the East - West Avenue Road (referred to as Airlie Park Road) along the northern boundary of the site is included in the current application and 2 access points are proposed to this road; development is accessed from roads already approved or under construction. The road to the south (referred to as Adamstown Way) was permitted under SDZ06A/0005 and bounds the site to the south and 1 access point is proposed to this road. 4 access points are proposed to the east and west (2 each). The Celbridge Link Road permitted under SDZ17A/0009 bounds the site to the west and the north-south road to the eastern boundary (referred to as Linear Park Road) was permitted under SDZ20A/0017. 17 spaces were permitted under SDZ17A/0009 providing a total of 378 spaces for this development.

Condition 18; Archaeological Monitoring.

- (a) The applicant/developer shall employ a qualified Archaeologist, licensed to carry out Archaeological Monitoring of all sub-surface works carried out within the proposed development site. This will include the archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, services, access roadway, etc. associated with the proposed development.
- (i) Any Test trenches will be excavated at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings.
- (ii) Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department of Culture, Heritage and the Gaeltacht. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or

monitoring may be required and the Department of Culture, Heritage and the Gaeltacht will advise the Applicant/Developer with regard to these matters.

(iii) No site preparation or construction work shall be carried out until after the archaeologist's report has been submitted and permission to proceed has been received in writing from the Planning Authority in consultation with the Department of Culture, Heritage and the Gaeltacht.

Location: Development Area 8, Adderig, Adamstown, Lucan, Co. Dublin

Applicant: Quintain Developments Ireland Ltd. Development Area 8, Adderig, Adamstown, Lucan, Co. Dublin

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 18-Oct-2022.

This submission has been deemed not compliant.

Comments; The National Monuments Service (NMS) of the Dept. of Housing, Local Government and Heritage is in receipt of a report produced by John Purcell Archaeological Consultancy and titled Archaeological Monitoring at Aderrig Phase 2, Adamstown, Co. Dublin. According to the report, a site inspection was undertaken by the author in October 2022 after most excavation works had occurred. No archaeological remains were identified within the open areas of excavation, exposed baulks or foundation trenches. No licensed archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, services, access roadway, etc. was carried out at the development site. No test trenches were opened at locations chosen by the archaeologist. No report detailing archaeological monitoring or testing was received by the NMS. All site preparation work was carried out prior to the submission of such a report and without written permission from the NMS. This development, therefore, is NON-COMPLIANT with Condition 18. (a), (i), (ii) and (iii).

****In advance of resubmitting any information in relation to this condition compliance, the applicant is strongly recommend to engage with and agree a suitable approach with the Department of Culture, Heritage and the Gaeltacht.**

Yours faithfully,



for Senior Planner

