



Planning Ref: SD22A/0312

(Please quote in all related correspondence)

21 December 2022

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

Via email: planning.dept@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: 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 at Main Street Upper, Newcastle, 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.

Archaeology

It has been previously 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 has also been previously noted that the proposed development site is relatively large in scale.

The Department has received a report titled *Archaeological Impact Assessment Proposed retail store, Newcastle, County Dublin* by John Cronin & Associates that has been submitted in response to a request for Further Information.

The report was informed by a programme of archaeological testing carried out under Licence No. 22E0840.

According to the report:

The northern two thirds of the overall development site has evidence for previous ground reduction and the introduction of hard surfacing material. Nothing archaeological was identified in that area during archaeological testing.

A small number of linear features of potential archaeological consequence were identified in the northern portion of the greenfield area of the development site. These features were identified in Trench 1 and in the northern portions of Trenches 2 and 4. The full extent of



these features is not known but it was clear that they did not show up as returns in the other trenches, suggesting that they may be located within a limited area of the site. Some of the linear features appear to relate to the linear trends identified in the geophysical survey but their exact date and function is unknown. It is likely that these features, or at least some of them functioned as drainage features, given the issues with groundwater encountered during the testing programme. A sherd of glazed earthenware, potentially dating to the end of the late medieval or early post-medieval period was found on the surface of one of these features in Trench 1 along with butchered bone, which may suggest that this feature at least is of archaeological significance.

It is recommended in the report that:

the greenfield portion of the site is fully stripped of topsoil under archaeological supervision and subject to a programme of full archaeological excavation and recording.

The Department agrees with this recommendation.

Therefore, in line with national policy—see Section 3.7.2 of Frameworks and Principles for the Protection of the Archaeological Heritage 1999—the Department recommends that archaeological monitoring and preservation by record, as described below, should be required as a Condition of planning.

Note these recommended conditions align with Sample Condition C4 as set out in OPR Practice Note PN03: Planning Conditions (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development and informed by the findings of the EIAR.

Archaeological Condition:

1. The developer shall engage a suitably qualified archaeologist to monitor (as an extension of Licence No. 22E0840 under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks and/or dredging within the greenfield portion of the development site. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.
2. An updated Method Statement for the licensed archaeological monitoring, to be approved by this Department, will include methodology for the preservation of features that were discovered during testing under Licence No. 22E0840.



3. Should additional archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with this Department, regarding appropriate mitigation [preservation in-situ/excavation].
4. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with this Department, shall be complied with by the developer.
5. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and this Department shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

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, thank you.

You are requested to send further communications to this Department's Development Applications Unit (DAU) at referrals@npws.gov.ie where used, or to the following address:

The Manager
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Edel Griffin
Development Applications Unit
Administration