

Stephen Little & Associates
26/27, Upper Pembroke Street
Dublin 2

Date : 23-Feb-2023

Reg. Ref. : SDZ22A/0007/C18c
Proposal : **Comprising Phase 1 of the Adamstown Boulevard Development Area and consists of 38, 768.21sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423 residential units proposed in total (of which 166 units are subject to the application for outline permission); The housing units for which permission is being sought are on a site of 9.22Ha shall comprise 75 two bedroom units, 113 three bedroom units and 69 four bedroom units, ranging from 2 to 3 storeys in height; Outline permission is sought on a site of 0.54Ha for the apartment block, which shall range from 5 to 9 storeys in height and comprises 11 studio units, 76 one bedroom units and 79 two bedroom units; All residential units are provided with private open space, in the form of private rear gardens or balconies; The proposed development includes approximately 0.95 Ha of public open space in the form of a linear open space located on the east of the site stretching between Adamstown Way and Station Road and a pocket park located in the north-west of the site. 488 car parking spaces are proposed in total. 433 of these are allocated to the housing element of the development, and 55 are allocated to the apartments. A total of 52 visitor spaces are provided across the site; A total of 6 disabled spaces and 6 EV spaces are proposed. 40 secure bicycle parking spaces are provided in 4 locations throughout the site. 3 ESB Substations are also provided; Vehicular access to serve the development is provided from the existing Adamstown Avenue and Adamstown Way from the west and north, Station Road to the south and Stream Road, which bisects the Boulevard Development Area. A new bus turning circle, along with bus lay-bys are proposed on the south of the site on Station Road; The development includes the provision of ancillary site development works, boundary treatments and landscape works; This development amends aspects at the interface between the proposed development and the development at The Crossings currently under construction and permitted under Reg. Ref. SDZ20A/0017 (as amended by**

SDZ21A/0021) on lands bounded generally to the north by Adamstown Way and the Aderrig Development Area, currently under development subject to planning permissions Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) and Reg. Ref. SDZ21A/0014; to the east by currently undeveloped lands within the Adamstown Station Development Area as well as the railway overpass and its approach road known locally as 'the farmer's bridge'; to the south by the existing railway line and to the west by undeveloped agricultural lands; This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

Condition 18;

c) Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the Department of Housing, Local Government and Heritage for their written agreement. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required

Location : In the townlands of Gollierstown & Aderrig, Adamstown, Lucan, Co. Dublin

Applicant : Adamstown Station & Boulevard Ltd.

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 11-Jan-2023 to comply with Condition No 18 (c) of Grant of Permission No. SDZ22A/0007, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

“Compliance submission:

Letter dated 11/01/2023 from Stephen Little & Associates regarding condition 18c, the following has been submitted:

-Archaeological Assessment Report prepared by IAC Archaeology. A copy of this has been sent to the Department of Housing, Local Government and Heritage (11/01/2023).

-Response to SDCC from Archaeologist from the National Monuments Service, Dept. of Housing, Local Government & Heritage (14/02/2023):

-MNS recommend partial compliance submission. A written report has been submitted to the Planning Authority and the NMS.

The NMS recommends that all ground disturbances within previously undisturbed greenfield areas be monitored as an extension under the existing Licence 22E0945;

- a) The developer shall engage a suitably qualified archaeologist to monitor (under existing Licence No. 22E0945 under the National Monuments Acts) all ground disturbances within previously undisturbed greenfield areas associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.
- b) Should 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 the National Monuments Service, regarding appropriate mitigation (preservation in-situ/excavation).
- c) The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer.
- d) Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service 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.

Planner's Response:

The applicant has submitted an Archaeological Assessment Report by IAC Archaeology and has also sent a copy of this report to the Department of Housing, Local Government and Heritage for agreement. The National Monuments Service, Department of Housing, Local Government and Heritage recommend partial compliance of condition 18c, with further monitoring, identifying, recording of undisturbed greenfield areas as an extension of the existing licence 22E0945. Along with a Final Archaeological Report.

Conclusion

Further to the submission received by the South Dublin County Council Planning Department, it is considered that Condition 18c **has been partially complied with**. In order to discharge this condition fully a Final Archaeological Assessment Report of the undisturbed greenfield areas under licence 22E0945 shall be carried out.”

Yours faithfully,

M.C.

for **Senior Planner**