



**Planning Ref:** SD22A/0323  
(Please quote in all related correspondence)

1<sup>st</sup> August 2023

Director of Services – Planning  
South Dublin County Council  
County Hall  
Tallaght  
D24 A3XC

Via email: [planningdept@sdublincoco.ie](mailto: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:** 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 at Main Street, Rathcoole, 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**

It has been previously 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

#### **Aonad na nIarratas ar Fhorbairt**

*Development Applications Unit*

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associated with these monuments, will be disturbed during the course of groundworks required for the proposed development.

The Department is in receipt of a report titled '*Archaeological Impact Assessment Report Main Street Rathcoole, Co Dublin Excavation Licence No. 23E0025*' by Liam Coen and Siobhán Deery of Courtney Deery Heritage Consultancy Ltd.

According to the report, six trenches were opened in a green area to the south and rear of the Protected Structure (RPS ref. 323) under archaeological supervision and in response to a request for Further Information. No features of archaeological potential were identified during the excavations.

It is argued in the report that the linear development site was likely a medieval burgage plot and that the potential for evidence of medieval or later activity exists within the northern area of the proposed development site. Given this potential, and the proposed development site's location within the zone of archaeological potential for the recorded monument RMP No. DU021-030---- Village, it is recommended in the report that all ground disturbances associated with the development be monitored by a suitably qualified archaeologist.

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 National Monuments Service (NMS) of the Department of Housing, Local Government and Heritage recommends that archaeological monitoring, as described below, should be required as a Condition of planning.

Note this recommended condition aligns with Sample Condition C.4 as set out in OPR Practice Note PN03: Planning Conditions (October 2022).

**Archaeological Condition:**

1. The developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks, and/or dredging associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.
2. 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 Department of Housing, Local Government & Heritage, regarding appropriate mitigation [preservation in-situ/excavation.
3. 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 Department of Housing, Local Government & Heritage , shall be complied with by the developer.



4. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the Department of Housing, Local Government & Heritage 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.

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

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Simon Dolan  
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Administration