



**Planning Ref:** SDZ22A/0018  
(Please quote in all related correspondence)

11 August 2023

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

Via email: [planningdept@sdblincoco.ie](mailto:planningdept@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:** Construction of a mixed-use development comprising 594 apartments, office floors within the townland of Cappagh, Clonburris, Dublin 22.

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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 partially within the zone of notification (ZON) for the following archaeological monument that is listed in the Record of Monuments and Places (RMP): DU017-036---- Enclosure. 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 has also been previously noted that the proposed development site is relatively large in scale.

The Department of Housing, Local Government and Heritage has received a report titled 'Archaeological Assessment at Tiles 2 and 3, Cappagh, Dublin 22 (Clonburris SDZ) Licence Nos. 22E0719 / 22R0359' by Fergal Murtagh of Irish Archaeological Consultancy Ltd.

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

*Development Applications Unit*

### **Oifigi an Rialtais**

*Government Offices*

**Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90**  
Newtown Road, Wexford, County Wexford, Y35 AP90



Tile 2 equates to the area of the currently proposed planning application; Tile 3 relates to an adjacent planning application.

According to the report, a sub-circular enclosure, measuring approximately 36m in diameter, that may correspond to the recorded monument RMP DU017-036---- Enclosure was identified during a geophysical survey carried out under Licence No. 20R0168.

Archaeological testing was subsequently carried out within Tiles 2 and 3 under Licence Nos. 22E0719 and 22R0359. Twelve trenches were initially excavated across Tiles 2 and 3, with six trenches excavated in Tile 2 and six trenches excavated in Tile 3. Following a request for Further Information, two additional hand dug trenches were excavated across the projected extent of the enclosure DU017-036 within Tile 3.

The presence of subsurface features associated with the RMP DU017-036---- Enclosure was confirmed during excavations carried out under Licence Nos. 22E0719 and 22R0359. It measured between 1.52m and 2.05m in width and 0.4m to 0.48m in depth within Trenches 7 and 8, that were located within Tile 2. The upper fill consisted of a compact bright orange clay and the lower fill comprised orange clay with a moderate amount of decayed stone. According to the report, the upper levels of the enclosure may have been truncated in the past. No diagnostic material was identified during the testing.

According to the report, ground disturbances associated with the development of 594 apartments may have an adverse impact on the 0.48m deep recorded monument RMP DU017-036---- Enclosure.

It is recommended in the report that the recorded monument RMP DU017-036---- Enclosure be preserved by record. It is also recommended that all topsoil stripping, with the exception of a previously disturbed area within the eastern extent of the proposed development, be monitored by a suitably qualified archaeologist. The Department of Housing, Local Government and Heritage agrees with these recommendations.

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 of Housing, Local Government and Heritage recommends that licensed archaeological monitoring and preservation by record, as described below, should be required as a Condition of planning.

Note this recommended condition broadly 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 within the development site. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.
2. A Method Statement for the licensed archaeological monitoring, to be approved by the National Monuments Service, will include methodology for the preservation by record of features associated with the recorded monument RMP DU017-036---- Enclosure.



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 the National Monuments Service, 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 the National Monuments Service, 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 the Department of Housing, Local Government and 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@npws.gov.ie](mailto:referrals@npws.gov.ie) where used, or to the following address:

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Is mise, le meas

Simon Dolan  
Development Applications Unit



## Administration