

Cairn Homes Property Limited
45, Mespil Road
Dublin 4

Date : 16-Jan-2024

Reg. Ref. : ABP-312501-22/C24
Proposal : Demolition of existing single storey dwelling and the construction of 274 units on a 4.62 ha (net) site (density 60 units per hectare). It will comprise of 51 houses, 38 duplex units and 185 apartments. The height of the proposed scheme will range from two storey houses and three storey duplexes to 5 storey and part 8 storey apartment blocks. The proposed residential mix will comprise of: 17 2-bed houses, 27 3-bed houses and 7 4-bed houses, 2 1-bed duplex, 17 2-bed duplex and 19 3-bed duplex units, 62 1-bed apartments, 119 2-bed apartments and 4 3-bed apartments. A 4-classroom crèche of c. 276 sq.m and 2 substations are also included in the proposed development. 276 car parking spaces and 634 bicycle spaces are provided. A planted woodland berm will be developed along the northern boundary with the N7 to provide a sound barrier and amenity open space. There are a number of green spaces located in the centre of the site and on the south east and west of the site with natural play and SUDS elements as well as a large open communal space for the two apartment blocks to the south. Vehicle, pedestrian and cycle access to the site will be from the Mill Road. A new road will be constructed running east west at the southern boundary of the site. The residential element of the site will have two access points off the proposed new road. This new route will extend eastwards to provide cycling and pedestrian connections through neighbouring Citywest lands and to the Saggart LUAS light rail terminus. Secondary access is proposed at the north west of the site from an existing access road connecting to Mill Road. This access is designed as services and emergency only and will be controlled by collapsible bollards.

Condition 24:
Location : Mill Road, Saggart, County Dublin
Applicant : Tom Sheridan, Tetrarch Residential Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 13-Nov-2023 to comply with Condition No 24 of Grant of Permission No. SHD3ABP-312501-22, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Comments:

“Condition No. 24 states:

The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall:

- a) Notify the planning authority in writing at least four weeks prior to the commencement of any site operation including hydrological and geotechnical investigations relating to the proposed,*
- b) Employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works, and*
- c) Provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.*

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No.24:

- Cover Letter, prepared by Cairn Homes Properties Limited.

Assessment:

The applicant has provided a cover letter confirming the following:

- A) An Excavation Licence (Licence No 23E0878) has been sought from the Dept of Housing, Local Government and Heritage by Archaeological Consultancy Services Unit on behalf of Cairn. Cairn will be commencing work on site upon receipt of the licence.*
- B) Archaeological Consultancy Services Unit are retained to carry out archaeological works required to comply with planning permission requirements.*
- C) Archaeological Consultancy Services Unit will liaise with the National Monuments Service, and South Dublin County Council with regard to the recording of any archaeological material in the event of any such materials being found during monitoring.*

The information provided is considered sufficient to comply with Condition 24 at this point. If any archaeological materials are found at the site, further agreement will be required from the Planning Authority in relation to the recording, removal or retaining in situ of any such materials.

Conclusion:

Having regard to the information submitted and requirements laid out in Condition No. 24, the Planning Authority consider that Condition No. 24 is **compliant**, and the Applicant should be informed. “

Yours faithfully,

M.C.

for **Senior Planner**