

Cairn Homes Properties Ltd.
45, Mespil Road
Dublin 4

Date : 02-Feb-2024

Reg. Ref. : SDZ22A/0018/C27
Proposal : Construction of a mixed-use development comprising 594 apartments, office floorspace, 4 retail units, a creche and urban square in the Clonburris Development Areas CUCS3 & CSWS3 of the Clonburris SDZ Planning Scheme 2019 as follows, 594 apartments (255 one bedroom apartments, 307 two bedroom apartments and 32 three bedroom apartments (all apartments to have terrace or balcony; ancillary communal amenity spaces for residents) as follows; Block A (4 and 6 storeys with undercroft) comprises 96 apartments consisting of 36 one bedroom apartments, 48 two bedroom apartments and 12 three bedroom apartments (with creche c. 609sq. m at ground and first floor as well as play area; Block B (6 storeys with undercroft) comprises 77 apartments consisting of 44 one bedroom apartments, 28 two room apartments and 5 three bedroom apartments; Block D (5 and 7 storeys with undercroft) comprises 71 apartments consisting of 39 one bedroom apartments and 32 two bedroom apartments; Block E (6 storeys with undercroft) comprises 100 apartments consisting of 47 one bedroom apartments, 48 two bedroom apartments and 5 three bedroom apartments; Block F (5 and 7 storeys with undercroft) comprises 124 apartments consisting of 57 one bedroom apartments, 61 two bedroom apartments and 6 three bedroom apartments; Block G (1, 2 and 4 storeys with undercroft) comprises 65 apartments consisting of 16 one bedroom apartments, 45 two bedroom apartments and 4 three bedroom apartments; Block H (4 storeys with undercroft) comprises 61 apartments consisting of 16 one bedroom apartments and 45 two bedroom apartments; Mixed use development comprising, commercial office development in Block C of 6 storeys with parapet above to 7 storey equivalent on elevations (c. 4, 516sq.m), 1 retail unit at ground floor of Block B (c.147.5sq. m) and 3 retail units at ground floor of Block E as follows (c.106.2sq.m, c.141.6sq.m and c.492.2sq.m respectively) as well as a creche (c. 609sq. m) at ground floor and first floor of Block A; Vehicular

access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R 113 to the east; Public Open Space/landscaping of c. 0.52 hectares (urban square) and linear open space (0.72 hectares) as well as a series of communal open spaces to serve apartments over undercroft level (and internal communal open space c. 685 sq.m); The development will also provide for all associated works and infrastructure to facilitate the development to include all ancillary site development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (396 no. spaces in a mixture of undercroft spaces Block A, Block B&D and Block E&F) and bicycle parking (1, 232 spaces at undercroft and surface levels), single storey ESB substations/bike/bin stores, green roofs, solar panels at roof level of apartments, plant areas within blocks and all ancillary site development/construction works; Permission is also sought for connection to water supply, and provision of foul drainage infrastructure.

This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area ' as defined by Statutory Instrument No. 604 of 2015; An Environmental Impact Assessment Report accompanies this planning application.

**Condition 27:
Archaeology.**

Prior to the commencement of development, 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 insitu/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 postexcavation 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.

Location : Within the townland of Cappagh, Clonburris, Dublin 22
Applicant : Cairn Homes Properties Ltd.
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 06-Dec-2023 to comply with Condition No 27 of Grant of Permission No. SDZ22A/0018, in connection with the above.

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

Comments:

“Compliance submission:

Submission received on the 06/12/23 from Cairn Homes Properties Limited with an updated documents now enclosed (Amended Method Statement for Licence No. 22E0719 to undertake Archaeological Excavation prepared by IAC Archaeology), addressing the items listed under Condition No.27

Recommendation:

Report from the National Monuments Service (NMS) – are **partially satisfied** that Condition 27 is being complied with. The National Monuments Service report received with regard to the proposed development stated the following:

Partially Agree Compliance Submission. This Application is currently in Compliance with Condition 27. 1; 27.2.

Prior to the commencement of development, 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.

In order to fulfil Compliance with the remaining Condition 27. 3 – 27.5, additional amended method statements, if necessary, must be forwarded to NMS for approval and a final report on all of the archaeological monitoring, excavation and post excavation works must be submitted to the NMS and the Local Authority.

Planners Comments:

Having regard to the National Monuments Service, it is considered that compliance submitted for condition 27 in regard to the Method Statement for the licensed archaeological monitoring is considered to be **partially compliant**, specifically points 27.1. - 27.2. under Condition No.27 of SDZ22A/0018 is considered to be compliant.

However, points 27.3. - 27.5 under Condition No.27 of SDZ22A/0018 is considered not to be compliant, additional amended method statements, if necessary, must be forwarded to NMS for approval and a final report on all of the archaeological monitoring, excavation and post excavation works must be submitted to the NMS and the Local Authority.

Conclusion

The submission is considered to **partially compliant** with Condition 27:

- Specifically points 27.1. - 27.2. under Condition No.27 of SDZ22A/0018 is considered to be compliant.
- Specifically points 27.3. - 27.5 under Condition No.27 of SDZ22A/0018 is considered not to be compliant “

Yours faithfully,

M.C.

for Senior Planner