



An Roinn Cultúir,
Oidhreacht agus Gaeltachta
Department of Culture,
Heritage and the Gaeltacht

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Site Owner: Quintain Developments Ireland Limited
Address: Fitzwilliam Court
 Leeson Close, Dublin 2
 D02 YW24
Planning Authority: Sout Dublin County Council
Planning Reg. No.: SDZ22A/0005 **Excavation Type:** Monitoring
 [as per licence application]

Contractor/Developer: Quintain Developments Ireland Limited
Address: Fitzwilliam Court
 Leeson Close, Dublin 2
 D02 YW24

Background to excavation:

IAC Archaeology has prepared this report on behalf of Quintain Developments Ireland Limited, to present the results of archaeological monitoring of groundworks associated with residential development at Gollierstown, Adamstown, Lucan, Co. Dublin (ITM 701795, 732985). The report was undertaken by Muireann Ní Cheallacháin and Enda Lydon under Licence No. 23E0981 and in response to a planning condition attached to the development by South Dublin County Council (Planning Reg.: SDZ22A/0005).

Phase 3 of the Adamstown District Centre occupies a rectangular area, formerly part of a large field of rough pasture. The site is bordered by ongoing construction to the east associated with Phase 2 and to the west associated with Phase 1 of the same development.

No previous archaeological investigations had been carried out within the permitted development area; however, several archaeological investigations had been conducted in the immediate environs. The nearest of these, bordering the site, failed to identify any evidence for archaeological remains; instead recording a high level of previous ground disturbance.


A programme of archaeological monitoring was carried out for construction phase groundworks between October and December 2023. This confirmed that the site had been heavily disturbed in the past, appearing to have been used as a storage area for construction waste. Nothing of archaeological potential was identified during the course of monitoring, consequently, no further mitigation measures are deemed necessary.

1.2 THE DEVELOPMENT

The permitted development comprises Phase 3 of the Adamstown District Centre and consists of 37,402sq.m (gross floor area including car parking and storage) of residential development to be constructed in 3 blocks ranging in height from 2 to 9 storeys. There is a total of 436 apartments, comprising 9 studio apartments, 204 one-bedroom apartments, 213 two-bedroom apartments and 10 three-bedroom apartment; An ancillary resident's pavilion building (2 storey) is linked to Block D, ancillary resident's amenity rooms and facilities are also provided at ground floor level of Block A. All apartments are provided with private open space in the form of balconies or gardens (Figures 1 and 2)

The development provides a total of 3.138sq. m landscaped public open space. A total of 3.281 sq. m resident's communal open space is provided at ground floor level and at first floor level on a podium above the car parking area. A total of 220no. car parking spaces are provided for this development, with 60no. at street level, 88no. beneath the podium and a further 72no. within the block F multi-storey car park. 526no. bicycling parking spaces are provided, including 416no. covered, stacked bicycles parking spaces and 110no. Sheffield Stands in the public realm. Photovoltaic panels are provided on the roof of Block A, C, and D, as well as lift over runs and plant at roof level. The development also includes the provision of ancillary site development, boundary treatments and landscape works.

This is in part amending the extent of boundary of development permitted under Phase 1 Planning Permission Reg. Ref. SDZ20A/0008, as amended by SDZ20A/0016, SDZ20A/0017, and SDZ20A/0018.

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| Signed: |  | Date: | 10/01/2024 |
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