

Cairn Homes Properties Limited
45, Mespil Road
Dublin 4

Date : 21-Mar-2024

Reg. Ref. : SDZ22A/0017/C26
Proposal : Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 consisting of, 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedroom houses (all two storey with associated private open space and car parking; 76 apartment units consisting of 26 one bedroom and 50 two bedroom units within Block 1 (4 storeys); Vehicular access will be provided from the permitted street under SDZ21A/0022 and the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 (Fonthill Road) to the east; All ancillary site development works including footpaths, landscaping boundary treatments, public and private open space areas, car parking (170 spaces) and bicycle parking (170 spaces), single storey ESB sub-stations, bin and bicycle stores and all ancillary site development/construction works all on wider lands bounded generally by the Dublin-Cork railway line to the north, undeveloped lands and Grand Canal to the south and undeveloped lands and the Fonthill Road (R113) to the east, in accordance with the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

Condition 26:

Archaeology.

- 1. The developer shall engage a suitably qualified archaeologist to monitor (as an extension of Licence No. 22E0719 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. An updated Method Statement for the licensed archaeological monitoring, to be**

approved by this Department, will include methodology for the preservation by record of features that were discovered during testing under Licence No. 22E0719.

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 this Department, 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 this Department, 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 this Department 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 Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 25-Jan-2024 to comply with Condition No 26 of Grant of Permission No. SDZ22A/0017, 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 25 January 2024 from Cairn Homes and comprising the following documents:

- Cover Letter (Cairn Homes), dated 25th January 2024
- Method Statement to accompany Application to reactivate Licence No. 22E0719 to undertake Archaeological Excavation and Monitoring (IAC Archaeology), dated 13th July 2023
- Excavation Licence, Licence No, 22E0719ext (Department of Housing, Local Government and Heritage), dated 11th October 2023.

The submitted documents confirm that works will be commencing on site and IAC Archaeology have been appointed to carry out monitoring of site works in order to comply with the requirements of Condition 26.

The submitted Method Statement also confirms the excavation works already been completed and those yet to be completed on site.

Recommendation

The National Monuments Service at the Department of Housing, Local Government and Heritage has reviewed the submitted documentation and provided the following response:

“NMS recommends that this application, therefore, is in Partial Compliance with Condition 26. 1, 2. NMS recommends that Full Compliance with Condition 26. 3, 4, 5 upon the completion of all archaeological site works and any necessary post excavation specialist analysis and upon the submission of a Final Report to the local authority and the NMS”.

Planners Comments

Consistent with the response provided by the National Monuments Service, it is considered that having reviewed the submitted documentation, this submission is deemed to have **partially complied** with the requirements of Condition 26.

More specifically, the applicant is deemed to have:

- Satisfied the requirements of Condition 26 (1), and (2) - No more information is therefore required in this regard.
- Not met the requirements of Condition 26 (3), (4) and (5) – All archaeological site works, any necessary post excavation specialist analysis and the submission of a Final Report to the Local Authority and the NMS must be completed before these requirements can be fully met.

Conclusion

This submission is deemed to **partially comply** with the requirements of Condition 26.

Yours faithfully,

M.C.

for **Senior Planner**