

Stephen Little & Associates
26/27, Upper Pembroke Street
Dublin 2

Date : 14-Dec-2022

Reg. Ref. : SDZ22A/0007/C18
Proposal : **Comprising Phase 1 of the Adamstown Boulevard Development Area and consists of 38, 768.21sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423 residential units proposed in total (of which 166 units are subject to the application for outline permission); The housing units for which permission is being sought are on a site of 9.22Ha shall comprise 75 two bedroom units, 113 three bedroom units and 69 four bedroom units, ranging from 2 to 3 storeys in height; Outline permission is sought on a site of 0.54Ha for the apartment block, which shall range from 5 to 9 storeys in height and comprises 11 studio units, 76 one bedroom units and 79 two bedroom units; All residential units are provided with private open space, in the form of private rear gardens or balconies; The proposed development includes approximately 0.95 Ha of public open space in the form of a linear open space located on the east of the site stretching between Adamstown Way and Station Road and a pocket park located in the north-west of the site. 488 car parking spaces are proposed in total. 433 of these are allocated to the housing element of the development, and 55 are allocated to the apartments. A total of 52 visitor spaces are provided across the site; A total of 6 disabled spaces and 6 EV spaces are proposed. 40 secure bicycle parking spaces are provided in 4 locations throughout the site. 3 ESB Substations are also provided; Vehicular access to serve the development is provided from the existing Adamstown Avenue and Adamstown Way from the west and north, Station Road to the south and Stream Road, which bisects the Boulevard Development Area. A new bus turning circle, along with bus lay-bys are proposed on the south of the site on Station Road; The development includes the provision of ancillary site development works, boundary treatments and landscape works; This development amends aspects at the interface between the proposed development and the development at The Crossings currently under construction and permitted under Reg. Ref. SDZ20A/0017 (as amended by**

SDZ21A/0021) on lands bounded generally to the north by Adamstown Way and the Aderrig Development Area, currently under development subject to planning permissions Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) and Reg. Ref. SDZ21A/0014; to the east by currently undeveloped lands within the Adamstown Station Development Area as well as the railway overpass and its approach road known locally as 'the farmer's bridge'; to the south by the existing railway line and to the west by undeveloped agricultural lands; This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

Condition 18; Prior to the commencement of development, the applicant shall engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by the Department of Housing, Local Government and Heritage. Any such assessment should be submitted for the written agreement of the Planning Authority.

b) The archaeologist shall carry out any relevant documentary research and inspect the development site. The archaeological assessment shall include the results of a geophysical survey and test trenching that shall be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the National Monuments Service of the Department of Housing, Local Government and Heritage. Buffer zones should be established around recorded monuments DU017-035----Class: Enclosure and DU017-036-- --Class: Enclosure

c) Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the Department of Housing, Local Government and Heritage for their written agreement. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required

Location : In the townlands of Gollierstown & Aderrig, Adamstown, Lucan, Co. Dublin

Applicant : Adamstown Station & Boulevard Ltd.

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 28-Oct-2022 to comply with Condition No 18 of Grant of Permission No. SDZ22A/0007, in connection with the above.

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

Comments:

“Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No. 18:

- Cover Letter prepared by Stephen Little & Associates dated 28th October 2022.
- Letter from IAC Archaeology dated 26th October 2022.
- Geophysical Survey and Feasibility Assessment, prepared by Ger Dowling Archaeologist & Geographical Surveyor.

Assessment:

A Report was sought from the Department of Housing, Local Government and Heritage in relation to the documents provided by the Applicant. In an email dated 5th December 2022 the Department confirmed that they consider Condition No. 18(a) has been complied with.

In relation to Condition No. 18(b) the Department noted that although documentary research and a site inspection have been carried out, no test trenching has taken place. Condition No. 18(b) has therefore not been fully complied with.

Condition No. 18(c) has not been complied with, as testing has not been carried out and thus a Report has not been produced.

It is therefore considered that Condition No. 18 has not been complied with. To achieve compliance with the Condition, test trenching must be carried out and a detailed Report must be submitted. The Applicant should note that following the submission of a Report, further archaeological mitigation may be required, depending on the results of the test trenching.

Conclusion:

Having regard to the requirements laid out in Condition No. 18 and the documents provided, the Planning Authority consider that Condition No. 18 (a) has been complied with however Condition 18 (b) and (c) has not been complied with.”

Yours faithfully,

M.C.

for **Senior Planner**