

Senior Administrative Officer,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 YNN5

Our Ref. 21080

04 March 2024

RE: PLANNING PERMISSION REG. REF. SDZ22A/0007

**CONSTRUCTION OF PHASE ONE OF THE ADAMSTOWN BOULEVARD DEVELOPMENT AREA; A
RESIDENTIAL DEVELOPMENT CONSISTING OF 423 RESIDENTIAL UNITS.**

COMPLIANCE SUBMISSION - CONDITION NO. 18 – ARCHAEOLOGY.

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Ireland, 6th Floor, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 18 of Planning Reg. Ref. SDZ22A/0007 and letters received from South Dublin County Council dated 14 December 2022 and 23 February 2023 pertaining to same.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,

Niamh Robinson

Niamh Robinson
STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0007- CONDITION 18

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 18 and South Dublin County Council letters dated 14 December 2022 and 23 February 2023 followed by the Applicant's compliance response.

CONDITION 18: Archaeology.

For the convenience of the Planning Authority, this compliance submission sets out the text of Condition 18 followed by the Applicant's compliance response.

- a) *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.*

REASON: *To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.*

Letter dated 14 December 2022

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.

Letter dated 23 February 2023

The applicant has submitted an Archaeological Assessment Report by IAC Archaeology and has also sent a copy of this report to the Department of Housing, Local Government and Heritage for agreement. The National Monuments Service, Department of Housing, Local Government and Heritage recommend partial

compliance of condition 18c, with further monitoring, identifying, recording of undisturbed greenfield areas as an extension of the existing licence 22E0945. Along with a Final Archaeological Report.

Applicant's Response:

- A. Compliance for Condition 18 (a), submitted on 28 October 2022, was deemed in compliance by South Dublin County Council on 14 December 2022.
- B. In response to the letter dated 14 December 2022 which noted that Part (b) had not been fully complied with, we refer the Planning Authority to enclosed Archaeological Monitoring document prepared by IAC Archaeology.
- C. In response to the letter dated 23 February 2023 we refer the Planning Authority to the enclosed Archaeological Monitoring document prepared by IAC Archaeology.

CONCLUSION

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

STEPHEN LITTLE & ASSOCIATES

04 March 2024

ENCLOSURES

- 1. Archaeological Monitoring at Adamstown Boulevard Phase 1 Prepared by IAC Archaeology.
- 2. Letter of compliance agreement issued by South Dublin County Council.