

David Campbell,  
Riverside Projects  
8, Herbert Place  
Dublin 2

Date: 09-Oct-2024

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

**Register Reference:** SD22A/0342/C3a&b

**Development:** Construction of a four-storey apartment block ( 4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.

Condition 3 a&b:

Archaeological Conservation

A. Prior to the commencement of development, a Conservation Management Plan for the recorded monument - RMP No. DU021-030004- Ritual site - holy well - shall be prepared, following consultation with the National Monuments Service, and submitted to

the planning authority for their written agreement. The plan shall provide for the longterm maintenance and management of the recorded monument – RMP No. DU021-030004- Ritual site - holy well - to ensure that preservation in situ of the site can be

achieved and maintained.

i. The plan shall be agreed in advance of the commencement of construction works to ensure that the management and coordination of all phases of construction works are consistent with the policies and procedures for the long-term protection and preservation of the recorded monument RMP No. DU021-030004- Ritual site - holy well.

ii. The plan shall incorporate a landscaping plan and/or stabilisation works programme, as appropriate, for the recorded monument RMP No. DU021-030004- Ritual site - holy well- that is sympathetic to the monument and incorporates appropriate surface expression of the subsurface remains of the recorded monument RMP No. DU021-030004- Ritual site - holy well which shall be excluded from the land areas designated 'amenity' or 'green' space within the development. The plan shall incorporate appropriate exclusion zones and site stabilisation mitigation measures to ensure that the recorded monument RMP No. DU021-030004- Ritual site - holy well shall remain secure and preserved in-situ and following consultation with NMS. B. Interpretative signage shall be installed at agreed locations. The design and content of this signage shall be prepared in consultation with the National Monuments Service and should be approved by the planning authority. The final Conservation Management Plan, including details of implementation, shall be submitted to the planning authority and the National Monuments Service.

**Location:** Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

**Applicant:** Riverside Projects Limited 8, Herbert Place, Dublin 2

**Application Type:** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 3 a&b of the above planning permission, received on 30-Sep-2024.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

*Michelle Buckley*  
for **Senior Planner**