

**David Campbell,  
Riverside Projects  
8, Herbert Place  
Dublin 2**

**Date:** 24-Oct-2024

**Notification of decision regarding compliance submission SD22A/0342/C3 (c)**

Dear Sir/Madam,

I refer to your compliance submission received to comply with SD22A/0342/C3 (c)

Please note that this submission has been assessed as set out in the report below:

**Part A: To be completed by the Planning Compliance Section**

<b>Planning Reference TP: An Bord Pleanála Ref:</b>	SD22A/0342/C3 (c)
<b>Development Address:</b>	Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

**Scanned into iDocs is a copy of the application for the above development**

<b>Condition No. &amp; Description:</b>	<b>SD22A/0342/C3 (c) :</b> 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,
---	---

	<p>boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.</p> <p>Condition 3 (c): Archaeological Conservation The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/ site clearance/dredging/underwater works and/or construction works.</p> <p>i. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, archaeological excavation and/or monitoring may be required.</p> <p>ii. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary postexcavation work. All resulting and associated archaeological costs shall be borne by the developer.</p>
<p><b>Date Compliance Details Received:</b></p>	<p>09-Sep-2024</p>

<p align="center"><b>Part B: To be completed by Internal Referee / Planner</b></p>	
<p><b>Is the compliance submission deemed compliant?</b></p>	<p>Yes <input type="checkbox"/></p> <p>No</p> <p>Partially Compliant <b>X</b></p> <p>By Default <input type="checkbox"/></p>
<p><b>If no or partially non-compliant please state reason:</b> Response from National Monuments Service: 21/10/2024 (email):</p> <p><i>I confirm that the licence was processed within three weeks of receipt and that the archaeological testing was carried out. I inspected the excavation.</i></p> <p><i>During my inspection I noted that groundworks had commenced at this development in advance of the pre-development archaeological testing. It is my opinion that the archaeologist is not responsible for groundworks that were carried out by other parties.</i></p>	

*No archaeological testing report has yet been submitted so the partial compliance recommendation would still stand at this time.*

*I would also add that the archaeological testing was also carried out to inform Condition 3. a and 3. b of this permitted development.*

*No Conservation Management Report has been submitted.*

**If partially compliant, please specify the discrete part thereof.**

<b>Part(s) Compliant e.g. A, B</b>	<b>The developer has engaged a suitably-qualified archaeologist</b>
<b>Part(s) Non-Compliant e.g. C</b>	<b>3. (c) i; ii</b>

<b>Report issued by:</b>	Níall Garahy
<b>Position:</b>	Archaeologist, National Monument Service
<b>Endorsed By (if applicable):</b>	
<b>Date:</b>	19/09/24

**Part C: Supplementary Planner Comments for completion at planner's discretion, only where agreement of details has significant knock-ons**

In order to fully discharge this condition, the above issues (outlined in bold) by the National Monument Service will have to be addressed.

<b>Position:</b>	Deirdre McGennis, Assistant Planner
<b>Endorsed by:</b>	Aisling Kelly, Senior Executive Planner
<b>Date</b>	22/10/24

To confirm, the outcome of this submission is as follows: - COMPLIANCE PARTLY APPROVED

Yours faithfully,  
M.C.

*for Senior Planner*