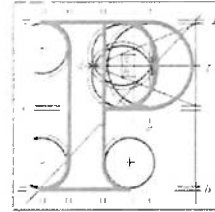


Our Case Number: ABP-320946-24



An
Bord
Pleanála

Development Applications Unit
The Manager
Newtown Road
Wexford
Co. Wexford
Y35 AP90

Date: 11 November 2024

Re: Development at Long Point, Lake Road (R351)
Knockanima, Loughrea, County Galway

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Lauren Griffin

From: Lauren Griffin
Sent: Monday 11 November 2024 10:36
To: Simon Dolan (Housing)
Subject: RE: 177AE application-Long Point, Galway

A Chara,

The Board acknowledges receipt of your email, the contents are noted.

Kind regards,

Lauren

From: Simon Dolan (Housing) <Simon.Dolan@npws.gov.ie>
Sent: Friday 8 November 2024 14:41
To: LAPS <laps@pleanala.ie>
Subject: 177AE application-Long Point, Galway

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

A Chara,

Attached please find the Archaeological recommendations.

Regards,



Simon Dolan

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage
Executive Officer

Aonad na nIarratas ar Fhorbairt
Development Applications Unit

Oifigí an Rialtais
Government Offices

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage



Planning Ref: 177AE-Long Point
(Please quote in all related correspondence)

08 November 2024

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Via email: laps@pleanala.ie

Re: Notification under the Planning and Development Act, 2000, as amended

Proposed Development: S177AE application for Public realm enhancement works at Long Point, Loughrea, Co. Galway

A chara

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Archaeology

It is noted that the proposed development site (PDS) is large in area, encompassing approximately 2.26 hectares, and is located in proximity to Recorded Monument GA105-236--- (Deer park). This area is subject to statutory protection in the Record of Monuments and Places (RMP) established under Section 12 of the National Monuments (Amendment) Act 1994 and represents the largest surviving example of a medieval deer park in the country.

Given the scale and location of the PDS, it is possible that previously unrecorded archaeological features/material may be disturbed during the course of groundworks required for the development. Therefore, in line with national policy – see Section 3.7 of *Framework and Principles for the Protection of the Archaeological Heritage* (1999) – Department recommends that Archaeological Monitoring, as described below, be included as a condition of any planning permission that may issue.

Aonad na nIarratas ar Fhorbairt

Development Applications Unit

Oifigí an Rialtais

Government Offices

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90



Note these recommended conditions align with Sample Condition C.4 as set out in *OPR Practice Note PN03: Planning Conditions (October 2022)*, with appropriate site-specific additions/adaptations based on the particular characteristics of this development.

Archaeological Conditions:

1. The developer shall engage a suitably qualified Archaeologist to monitor (licensed under the National Monuments Acts) all groundworks associated with the development. No groundworks shall take place in the absence of the Archaeologist without his/her express consent. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.
2. Should archaeological remains be identified during the course of archaeological monitoring, works shall be suspended in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the National Monuments Service, regarding appropriate mitigation (preservation *in situ* / excavation).
3. The developer shall facilitate the Archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department of Housing, Local Government & Heritage, shall be complied with by the developer.
4. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the Planning Authority and the Department of Housing, Local Government & Heritage 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.

Underwater Archaeology

Within the Department, the National Monuments Service (NMS) are tasked, amongst a range of functions on behalf of the Minister for Housing, Local Government and Heritage, with the protection, curation and promotion of Ireland's underwater cultural heritage. As a Prescribed Body or Statutory Consultee in the planning process under the Planning and Development Act 2000 (as amended) this Department make recommendations to the relevant planning authorities and other regulatory bodies on developments which have the potential to impact on underwater cultural heritage.

It is noted that the proposed development site is located in proximity to Recorded Monument GA105-236---- (Deer park). This area is subject to statutory protection in the Record of Monuments and Places (RMP) established under Section 12 of the National Monuments (Amendment) Act 1994. It is noted that the proposed development also includes lacustrine construction activities that may lead to significant effects on Lough Rea's underwater cultural heritage protected by Section 3 of the National Monuments (Amendment) Act 1987. In light of the potential effects on underwater cultural heritage, as outlined above, it is recommended that a programme of pre-development underwater archaeological assessment should be undertaken as a condition of any planning



approval and at the earliest possible stage to facilitate the embedding of any recommended further mitigation within the detailed design for the project, as necessary. This will ensure the preservation in-situ of any identified/potential underwater cultural heritage and will facilitate development of an informed archaeological strategy to be implemented in agreement with this Department. Underwater assessment should include all in-water works, enabling works, coffer dams and machinery movements that may affect the marine environment, as set out below.

Underwater Archaeological Impact Assessment:

1. The developer shall commission an Underwater Archaeological Impact Assessment (UAIA) report which shall include the following:
 - a. A desktop assessment that addresses the underwater cultural heritage (including wreck, archaeological, built, vernacular, marine and industrial heritage) of the proposed development area. The assessment shall include a full inventory, mapping and survey (photographic, descriptive, photogrammetric, as appropriate) of underwater cultural heritage features and structures, including those identified by fieldwork, cartographic analysis, historical research and prior archaeological investigations.
 - b. The UAIA shall include a licenced wade/dive survey, accompanied by a hand-held metal detection survey, centred on (but not confined to) the area(s) where in-water works are proposed, including the proposed locations of enabling works, coffer dams and machinery movements that may affect the marine environment. The wade/dive assessment and metal detection survey shall be undertaken by a suitably licenced and experienced underwater archaeologist. All identified underwater cultural heritage shall be surveyed (photographic, descriptive, photogrammetric) in detail as part of the assessment. A Dive/Survey licence (Section 3 1987 National Monuments Act) and Detection Device consent (Section 2 1987 National Monuments Act) will be required for the dive/wade survey and metal detection, respectively. Licenses should be applied for to the National Monuments Service and should be accompanied by a detailed method statement. Note a period of 3-4 weeks should be allowed to facilitate processing and approval of the licence applications and method statement. All archaeological wading/diving should comply with the Health and Safety Authority's Safety, Health and Welfare at Work (Diving) Regulations 2018/2019.
 - c. Having completed the above-described works, the archaeologist shall submit a final written report to the Department of Housing, Local Government & Heritage describing the results of the UAIA. The report shall include a comprehensive Archaeological Impact Statement (AIS) that comments on the degree to which the extent, location and levels of all proposed works (including lakebed disturbances, foundations, service trenches and other sub-surface works including Site Investigation works) required for the development may impact upon any identified/potential underwater cultural heritage, archaeological materials, objects and/or areas of archaeological potential that have been identified. The AIS shall describe the potential impact(s) of all proposed lacustrine development, access and ingress routes, and shall also assess any proposed additional potential secondary/indirect impacts such as scouring resulting from changes in hydrology. The AIS should be illustrated with appropriate plans, sections and



photographs that clearly describe any adverse effect(s) of the development on the underwater cultural heritage and proposals for their mitigation. Mitigation may include recommendations for redesign to allow for full or partial preservation in situ, the institution of archaeological exclusion zones, further wade/dive surveys, test-excavations, excavations ('preservation by record') and/or monitoring, as deemed appropriate. The Department will advise with regard to these matters. No construction works shall commence until after the UAIA has been submitted and reviewed. All recommendations will require the agreement of the Department of Housing, Local Government & Heritage.

You are requested to send further communications to this Department's Development Applications Unit (DAU) at manager.dau@hnpws.gov.ie where used, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

Simon Dolan
Development Applications Unit
Administration