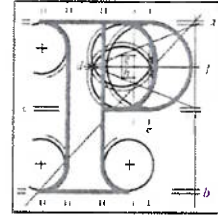


Our Case Number: ABP-318093-23



**An
Bord
Pleanála**

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

Date: 19 December 2023

Re: Proposed road development at The Quay, Quay Street, Suir Island and Raheen Road
The Quay, Quay Street, Suir Island and Raheen Road, Clonmel County Tipperary

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter. Please disregard my letter of the 15th December 2023 which was sent to you in error.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

If you have any queries in the mean time, 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,

Breda Ingle
Executive Officer
Direct Line:

HA02

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

Breda Ingle

From: LAPS
Sent: Friday 15 December 2023 12:10
To: Breda Ingle
Subject: FW: ABP-318093-23 - SID-TS-2023-035
Attachments: SID-TS-2023-035 ABP-318093-23 Tipperary County Council.pdf

From: Housing Manager DAU <Manager.DAU@npws.gov.ie>
Sent: Friday, December 15, 2023 11:01 AM
To: LAPS <laps@pleanala.ie>
Cc: SIDS <sids@pleanala.ie>
Subject: ABP-318093-23 - SID-TS-2023-035

ABP Ref: ABP-318093-23

A Chara,

Please find attached Heritage Related recommendations for the above mentioned Strategic Infrastructure Development application.

Regards
Diarmuid

Diarmuid Buttimer
Executive Officer

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

—
Diarmuid.Buttimer@housing.gov.ie
Manager.DAU@housing.gov.ie



Your Ref: **ABP-318093-23**
Our Ref: **SID-TS-2023-035**

15 December 2023

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

Via email to laps@pleanala.ie

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

SID Application: Tipperary County Council: Suir Island Infrastructure Links Project - under Section 51(2) of the Roads Act 1993 (as amended) to An Bord Pleanála ('the Board') for approval in relation to a proposed road development consisting of the construction of: - North Plaza on The Quay/Quay St./Sarsfield St. Junction to Suir Island

A chara

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

Archaeology

It is noted that the EIAR submitted as part of the planning application incorporates a desk-based Archaeological Impact Assessment which was carried out in relation to the proposed development by Courtney Deery Heritage Consultancy Ltd (EIAR Chapter 14; date 22 September 2023). The Department has reviewed the EIAR and is broadly in agreement with the findings in relation to Archaeology and Cultural Heritage as set out therein.

Therefore, the Department of Housing, Local Government and Heritage advises that the following should be included as a condition of any grant of permission. Note these recommended conditions align with Sample Conditions C5 and C6 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 and informed by the findings of the EIAR.

Archaeological Requirements:

1. All mitigation measures in relation to archaeology and cultural heritage as set out in Chapter 114 of the EIAR (Courtney Deery Heritage Consultancy Ltd; date 22



September 2023) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this Order.

2. The Construction Environment Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Chapter 14 of the EIAR (Courtney Deery Heritage Consultancy Ltd; date 22 September 2023) and by any subsequent archaeological investigations associated with the project. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.
3. The planning authority and the Department shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. 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

The EIAR submitted as part of the above planning application has been reviewed by the UAU and it is noted that it incorporates a desk-based Archaeological Impact Assessment which was carried out in relation to the proposed development by Courtney Deery Heritage Consultancy Ltd (EIAR Chapter 14; date 22 September 2023). It is further noted that the proposed development area is wholly located within the designated Zone of Archaeological Potential (ZAP) (TS083-019) for the town of Clonmel and is also proximal to a series of individual recorded monuments, including a weir TS083-01916 and bridge TS083-019002 that are afforded statutory protection in the Record of Monuments and Places (RMP) established under section 12 (Recorded Monuments) of the National Monuments (Amendment) Act 1930-2014. Notwithstanding that 'extensive works have previously been carried out along the River Suir as part of the Clonmel Flood Relief Scheme (2009-2011), these were preceded by archaeological underwater investigations and recording, including testing of the existing bridge structures and monitoring' the subject site can be still considered to include areas of high underwater cultural heritage potential. These are characterised by both extant/sites of riverine built heritage/industrial structures, weirs, historic bridges, fording points, revetment walls, historic flood defences, artefact-bearing riverine alluvial deposits, wrecks and other riverine structures and features, many of which may be present within the proposed development area. Section 3 of the National Monuments (Amendment) Act 1987 is the primary piece of legislation for the protection of underwater cultural heritage, including archaeological objects underwater, irrespective of age, and wrecks over 100 years old.

It is noted that Section 14.4.1 of the EIAR states that 'the pedestrian bridges on the north side and the south side of the river will be constructed on piled foundations in six locations



inserted on the banks of the river in the floodplain area. The construction of bridge supports will occur during low-flow periods in the summer. Localised sheet piling (circa 32 m² area per pier) will be utilised around the pier locations to prevent the inundation of the works area and minimise groundwater ingress to the works area. There is a potential that deeply buried archaeological remains may be identified in the riverine silts excavated in the pier locations'. Section 14.5.1 of the EIAR proposes the following mitigation in relation to the construction of bridge supports: 'As part of the River Suir Flood Relief Scheme extensive works were carried out within and along the banks of the river Suir which was subject to underwater archaeological assessment and subsequent monitoring. Nothing of archaeological significance was identified. An underwater archaeological assessment is therefore not considered necessary as there will be no in-stream works proposed. It is recommended however that the enabling works for the piers in the floodplain be archaeologically monitored, as the riverine silts may have deeply buried deposits of archaeological potential'.

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. This should include underwater archaeological impact assessment of all in-stream works, including the North Bridge Pier (P01), enabling works, coffer dams and machinery movements that may effect the river channel and/or river banks, as set out below. These works should be carried out at the earliest possible stage to facilitate the embedding of any recommended further mitigation within the detailed design for the project, as necessary, in order to ensure the preservation in-situ of any identified underwater cultural heritage and to develop an informed archaeological strategy to be implemented in agreement with the Department

Therefore, the Department of Housing, Local Government and Heritage advises that the following should be included as a condition of any grant of permission.

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 archaeological, built, vernacular, riverine and industrial heritage) of the proposed development area. The assessment shall build on the submitted EIAR and include a full inventory, mapping and survey (photographic, descriptive, photogrammetric, as appropriate) of underwater cultural heritage features and structures identified by fieldwork, cartographic analysis, historical research and prior archaeological investigations.



- b. The UAIA shall include a licenced dive/wade assessment, accompanied by a hand-held metal detection survey, centred on (but not confined to) the area(s) where works are proposed within or immediately proximal to the river channels, including the proposed locations of the North Bridge Pier (P01), enabling works, coffer dams and machinery movements that may effect the river channel and/or river banks. The dive/wade 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 Department 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 works, the archaeologist may, following consultation with the Department, undertake targeted in-river pre-development archaeologist test-excavations within specific areas of the proposed development area, to be agreed with the Department, in order to adequately assess the nature, depth, extent and artefact-bearing potential of the riverine stratigraphy, to assess the potential for the remains of bridges, fording points, wrecks and other riverine structures and features, and to facilitate further characterisation of any underwater cultural heritage features and structures that have been identified in the dive/wade survey and by prior research. The archaeological test-excavation shall be carried out under a Section 26 (National Monuments Act 1930) licence from the Department and in accordance with an approved method statement. Licensed metal detection shall be undertaken in tandem with the test excavations. 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 wade survey and metal detection, respectively. Licenses should be applied for to the Department 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 application 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.
- d. Having completed the above-described works, the archaeologist shall submit a final written report to the Department describing the results of the UAIA, including any underwater archaeological test-excavations that have been undertaken. 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 pier structures, abutments, sheet piling, coffer dams, ground disturbances, foundations, service trenches and other sub-surface works including Site Investigation works) required for the development will impact upon any 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 in-stream development, access and ingress routes to the river, and shall also assess any proposed additional Site Investigation/Geotechnical impacts and 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. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie :

Is mise le meas,

Diarmuid Buttimer
Development Applications Unit
Administration