



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

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Site Owner	Golden Port Homes Limited.
Address	C/o Downey Planning, 29 Merrion Square North, Dublin 2, D02 RW64.
Planning Authority	Fingal County Council.
Planning Reg. No.	PF/2387/25, Register Ref. LRD0057/S3E, LGMA Ref. 120000063247
Excavation Type	Testing
Site	Forrest Great, Co. Dublin
Contractor/Developer	Golden Port Homes Limited.

Description of Proposed Development

The proposed development is to consist of:

Total of 109 no. residential units (42 No. duplex units, 41 No. apartments, 26 No. houses) as follows:

- (i) 42 no. duplex units within 3-storey buildings comprising 21 no. 1 bed units at ground level and 21 no. 3 bed units over first and second floor levels with balconies/terraces, private and communal open space;*
- (ii) 41 no. apartments within 2 blocks. Block A will be a 4 storey building with 14 no. apartments (5 no.1 bed units and 9 no. 2 bed units) with balconies/terraces to the north, south and west elevations, and bin, bicycle parking and plant at ground floor level and pv panels at roof level; Block B will be a 5 storey building with 27 no. apartments (13 no. 1 bed and 14 no. 2 bed units) with balconies/terraces to the east and west elevations and bin, bicycle parking and plant at ground floor level and pv*

panels at roof level;

- (iii) 26 no. houses (comprising 5 no. 2 bed, 2 storey terrace houses; 6 no. 3 bed, 2 storey terrace houses; 4 no. 3 bed, 2 storey semi-detached houses; and 11 no. 4 bed, 3 storey houses);*
- (iv) 96 no. Surface level car parking spaces and 4 no. surface level motorcycle parking spaces as well as bike parking stores and spaces; and bin stores;*
- (v) 1 no. ESB substation;*
- (vi) Landscaping, including the provision of new public open spaces with play areas and a MUGA; footpaths and cycle paths, new vehicular access/egress from Forest Road; public lighting; boundary treatment and all associated site, drainage and development works necessary to facilitate the proposed development.*

Archaeological Condition

The test-excavation was carried out in fulfilment of Item No. 8 attached to Decision Order No. PF/2387/25, Register Ref. LRD0057/S3E, LGMA Ref. 120000063247 by Fingal County Council -


The following additional information is required in relation to archaeology in order to fully assess the proposed development on site;

- a. In order to establish the presence (or absence), the nature and extent of archaeological remains, and the impact of the proposed development, pre-development test excavation by a suitably qualified archaeologist under licence to Department of Housing, Local Government and Heritage is required. Trench layout should be informed by the results of the geophysical survey and layout of the proposed development.*
- b. On completion of the test-excavation, the archaeologist shall submit a written report including archaeological impact statement, to the Planning Authority as part of the response to this request for additional information.*

Impact Statement and recommendations

The test-excavation is now complete. No archaeological features or deposits were observed or exposed within any of the trenches, and no archaeological artefacts were recovered; therefore, the proposed development will have no impact on archaeological features. No further work is recommended.

TEMPLATE FOR SECOND PART OF EXCAVATION REPORT – Non Archaeological Information [Condition 11.2]

Signed:		Date:	30 th September 2025
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