

From: [Housing Manager DAU](#)
To: [LAPS](#); [SIDS](#)
Subject: ACP-323291-25
Date: Thursday 25 September 2025 12:22:39
Attachments: [ACP-323291-25 Dublin City SID-DC-2025-016.pdf](#)

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Good Afternoon,

Please find attached heritage-related observations/recommendations for the above mentioned Strategic Infrastructure Development.

Please acknowledge receipt of same.

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

Diarmuid.Buttimer@npws.gov.ie
Manager.DAU@npws.gov.ie



Your Ref: **ACP-323291-25**
Our Ref: **SID-DC-2025-016**

25 September 2025

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

Via email to laps@pleanala.ie ; sids@pleanala.ie

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

SID Application: The development of a 220/110kv Gas Insulated Switchgear (Gis) Substation on a 1.124ha site: ESB Gateway Car Park and Adjoining Lands, East Wall Road, East Wall, Dublin 3.

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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 *Planning and Environmental Report* (PECR) submitted with the planning application documentation includes a desk-based Archaeological Impact Assessment (AIA) which was carried out in relation to the proposed development by Courtney Deery Heritage Consultancy Ltd (PECR Chapter 14; date July 2025). The Department has reviewed the PECR 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 14 of the PECR (Courtney Deery Heritage Consultancy Ltd; date July 2025) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this Order.
2. A Project Archaeologist shall be appointed to oversee and advise on all aspects of the scheme from design, through inception to completion.



- a. The Project Archaeologist shall liaise with the Department and the Planning Authority to agree in advance an overall strategy for archaeological works to be carried out both in advance of and in parallel with construction of the development.
 - b. This shall include the scope of any Archaeological Monitoring as well as any additional mitigation measures that may be required to protect archaeological heritage.
3. 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 PECR (Courtney Deery Heritage Consultancy Ltd; date July 2025) 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.
4. 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.

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

The Manager
Development Applications Unit (DAU)
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Newtown Road
Wexford
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Is mise le meas,

Diarmuid Buttimer
Development Applications Unit
Administration