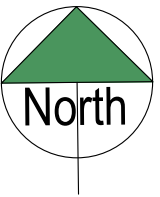


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NOTES

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2. ALL LEVELS ARE IN METRES RELATED TO; DATUM: ORDNANCE DATUM MALIN HEAD REFERENCE SYSTEM. IRISH TRANSVERSE MERCATOR (ITM) GEOID: OSGM15
3. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
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OUTLINE OF SITE IN RED

EXTENT OF DIA GEO LANDS

WAYLEAVE / RIGHT-OF-WAY

EXISTING NEIGHBOURING BUILDINGS

EXISTING BUILDINGS TO BE DEMOLISHED

PLANNING NOTES: ORDNANCE SURVEY REF: Map Sheets: 3263-03, 3263-04, 3263-08, 3263-09, 3263-13, 3263-14 ITM Coordinates 713801, 733987 (PLANNING PACK PURCHASED FROM TAILTE EIREANN)

LEVELS SHOWN ARE BASED ON TOPOGRAPHICAL SURVEY INFORMATION

DRAWINGS ARE FOR THE PURPOSES OF THIS PLANNING APPLICATION ONLY AND ARE NOT TO BE RELIED UPON BY THIRD PARTIES

STATUTORY PLANNING NOTES: This OS Map has been purchased as part of a planning pack from Ordnance Survey Ireland (Tailte Eireann) for the purposes of making this planning application. The Map is reproduced under Licence from Tailte Eireann. Licence No. AR 0114826

Existing substantial retaining wall supporting the change in level between the upper site and the lower Dia geo yard to be carefully demolished and removed as part of the proposed works. Demolition shall be undertaken in a controlled manner, with all necessary temporary support and protection measures implemented to maintain the stability of adjoining ground, structures and surrounding infrastructure during the construction process.

Existing blockwork boundary wall to be carefully demolished and removed as part of the proposed works. Where demolition is undertaken adjacent to the existing Dia geo stone boundary wall, all works shall be carried out in a controlled manner with appropriate protection measures implemented to prevent damage to the retained historic stonework. Any temporary support required during the demolition process shall be provided to ensure the stability and integrity of the existing wall.

Existing inward-opening metal double gates, set within the existing blockwork boundary wall, to be carefully dismantled and removed as part of the proposed works. Associated, gate posts, ironmongery, fixings and any affected sections of the existing wall shall be demolished to accommodate the proposed development.

Existing overgrown yard area comprising dense vegetation, self-seeded trees, shrubs and surface debris to be cleared to facilitate the proposed ESB cable route, associated infrastructure works and construction of the new Transformer Compound. Clearance works shall be undertaken with due regard to the protection of retained landscape features, existing boundary walls and adjacent structures.

Existing single-storey outbuilding comprising blockwork walls with a corrugated metal roof, forming part of the existing site boundary, to be carefully demolished and removed in its entirety as part of the proposed works.

Existing vehicular and pedestrian entrance comprising a steel access gate, reinforced concrete capping beam and associated blockwork boundary wall to be carefully demolished and removed as part of the proposed development. Demolition works shall include the removal of all associated fixings, foundations where required and redundant structural elements.

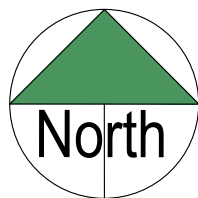
Existing former office building comprising a derelict two-storey structure with brick and masonry external walls and a pitched trussed roof, to be carefully demolished and removed in its entirety as part of the proposed development. Owing to the building's proximity to adjoining site boundaries, demolition shall be undertaken in a controlled manner and in accordance with a methodology prepared following assessment by a suitably qualified Civil/Structural Engineer, with appropriate temporary works and protection measures implemented to safeguard adjoining structures and surrounding infrastructure.

Existing former industrial building (Textile House), comprising a derelict two-storey structure over basement level, to be carefully demolished and removed in its entirety as part of the proposed development. Demolition works shall include the removal of all associated structural elements, foundations where required, redundant services and ancillary structures, with appropriate protection measures implemented to safeguard adjoining retained buildings, boundary walls and surrounding public infrastructure.

Existing site frontage comprising the steel concertina vehicular access gate, adjoining steel pedestrian access gate, adjacent steel palisade security fencing, reinforced concrete capping beam and associated masonry boundary wall to be carefully demolished and removed to facilitate the proposed development. Demolition works shall be undertaken in a controlled manner, with appropriate protection measures implemented to safeguard adjoining retained masonry structures and adjacent public infrastructure.

Existing pedestrian wayleave providing access to the rear of No. 134 James's Street. This established right of access is to be retained and maintained as part of the proposed development, ensuring continued pedestrian connectivity to the adjoining property.

Existing LUAS light rail line located along Sheevens Lane adjacent to the site, providing direct public transport links to St. James's Hospital, Heuston Station and Dublin City Centre.



EXISTING SITE LAYOUT PLAN
scale 1:250 at A1

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No.	Date	Revision
1.2	07/08/26	ISSUED FOR PLANNING
1.2	31/07/26	ISSUED FOR REVIEW
1.1	30/06/26	ISSUED FOR REVIEW
1.0	28/05/26	ISSUED FOR REVIEW

Initials
CR
CR
CR
CR



JOB No.: 27057

SCALE: 1:200@A1

DATE: JULY 2026

REV: 1.2

DRN: AC

CHKD: RR

RIAI

DWG TAG: 0101

STATUS: PLANNING APPLICATION

PROJECT: STEEVENS LANE 110KV GIS SUBSTATION

DRAWING: EXISTING SITE LAYOUT PLAN

CLIENT: ESB NETWORKS

DRAWING No: 27057-00-DTM-DR-RLA-AR-0101

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ARCHITECTS