

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNERS IMMEDIATELY. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE DESIGNERS © THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE DESIGNERS PERMISSION.

NOTES

1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, BILLS OF QUANTITIES, ARCHITECTURAL, SERVICES AND ENGINEERING DRAWINGS.
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.
4. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. DRAWINGS ARE NOT TO BE SCALED.
6. AERIAL IMAGERY, WHEN USED, IS SOURCED FROM MICROSOFT BING MAPS THROUGH THE OPEN LICENSING AGREEMENT WITH AUTODESK.



OUTLINE OF SITE IN RED

EXTENT OF DIA GEO LANDS

WAYLEAVE / RIGHT-OF-WAY

EXISTING NEIGHBOURING BUILDINGS

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

Black insulated metal composite cladding system to GIS Building & transformer enclosure; horizontally laid secret-fix panels; colour matte black, RAL 9005 or approved equivalent; system to include all necessary concealed support rails, pressed aluminium flashings, trims, closures, soffits, internal and external corners, parapet cappings, fixings and compressible weather seals. Refer to structural engineer's drawings and ESB Networks technical specifications for full building design requirements

Proposed masonry and brick boundary wall to Steevens' Lane frontage; warm-toned brick in a palette of reds, oranges and yellows; laid in alternating courses of vertical soldiers and horizontal stretchers to create a richly textured surface pattern; contrasting champagne-coloured mortar joints, recessed to accentuate the coursing pattern; triangular geometric motifs incised into the wall face in reference to the stepping down of electrical power; wall to be built in accordance with structural engineer's design; coping detail to be agreed

Proposed vehicular entrance gates to ESB Networks standard detail; galvanised mild steel frame with 25mm hardwood tongue-and-groove vertical timber sheeting, polyurethane finish, mounted on 2mm galvanised steel backing plate; gates to be electrically operated with manual override; all ironmongery and fixings to be hot-dip galvanised; gates to be coordinated with boundary wall reveal and cill detail

Existing boundary walls and structures adjoining the site shall be assessed during and following the completion of demolition works. All retained boundaries shall be carefully supported and protected throughout the works, with temporary propping, underpinning, retention or making good undertaken where required to ensure their continued stability and structural integrity, in accordance with the recommendations of the project Civil/Structural Engineer.

Proposed masonry and brick boundary wall to Steevens' Lane frontage; warm-toned brick in a palette of reds, oranges and yellows; laid in alternating courses of vertical soldiers and horizontal stretchers to create a richly textured surface pattern; contrasting champagne-coloured mortar joints, recessed to accentuate the coursing pattern; triangular geometric motifs incised into the wall face in reference to the stepping down of electrical power; wall to be built in accordance with structural engineer's design; coping detail to be agreed

Black insulated metal composite cladding system to GIS Building & transformer enclosure; horizontally laid secret-fix panels; colour matte black, RAL 9005 or approved equivalent; system to include all necessary concealed support rails, pressed aluminium flashings, trims, closures, soffits, internal and external corners, parapet cappings, fixings and compressible weather seals. Refer to structural engineer's drawings and ESB Networks technical specifications for full building design requirements

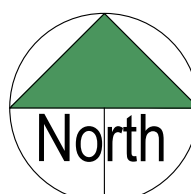
New reinforced concrete retaining wall to be constructed to accommodate the site's existing level changes and form a level development platform for the proposed GIS Building. The retaining structure shall be designed to integrate with the proposed site layout and shall be constructed in accordance with the recommendations of the project Civil/Structural Engineer, ensuring the long-term stability of the retained ground and adjoining infrastructure.

New bespoke transitional boundary wall comprising flat steel panels with 25mm vertical steel ribs, forming a high-quality architectural interface between the proposed ESB substation and adjoining land uses. All steelwork shall be hot-dip galvanised and finished with a factory-applied black polyester powder coating (duplex coating system) to provide a robust, corrosion-resistant and low-maintenance architectural finish.

Proposed new pedestrian gate constructed within the boundary wall. Gate to be fabricated to match the steel ribbed high quality architectural steel wall and to maintain the same width and location as the existing pedestrian gate. NOTE: 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 Steevens' Lane adjacent to the site, providing direct public transport links to St. James's Hospital, Heuston Station and Dublin City Centre.

Proposed House Transformers - refer to civil engineering drawings



PROPOSED SITE LAYOUT PLAN
scale 1:250 at A1

© RYAN + LAMB ARCHITECTS 2026

Copyright and ownership of this drawing is vested in RYAN + LAMB Architects whose prior written consent is required for its use, reproduction or publication to any third party. All rights reserved to the level of copyright and to intellectual copyright conventions are reserved to RYAN + LAMB Architects and may be protected by court proceedings for damages and/or injunctions and costs. Do not scale from this drawing. All dimensions are in millimetres unless otherwise stated. Any inconsistencies should be reported to the architect for clarification immediately.

Third Floor, 142/143 Baggot Street Lower, Dublin 2, D02P939
T: +353 1 229 9329 E: info@rylanlamb.ie W: ryanlamb.ie

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: 0102 STATUS: PLANNING APPLICATION
PROJECT: STEEVENS' LANE 110KV GIS SUBSTATION
DRAWING: PROPOSED SITE LAYOUT PLAN
CLIENT: ESB NETWORKS
DRAWING No: 27057-00-DTM-DR-RLA-AR-0102

RYAN + LAMB
ARCHITECTS