



Appropriate Assessment Screening and Natura Impact Statement

Steeven's Lane 110 kV Substation

Steeven's Lane, Dublin 8

Electricity Supply Board (ESB)

July 2026

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Appendices

Appendix 1	Stages of Appropriate Assessment
Appendix 2	Planning Applications in the Surrounding Area

Project No.	Doc. No.	Revision	Date	Prepared By	Checked By	Approved By	Status
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Summary of Findings – Appropriate Assessment

Project Title	Steeven's Lane 110 kV Substation
Project Proponent	Electricity Supply Board (ESB)
Project Location	The proposed substation site fronts on to Steeven's Lane in Dublin 8 (ITM 713792, 733990) immediately adjacent to the Diageo site complex at James's Street. The proposed associated underground cables will run through lands within the Diageo site complex and within the public road network along Echlin Street, Bow Lane West and James's Street to the southeast of the proposed substation site.
Screening for Appropriate Assessment (Stage 1)	The screening for Appropriate Assessment (AA) report is undertaken to determine the potential for likely significant effects of the construction and operation of a proposed 110 kV substation, either individually or in combination with other plans or projects, in view of the conservation objectives of certain European sites identified within this report.
Stage 1 Conclusion	During the screening process, it was objectively concluded, that the proposed development will not result in likely significant effects on the following designated European sites: ■ South Dublin Bay SAC (000210) ■ North Dublin Bay SAC (000206) ■ Glenasmole Valley SAC (001209) ■ Baldoyle Bay SAC (000199) ■ Baldoyle Bay SPA (004016) However, it could not be objectively concluded during the screening process that the proposed development will not result in likely significant effects on the following designated European sites: ■ South Dublin Bay and River Tolka Estuary SPA (004024) ■ North Bull Island SPA (004006) Therefore, an AA is required, and a Natura Impact Statement (NIS) is necessary to assess the implications of the development, alone and in combination with other plans/projects, on the integrity of these two European sites in view of their conservation objectives.
Natura Impact Statement (Stage 2)	In cases where AA is required, an NIS is prepared and includes a report of a scientific examination of evidence and data carried out by competent persons to identify and classify any adverse impacts a project may have, either individually or in combination with other plans or projects, on the integrity of European site(s) in view of the sites' conservation objectives. This has been undertaken in Section 5 of this report.
Stage 2 Conclusion	The NIS set out in Section 5 has considered all aspects of the proposed development, by itself and in combination with other plans or projects. Based on best scientific knowledge, it is objectively concluded that the proposed development will not, either alone or in combination with other plans and projects, adversely affect (directly or indirectly) the integrity of two identified European sites considering the specific conservation objectives of each site. The NIS contains information which the competent authority may consider in making its own complete, precise and definitive findings and conclusions, and upon which the competent authority can determine that all reasonable scientific doubt has been removed as to the effects of the project on the integrity of the relevant European sites. Provided that mitigation measures set out in Section 6 are implemented in full, it is considered that the proposed development, either individually or in combination with other plans or projects, will not affect the integrity of the following two sites, or any other European site: ■ South Dublin Bay and River Tolka Estuary SPA (004024) ■ North Bull Island SPA (004006)

1. Introduction

This report has been prepared by Malachy Walsh and Partners Engineering and Environmental Consultants (MWP) to accompany a Strategic Infrastructure Development (SID) planning application being made by the Electricity Supply Board (ESB) ('the Applicant') to An Coimisiún Pleanála (ACP) for the construction and operation of a 110 kV / MV¹ Gas Insulated Switchgear (GIS) electrical substation and approximately two kilometres of underground electrical cabling (hereafter referred to as the 'proposed development') at a brownfield site currently owned by Diageo in Dublin 8 (hereafter referred to as the 'proposed development site').

1.1 Purpose of the Assessment

Within this document, **Section 4** comprises a Stage One screening for AA report which aims to establish whether the proposed development is likely to result in significant effects on nearby European sites² with conservation designations (i.e. Natura 2000 Sites) (either alone or in combination with other plans or projects) in view of the site's conservation objectives. The screening for AA has been prepared to provide a sufficient level of information to the competent authority, in this case ACP, on which to base their own screening for AA for the proposed development.

This study is based on a preliminary impact assessment using both publicly available data and data collected during surveys at the proposed development site. It comprises a description of the proposed development (in **Section 2**), particularly the aspects that could interact with the receiving environment, the identification in **Section 4.4** of the impacts that are reasonably foreseeable as potentially ensuing from it, and a determination as to whether these predicted impacts, either alone or in combination with the other plans or projects identified in **Section 4.3**, are likely to have significant direct and/or indirect effects on the European sites identified in **Section 4.5**, in view of those sites' conservation objectives.

The need to apply the precautionary principle (the absence of scientific evidence on the significant negative effect of an action cannot be used as justification for approval of this action) in making any key decisions in relation to the tests of AA has been confirmed by European Court of Justice case law. Therefore, when applied to Article 6(3) procedure, where significant effects are likely, possible or uncertain at the screening stage, an AA will be required, in which case a Stage 2 Natura Impact Statement (NIS) will be prepared (see **Section 5**).

1.2 Statement of Competency

This screening for Appropriate Assessment report has been prepared by Úna Williams (BA. (Mod.), MSc.), Senior Ecologist and Environmental Consultant of MWP.

Úna has worked at MWP for nearly eight years and is an experienced field ecologist having previously worked on research teams in Ireland, Spain and Central America. She has undertaken assessments for a wide variety of projects including renewable energy, infrastructural and coastal developments, and has authored many documents including NIS, EclA, and Screening for Environmental Impact Assessment Reports. Additionally, she has designed Collision Risk Models for numerous proposed wind farms. She graduated from Queen's University Belfast in 2018 with an MSc in Animal Behaviour and Welfare, and from Trinity College Dublin in 2008 with a BA. (Mod.) in Environmental Sciences.

¹ kV / MV – kilovolts / medium voltage

² 'European sites' are defined in Section 177R of Part XAB of the Planning and Development Act 2000 and include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) at all stages of designation.

This report has been reviewed by Salona Reddy (MSc, BSc), Senior Ecologist, at MWP since January 2024. She holds an MSc in Environmental Science and has nearly ten years of consultancy experience in the preparation and delivery of Environmental Impact Assessment Reports (EIARs) across a broad range of project types. She is proficient in a wide array of ecological survey methodologies, including habitat mapping and faunal surveys, and has contributed to research teams internationally. She has taken lead authorship roles in numerous technical reports and ecological assessments such as Stage 1 Screening Reports for AA, Stage 2 NIS, and EclAs. Salona is an experienced field ecologist with a broad and diverse ecological survey portfolio, encompassing habitats and flora, terrestrial mammals, bats, birds, and terrestrial invertebrates.

1.3 Legislative Context for Appropriate Assessment

The Habitats Directive (92/43/EEC) seeks to conserve natural habitats and wild fauna and flora through the designation of Special Areas of Conservation (SACs), while the Birds Directive (2009/147/EC) seeks to protect bird species of special importance via the designation of Special Protection Areas (SPAs). It is the responsibility of each European Union member state to designate SPAs and SACs that form part of Natura 2000, a network of protected sites throughout the European Community. The European Communities (Birds and Natural Habitats) Regulations 2011-2021 transpose the Habitats Directive and the Birds Directive into Irish law. The requirement for Appropriate Assessment of the implications of plans and projects on the Natura 2000 network of sites comes from the Habitats Directive (Article 6(3)).

The current assessment was conducted within this legislative framework and in accordance with the following:

- The European Commission (EC) guidelines 'Assessment of plans and projects in relation to Natura 2000 sites - Methodological Guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC' (EC, 2021);
- The EC Notice 'Managing Natura 2000 sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC' (EC, 2019);
- The National Parks and Wildlife Service (NPWS) guidelines 'Appropriate Assessment of Plans & Projects - Guidance for Planning Authorities' (DEHLG, 2010); and,
- The Office of the Planning Regulator (OPR) Practice Note 'Appropriate Assessment Screening for Development Management' (OPR, 2021).

As outlined in the above guidance documents, it is the responsibility of the Applicant to provide a comprehensive and objective screening for AA report which can then be used by ACP to assist them in completing their screening exercise.

If it is determined that a full AA is required in respect of the proposed development, an NIS (Stage 2) must be prepared. In the case of Stage 2, mitigation of impacts can be considered.

1.4 Proposed Development Overview

The Proposed Development comprises the construction of a new 110 kV / MV electricity substation and associated underground cable infrastructure, together with all ancillary works required to facilitate its operation and connection to the electricity distribution network.

Once completed and operational, the proposed new electricity distribution infrastructure will provide essential network reinforcement and additional energy capacity that will address existing capacity constraints and forecasted energy demand, and ensure a resilient and future-ready electricity distribution network for the Dublin South West Inner City area.

Further detail on the Proposed Development is set out in **Section 2** below.

1.5 Stages of Appropriate Assessment

The AA process is a four-stage process with issues and tests at each stage. The purpose of the screening assessment is to record in a transparent and reasoned manner the likely effects on European sites of a proposed development. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

The four different stages of AA are summarised in **Appendix 1** of this report.

2. Description of Proposed Development

2.1 Site Location and Context

The proposed development site, measuring approximately 1.73 hectares, is located within the urban fabric of Dublin City, stretching eastwards from Steeven's Lane (L-91188), north and then southwards past St. James's Graveyard and Pearse Lyons Distillery (within the 18th century former Church of St. James) before branching into two – one branch continuing southwards down Echlin Street (L-91130), and the second turning westwards up James's Street (R810) and terminating at Bow Lane West (L-1112). Refer to Figure 2-1, below.

Measuring approximately 0.23 hectares and fronting onto Steeven's Lane, the proposed substation site is an unoccupied Diageo-owned brownfield site comprised of several vacant and derelict buildings and yard area. The Luas Red Line runs north/south along Steeven's Lane – north towards Heuston Station and Smithfield, and south towards St. James's Hospital and Rialto (see Figure 2-1, below). Consequently, Steeven's Lane serves primarily pedestrians and cyclists, with vehicular access limited to the proposed substation site and St Patrick's University Hospital, situated along the western side of Steeven's Lane. Mixed-use and residential properties, including Steeven's Gate Apartments, border the southern side of the proposed substation site.

The proposed substation site is located entirely within the wider Diageo landholding while the northern and eastern sections of the proposed development site are bordered by the industrial lands of the Guinness Brewery where active brewery operations occur. The proposed associated underground cables will run through lands within the Diageo site complex and within the public road network along Echlin Street, Bow Lane West and James's Street to the southeast of the proposed substation site. See Figure 2-1, below.

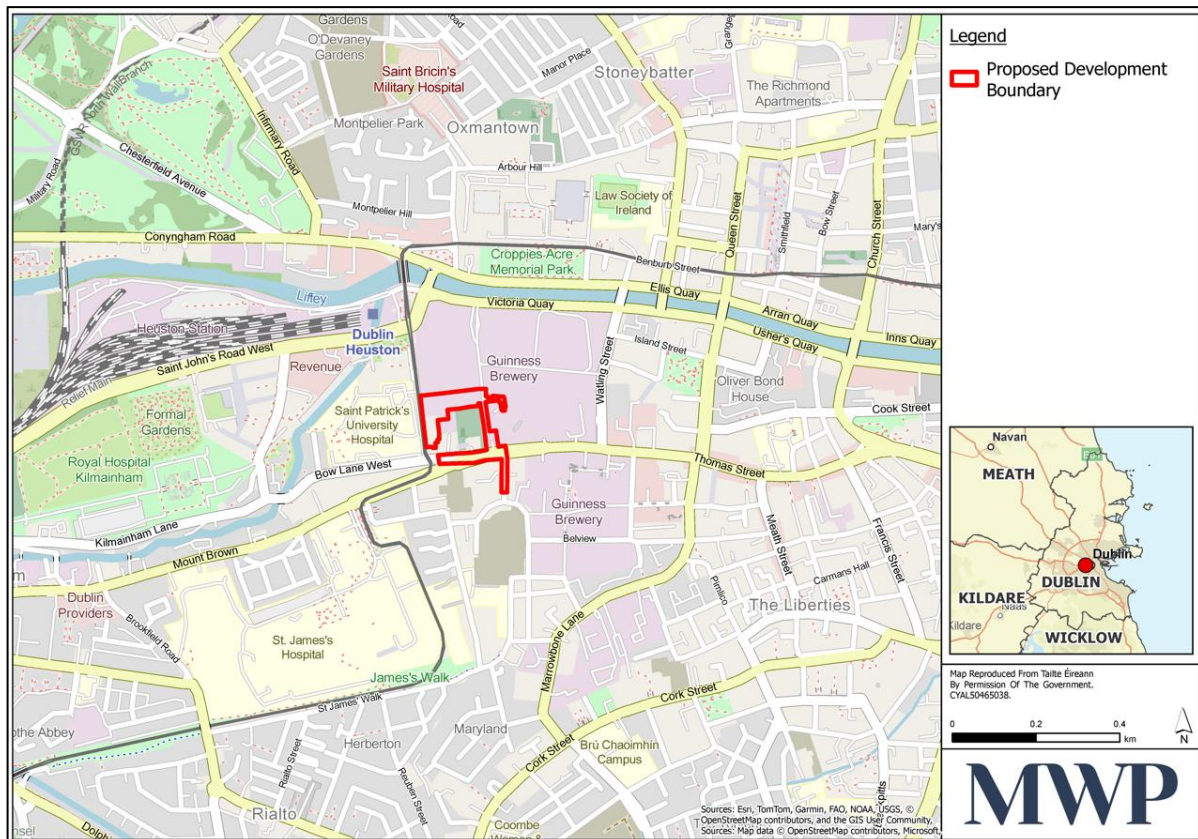


Figure 2-1: Location of proposed development site in Dublin 8 on the southwestern edge of the city centre.

2.2 Characteristics of the Proposed Development

The proposed development consists of a 110 kV / MV electrical substation at the location shown in Figure 2-2 below, and will include the following elements:

1. Demolition of all existing buildings at the proposed development site including a former office building, warehouse and storage shed;
2. Construction of 110 kV / MV substation compound with the following electrical plant within the substation:
 - A two-storey 110 kV / MV GIS building (with an area of approximately 559 m² and height of 14.1 m);
 - Two banded 110 kV / MV transformers in transformer bays (approximately 5.75 m in height) and surrounding fire walls (approximately 6.1 m high) and associated electrical equipment;
 - All associated and ancillary site development and infrastructural works, including site clearance, demolition of existing western boundary wall and gates, provision of new boundary treatments and gates along the western site boundary, replacement of the existing retaining wall along the northern and northeastern site boundary, provision of new boundary treatments along the southern and south eastern site boundary, site services including electrical circuits, lighting, telecommunications and drainage.
3. Installation of six 110 kV underground cables (UGC) circuits connecting the proposed Steeven's Lane 110 kV substation to the following key locations:
 - Loop-in connection joint bays on the existing Francis Street – Heuston Square 110 kV circuit at Bow Lane West and Echlin Street / James's Street;
 - Diageo's 110 kV substation (subject to a separate and future consenting process); and,

- Ducting for future use to be terminated in joint bays at St James's Gate Medical car park, north of James's Street.

The combined total length of the circuits is approximately 1.5 kilometres, and they will be installed as either double or single circuits.

4. Installation of 14 circuit MV UGC between the proposed substation and new joint bays at St James's Gate Medical car park, north of James's Street.

The Proposed Development footprint within the development boundary is shown in Figure 2-2 below.

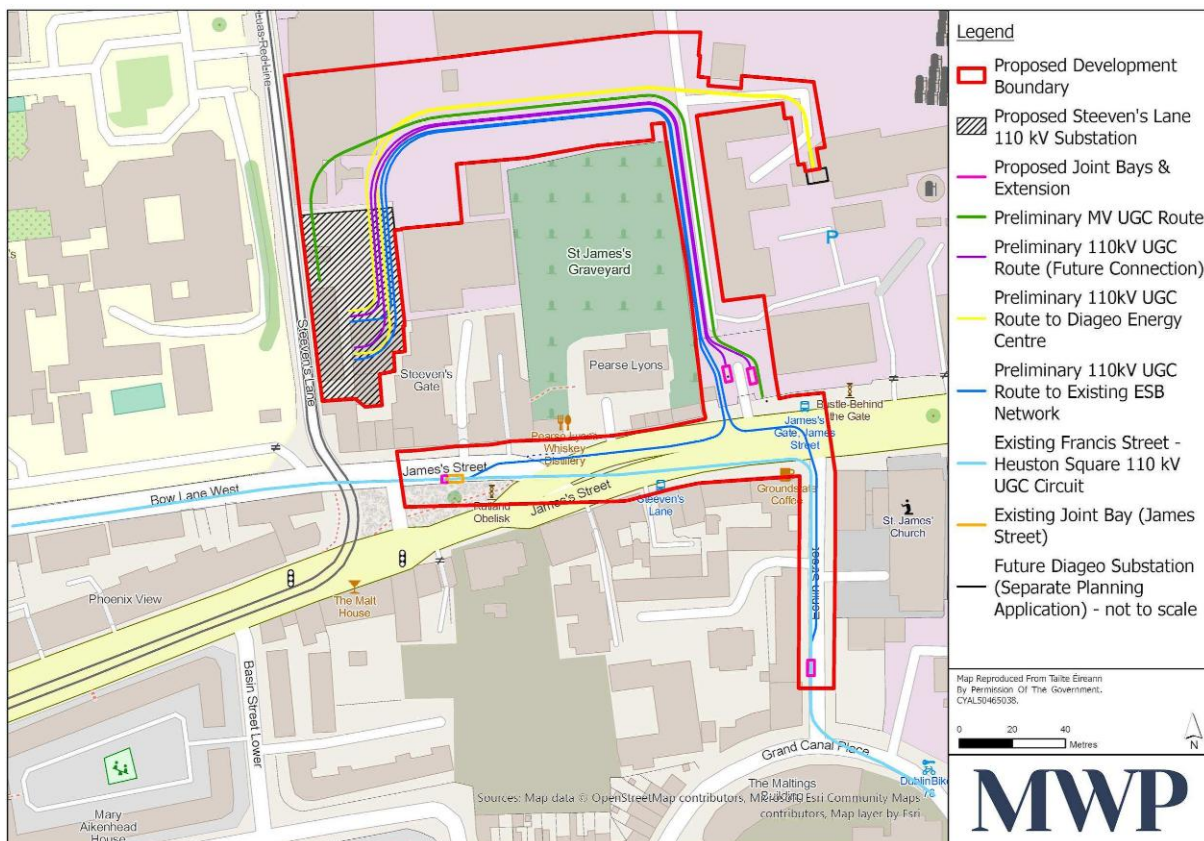


Figure 2-2: Footprint of the proposed substation and UGC routes within the proposed development redline boundary³

The sub-sections hereunder summarise the main construction and operational phase components necessary to facilitate the proposed development.

2.2.1 Site Preparation and Enabling Works

Initial set-up will include site establishment, erection of temporary hoarding and secure perimeter fencing, and establishment of a temporary construction compound within the site boundary.

Where visible to the public, perimeter hoarding at the proposed substation site will comprise a three-metre-high timber-framed structure faced with plywood and finished in high-quality coatings. Internal hoardings and barriers will consist of suitable boundary treatments to ensure adequate segregation between construction personnel, construction traffic, brewery staff, and operational traffic. All hoarding and temporary barriers will be designed by suitably qualified and competent engineers, as appropriate. New retaining walls bordering the site will be

³ There is no building located within the northwest corner of the site through which the Green Preliminary MV UGC Route runs. The building shown in this area of the map is part of the background mapping only and does not exist on site.

constructed in advance of the main building works due to the level differences across the site and the requirement for localised excavation and regrading works.

Additional signage/information boards for the public, site employees, and truck-drivers transporting materials to/from the site will be erected as needed. Any surface water management, bunding, and/or waste management measures will be put in place at the outset.

2.2.2 Temporary Construction Compound and Site Access

A temporary construction compound will be erected within an area of undeveloped hardstanding at the northern part of the proposed development site. The temporary construction compound will serve as the main contractor laydown area for the secure storage of construction materials, plant, and deliveries, and an area for the storage of waste and recycling. Temporary power will be provided using a suitably banded generator, if necessary.

The compound will also provide welfare facilities for site personnel including an office space, canteen area and mobile sanitary facilities. A self-contained port-a-loo with an integrated waste holding tank will be used on site for toilet facilities. The holding tank will be emptied regularly by a licensed permitted contractor only and, upon completion of the construction phase, the compound will be decommissioned by backfilling the area with material arising from excavation and landscaping with topsoil.

The internal access route for all construction traffic to the proposed substation site and temporary construction compound will be through the existing Diageo complex via the main entrance on R148 Victoria Quay. To allow safe and efficient access from the existing ground level, a temporary ramp access will be installed at the north side of the temporary construction compound via an existing adjacent Diageo keg storage area. Truck deliveries will be facilitated at the proposed construction compound and vehicles allowed to turn and exit the site via Victoria Quay. All truck movements will be strictly controlled in accordance with the contractor's approved traffic management measures for the proposed development. A permanent maintenance access junction from Steeven's Lane will be utilised during the operational phase only. Refer to Figure 2-3, below.

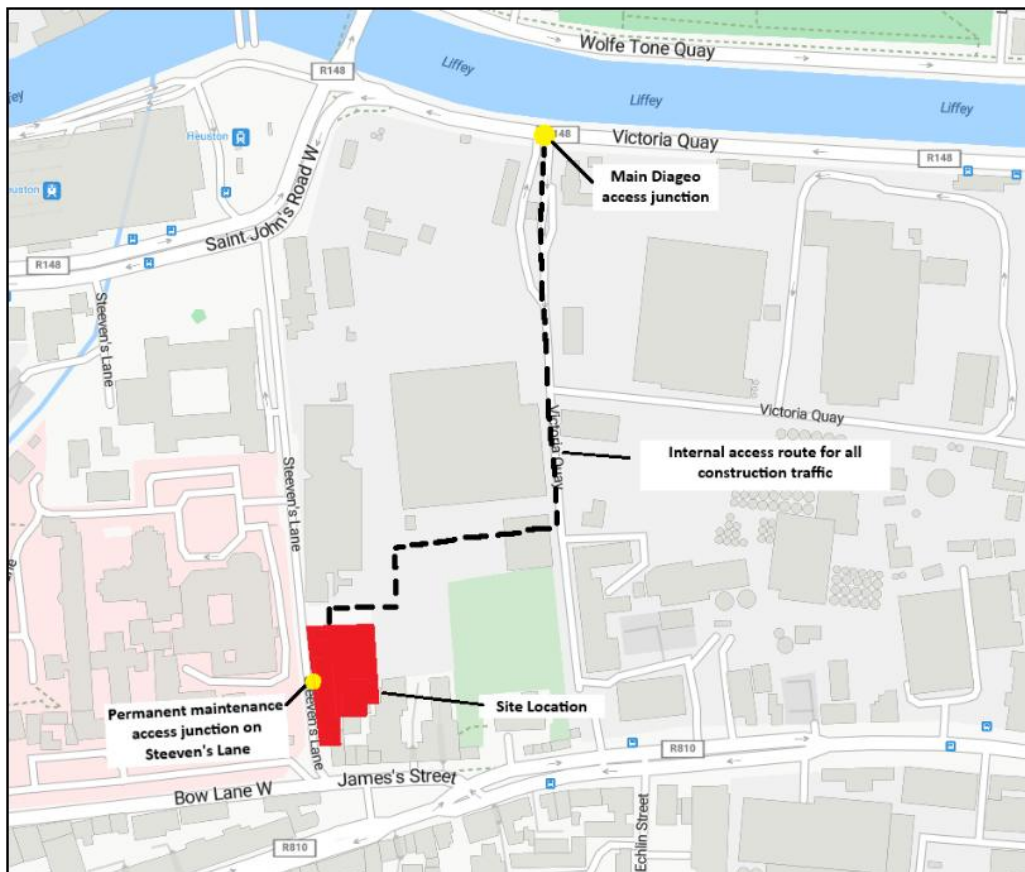


Figure 2-3: Construction-phase vehicular access route through the Diageo site from Victoria Quay.

2.2.3 Demolition Works

Three existing vacant and derelict structures and associated yard areas located within the proposed substation site boundary will be demolished and cleared - refer to Figure 2-4, below, for locations of structures to be demolished from within the proposed substation site. The existing site boundary wall is partly integrated with, and in sections formed by, one of the existing buildings proposed for demolition. Accordingly, the demolition works will include the controlled removal of the existing boundary wall in its entirety. A new boundary treatment will be provided as part of the proposed development to ensure the continued security and integrity of the site boundary. Once the demolition phase is complete, the site will be cleared and prepared for subsequent construction works, including removal of redundant foundations and services where required.

The existing retaining walls that form the northern and eastern boundaries of the proposed substation site will also be demolished due to their poor state of repair and unsuitability for continued use. Their removal will also facilitate the construction phase of the proposed development by enabling the revised site levels and structural loadings associated with the new substation infrastructure. New retaining walls will be constructed in their place, designed to suit the proposed finished ground levels and to appropriately resist the increased imposed loads arising from the substation platform, equipment, and associated infrastructure.

It is noted that the existing site boundary wall is partly integrated with, and in sections is formed by, one of the existing buildings proposed for demolition. Accordingly, the demolition works will include the controlled removal of the existing boundary wall in its entirety. A new boundary treatment will be provided as part of the proposed development to ensure the continued security and integrity of the site boundary. Demolition activities will generally be carried out using a controlled top-down approach to ensure the safe and systematic removal of existing structures. Works will be phased and sequenced to maintain structural stability throughout the demolition process and to minimise disruption within the constrained urban environment. All demolition activities will be

carried out in accordance with relevant health and safety regulations and best practice construction management procedures.

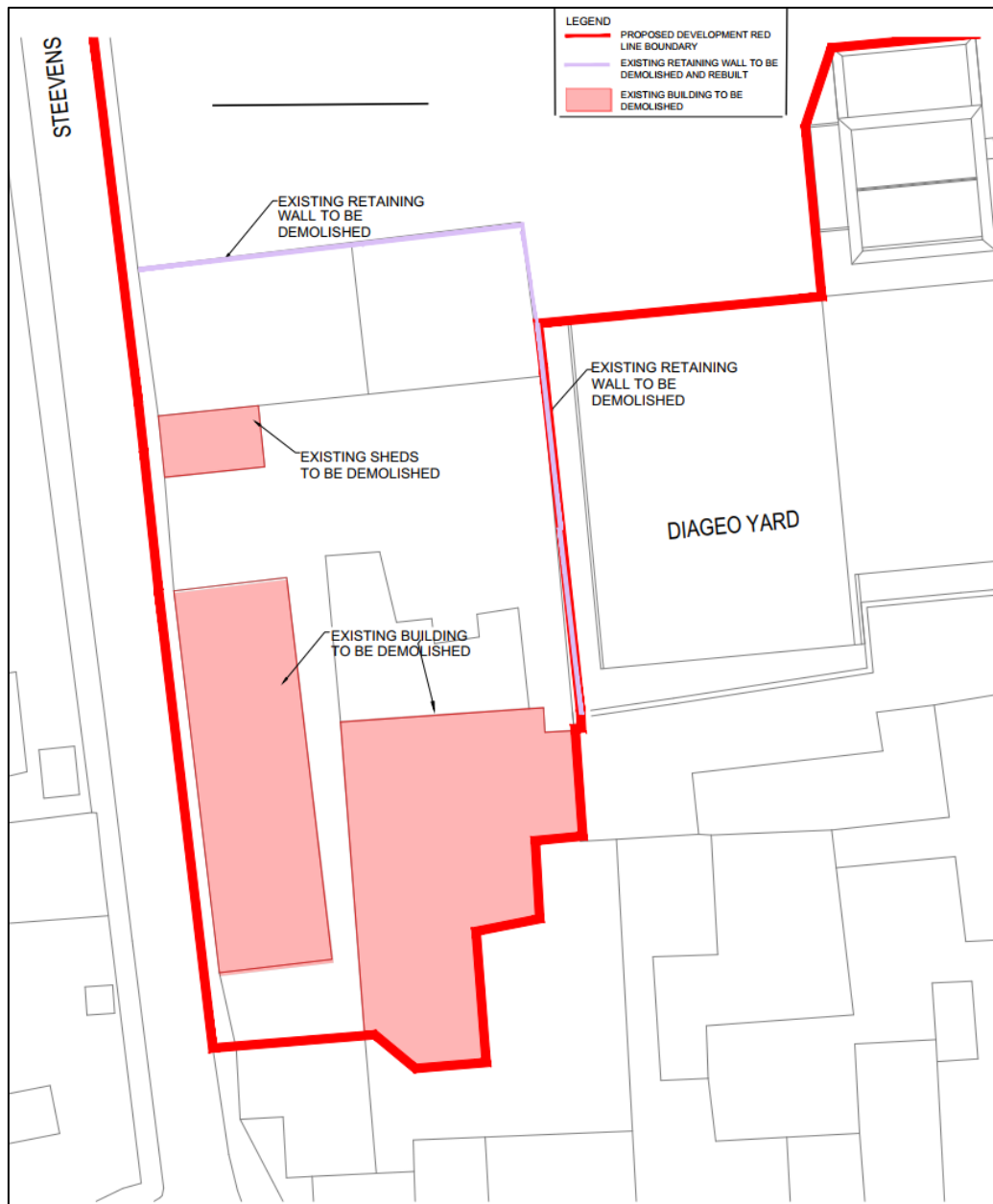


Figure 2-4: Existing buildings and retaining walls to be demolished within the proposed substation site.

2.2.4 Construction Works

Construction of the proposed development will be undertaken on a phased basis and will comprise a series of enabling and demolition works, civil engineering, building, and electrical installation activities associated with the development of the proposed 110 kV substation and associated underground cable infrastructure. An overall summary of the main construction phase activities is provided in Table 2-1, below.

Excavation works will be required to facilitate construction of the substation foundations, installation of underground services, and associated infrastructure. Given the constrained urban context of the proposed development site and existing level differences across the site, excavation activities will be carefully planned and sequenced to ensure safe construction and to minimise impacts on adjoining properties and infrastructure. Excavations will be undertaken in accordance with a detailed construction methodology with consideration given

to ground conditions, structural requirements, and proximity to neighbouring structures and services. Temporary works, including excavation support systems and retaining structures, may be required to ensure stability during construction. It is unlikely that any excavated materials will be reused within the site and, therefore, excavated materials will be removed from site by licensed waste contractors and transported to authorised recovery or disposal facilities in accordance with relevant environmental and waste management regulations.

The proposed works also include the installation of a 110 kV UGC circuit connecting the proposed Steeven's Lane 110 kV substation to joint bays on the existing Francis Street – Heuston Square 110 kV circuit at Bow Lane West and Echlin Street/James's Street. This will involve works within the Diageo site complex and within the public road network as discussed, respectively, in **Sections 2.2.4.2** and **2.2.4.3**, below. The combined total length of the circuits is approximately 1.45 kilometres, and they will be installed as either double or single circuits.

Appropriate monitoring measures will be implemented where necessary to manage potential risks associated with ground movement, vibration, and settlement, particularly in areas close to existing buildings and transport infrastructure. Material arising from excavation works will be managed in accordance with best practice construction and waste management principles.

Table 2-1: Summary of the main construction phase activities required.

Phase	Key Activities (indicative)
Pre-construction and site preparation	– Enabling works including site establishment, welfare facilities and site offices. – Demarcation of the construction works area and installation of temporary fencing – Enabling works and formation of construction access routes – Site clearance and demolition of existing structures. – Propping and demolition of retaining walls along the northern and eastern boundaries of the proposed substation site – Site levelling and preparation works – Installation of temporary drainage and temporary site infrastructure
Civil Construction Works	– Trenching, duct installation, – Excavation, foundation and piling works – Reconstruction of retaining walls along the northern and eastern boundaries of the proposed substation site – Installation of the substation earth grid – Construction of permanent drainage infrastructure – Construction of underground 110 kV cable ducts and associated cable trenches – Construction and installation of loop-in connection joint bays – Construction of the GIS building, including foundations, structural steelwork, cladding, and building finishing works – Construction of civil bases and infrastructure for transformers, transformer bunds, lighting monopoles, lighting columns, and LV cable ducts – Road opening, trenching, duct installation, backfilling, and reinstatement works associated with underground cable installation – Compound surfacing, stoning, and paving works
Electrical Installation Works	– Delivery and installation of six 110 kV underground cable circuits – Cable pulling, jointing, and cable terminations – Installation of underground cable connections to the existing distribution network and future Diageo substation – Delivery and installation of 110 kV/MV GIS switchgear and transformers – Electrical and mechanical fit-out of buildings

Phase	Key Activities (indicative)
	– Installation of ducting infrastructure, LV cabling and wiring associated with protection and control systems – Installation of compound lighting and security systems
Testing, Commissioning and Completion	– Testing and commissioning of all installed electrical equipment – Site reinstatement, boundary treatments, and completion works.

2.2.4.1 110 kV Substation Compound Construction

Ground excavations across the proposed development site will vary in depth depending on the specific construction element. Typical excavations will include substation building foundations of up to approximately 1.8 m deep. In the area of the transformer compounds, deeper excavations of up to approximately 6 m may be required; however, these are associated with the construction of the retaining walls, access ramp, and cable installation works rather than the transformer bund excavations themselves.

The substructure of the proposed substation will require piled foundations to provide adequate load-bearing capacity within the site ground conditions. Considering the constraints posed by the urban setting of the site adjacent to structures and infrastructure, piling will be installed via the Continuous Flight Auger (CFA) method with no requirement for dewatering. CFA piles are drilled and concreted in one continuous operation that ensures extremely low (or negligible) levels of vibration and noise generated while also enabling a much faster installation time when compared with other piles of this type⁴.

Prior to installation of the piled substructure for the GIS building and transformer bund, piled foundations for the new retaining wall separating the existing splits levels on the site will be installed followed by installation of the in-situ concrete cantilever retaining wall. Once the retaining wall has sufficiently cured and gained enough strength, backfilling of material to original level at the upper side of the retaining wall can commence. Propping will be required to the perimeter wall to Steeven's Lane once the existing wall is demolished.

The superstructure of the transformer bund will be of reinforced concrete construction. The substation building will be a structural steel frame, and the first floor will comprise a reinforced concrete slab cast on profile composite metal decking supported by structural steel beams. The external facade of the substation building will consist of insulated cladding panels as per architect's recommendations. The site boundary along Steeven's Lane will be defined by a brick-faced boundary wall, providing an appropriate architectural treatment along the public frontage.

2.2.4.2 Underground Cables Within the Diageo Complex

Prior to construction, surveys and site investigation works will be undertaken to confirm the location of existing services and establish baseline road/infrastructural conditions. Open-cut trenching will be used for UGC installation within the Diageo complex. This will involve excavation of the trench, installation of ducting on a prepared bedding layer, placement of suitable surround and backfill materials, and provision of warning tape. Underground electrical cabling works will be carried out in a phased manner, including route verification, trenching, duct installation, cable pulling, jointing and reinstatement.

⁴ <https://quinnpiling.com/services/cfa-piling/> Accessed: 15th June 2026

Works will typically progress in short sections to minimise disruption to site operations, with temporary reinstatement undertaken as works advance. It is envisaged that these works will take between approximately 12 and 16 weeks to complete.

2.2.4.3 Underground Cables Within the Public Road Network

Prior to installation of underground electrical cabling within the public road network, surveys and site investigation works will be undertaken to confirm the location of existing services and establish baseline road and infrastructural conditions. The UGC works will then be carried out in a phased and sequential manner - including route verification, trenching, duct installation, cable laying, jointing and reinstatement - to ensure minimal disruption to road users, public transport operations, pedestrians, cyclists, local residents and businesses. Appropriate traffic management will be implemented to ensure safe and efficient delivery of the works.

Timing of these works will be coordinated with DCC, TII, the National Transport Authority's (NTA) Liffey Valley to City Centre BusConnects service, and associated stakeholders to minimise impacts on the public, manage interfaces, and maintain continued access and operation of the transport network. All works within the public road will be undertaken under a Road Opening Licence and in accordance with an approved Traffic Management Plan to ensure the safe and efficient movement of vehicles, cyclists and pedestrians.

Cable installation will predominantly utilise open-cut trenching, involving excavation of the trench, installation of ducting on prepared bedding layer, placement of suitable surround and backfill materials, and provision of warning tape. Works will typically progress in short sections to minimise disruption and are anticipated to progress at approximately 10 to 20 metres per day, subject to existing underground utility congestion, traffic management requirement, road geometry and available working area, working hour restrictions, DCC requirements, weather conditions, and any unforeseen ground/utility constraints. Temporary reinstatement will be undertaken as works advance, and permanent reinstatement undertaken later in accordance with DCC requirements.

Joint bays will be constructed at intervals along the route to facilitate cable installation and connection, along with associated communication chambers for fibre infrastructure. Following installation of ducts, cables will be pulled through between joint bays and jointed in controlled conditions prior to final reinstatement. Joint bay construction works are expected to take approximately two weeks per joint bay, depending on local site conditions and associated enabling works.

Where constraints are encountered, including existing utilities, road crossings or sensitive areas, alternative methods such as trenchless installation (e.g. horizontal directional drilling) may be employed. Appropriate clearances from third-party services will be maintained throughout.

2.2.5 Outline Construction and Environmental Management Plan (oCEMP)

An outline Construction and Environmental Management Plan (oCEMP) has been prepared to support the proposed development's planning application. The oCEMP outlines construction practices and minimum environmental management measures to be implemented during the proposed development's construction phase to ensure all construction activities are carried out in accordance with best practice and with the minimum impact on the surrounding environment.

Since the oCEMP is a 'live' document, it will be updated by the contractor as the project progresses and as construction methodologies are finalised including the roles and responsibilities of those appointed on the site. In particular, the oCEMP will be updated to ensure the minimum requirements of all relevant planning conditions are incorporated. Refer to **Section 6.2**, below, for further details.

2.2.6 Characteristics of the Project

The proposal is described below in Table 2-2 and has been confirmed with the project engineer.

Table 2-2: Characteristics of the proposed development.

<i>Size, scale, area, land-take</i>	The proposed development footprint extends to approximately 0.23 ha within the overall site area of approximately 1.73 ha. There is no spatial overlap of any element of the proposed development with a European site; therefore, there will be no land-take from any European site.
<i>Details of physical changes that will take place during the various stages of implementing the proposal.</i>	Physical changes which will occur to facilitate the development are outlined as follows (and summarised also in Table 2-1, above): Site set-up, preparation and demolition works - Site preparation, erection of temporary hoarding, secure perimeter fencing and signage. - Erection of temporary construction compound - Establishment of internal access route through the Diageo complex. - Installation of temporary ramp to allow access to temporary construction compound. - Demolition of retaining walls along the northern and eastern boundaries of the proposed substation site. - Demolition of existing western boundary wall and gates. - Demolition and clearance of derelict structures and associated yard areas from proposed substation site (and demolition of ground floor/retaining elements at a later stage). Construction Phase - Excavations for new foundations, site levelling, piling works. - Construction of new substation compound structure on ground foundations. - UGC installation works including road opening, trenching, cable pulling, and jointing. - General site works including installation of temporary and permanent drainage infrastructure, compound lighting and security systems. - Stockpiling of demolished/excavated material. - Importation of suitable material. - Removal off-site of demolished, unsuitable and surplus material. - Increased human presence/activity. - Removal/dismantling of on-site temporary facilities, and site reinstatement. Operational Phase - Treatment and disposal of wastewater. - Treatment of surface water run-off.
<i>Description of resource requirements for the construction/operation and decommissioning of the</i>	<u>Construction-related Materials (indicative)</u> - Hoarding, scaffolding, signage - Structural/Secondary support steelwork - Flooring

proposal (water resources, construction material, human presence etc).

- Non-structural metalwork
- External wall finishes, roof finishes
- Above ground drainage pipes, fitting and pipework ancillaries
- Foul/surface water drainage materials including manholes, gullies, hydrobrake
- Permeable asphalt paving material
- Concrete
- Brickwork/blockwork
- Roofing, cladding and waterproofing
- Electrical pipework
- Fill (crushed stone Clause 804, pea gravel)
- Plaster, render, cement mortar etc.
- Wall cladding

Construction plant and machinery required (indicative):

- Excavator-mounted hydraulic breaker
- Standard tracked excavator for piece-meal masonry demolition
- Long-reach demolition excavator
- Mobile crane
- 15-30T excavator
- Tractor and trailer
- 3-10T mini digger
- 12T roller
- Telescopic handlers
- Diesel generator
- CFA piling rig

Water Requirement

Water supply during construction and operation will be via existing UÉ public watermain infrastructure. Water requirement during the operational phase, is estimated to be 100 litres per day.

Human Resource Requirement

A maximum daily workforce of approximately 30 people is expected during the peak period for construction works on site. However, typical daily workforce requirements will be less than this.

During the operational phase, the substation facility will typically be unmanned but a two-person crew visiting site for three days a week would be the most that would be expected on site for any maintenance and repairs.

Description of timescale for the various activities that will take place as a result of implementation (including likely start/finish date)

The construction works associated with the development will be undertaken in a single phase. Works are expected to last approximately 3 years for the demolition, construction and commissioning phases prior to commencement of full operation. The commencement date for the project will be dependent on timing of grant of planning.

Demolition and substation compound construction will take an estimated 18 months to complete. UGC installation and electrical commissioning will also take an estimated 18 months to complete. Some overlap between civil construction and electrical installation is likely to occur.

The proposed hours of work for the construction phase are:

- 07.00 to 18.00 hrs from Monday to Friday, inclusive
- 08.00 to 14.00 hrs on Saturday.

No construction works will take place outside these hours unless:

- Works are required for technical reasons (e.g. concrete pouring, UGC trenching, ducting within the public roads); or
- Written approval from the local authority has been obtained.

Demolition/Construction Phase

The bulk of the spoil/waste generated by works will be inert and will not be retained or stockpiled on site. General non-hazardous construction and demolition wastes may comprise the following:

- Demolition waste (broken/waste concrete, blockwork, bricks, timber, tiles, ceramics, glass, plastic, cabling, steel and other scrap metal)
- Soil/sub-soil/stones
- Paper, cardboard/plasterboard
- Windows, glass and materials from building fabric
- Certain electrical waste
- Insulation materials
- Metals (copper, steel piping and re-bar, reinforcing steel)
- Other residual/surplus building materials
- Temporary W/C utilities waste
- Green/organic waste/vegetation
- Dry mixed recyclables/ mixed non-recyclables
- Estimated volume of demolition waste 1,071 m³

Description of wastes arising and other residues (including quantities) and their disposal.

The volume of total excavation on site is anticipated to be approximately 11,745 m³ and it is unlikely that any excavated materials will be reused within the site. Instead, excavated materials will be removed from the site by licensed waste contractors and transported to authorised recovery or disposal facilities in accordance with relevant environmental/waste management regulations.

An integrated Resource Waste Management Plan (RWMP) has been prepared as part of the oCEMP and will be implemented for the duration of the works to ensure re-use of materials where possible, and the correction segregation and storage of wastes. All waste material will be removed from site by an approved Licensed Waste Contractor and disposed of as required to authorised waste facilities approved by DCC. Any recyclable material will be disposed of at a recycling centre.

Any temporary W/C and welfare utilities used on site within the temporary construction compound during the construction phase will be maintained by an approved and permitted contractor.

<i>Identification of wastes arising and other residues (including quantities) that may be of particular concern in the context of the Natura 2000 network</i>	Construction Phase - Fuels/oils/lubricants/chemicals etc. - Waste concrete/mortar and other cementitious material - Rock, sediment, stockpiled/waste soil/sub-soil etc - Effluent from temporary welfare facilities
	Operational Phase Surface water run-off. No other operational phase wastes of particular concern to European sites are identified.
<i>Description of any additional services required to implement the project or plan, their location and means of construction</i>	Construction traffic and site access will be from Victoria Quay through the Diageo complex (refer also to Section 2.2.2 , above). A Construction Traffic Management Plan (CTMP) has been prepared as part of the oCEMP and will be implemented throughout the construction phase.

3. Assessment Methodology

3.1 Introduction

A plan or project can only be authorised by a competent authority if it has made certain that it will not adversely affect the integrity of the European sites relevant to the project in view of their conservation objectives, either alone or in combination with other plans and projects. This can only be the case where “no reasonable scientific doubt remains as to the absence of such effects”⁵.

As set out in the NPWS guidance (DEHLG, 2010) (and other guidelines listed in **Section 1.3**, above), the task of establishing whether a plan or project is likely to influence a European site(s) is based on a preliminary impact assessment using available information and data, including that outlined below in **Section 3.3**, and other available environmental information, supplemented as necessary by local site information and ecological surveys. This is followed by a determination of whether it is likely that the effects identified could be significant. The precautionary principle approach is required.

3.2 Consultation

A pre-application consultation meeting (Case Number: ABP-322700-25) was held in relation to the proposed development via Microsoft Teams on 5th September 2025 with representatives from ESB and ACP present. During the meeting, the proposed development and site context were presented by the Applicant (ESB) to ACP, followed by a discussion that focussed on whether the proposed development would constitute an SID for the purposes of the Planning and Development Act 2000 (as amended).

On 11th February 2026, a letter from ACP informed the Applicant that the proposed development does constitute an SID ‘within the meaning of section 182A of the Planning and Development Act 2000, as amended’. Consequently, planning for the proposed development will be made directly to ACP under Section 182A(1) of the Act.

Additionally, meetings with the following key stakeholders have taken place throughout 2026 to ensure the appropriate engagement of all relevant parties during the pre-planning process:

⁵ European Court of Justice Case C-127/02 Landelijke Vereniging tot Behoud van de Waddenzee.

- Dublin City Council (DCC)
- National Transport Authority (NTA)
- Transport Infrastructure Ireland (TII)
- Uisce Éireann
- Diageo

3.3 Desktop Study

To complete the screening for AA report, certain information on the existing environment is required. A desktop study was carried out to collate information available on the proposed development site's natural environment. This comprised a review of the following publications, data and datasets:

- Ordnance Survey Ireland (OSI) aerial photography, 1:50000 mapping, and online satellite imagery sources including GeoHive - <https://www.geohive.ie/>
- National Parks and Wildlife Service (NPWS) - <https://www.npws.ie/>
- National Biodiversity Data Centre (NBDC) - <https://maps.biodiversityireland.ie/Map>
- BirdWatch Ireland and Irish Wetland Bird Survey (I-WeBS) online datasets - <https://birdwatchireland.ie/our-work/surveys-research/research-surveys/irish-wetland-bird-survey/>
- Geological Survey Ireland (GSI) area maps - <https://storymaps.arcgis.com/stories/ae9feb997c7248578a0276e965bdcf96>
- Environmental Protection Agency (EPA) water quality datasets – <https://www.catchments.ie/wfd-data-dashboards/>
- Dublin City Development Plan (2022 – 2028) - <https://www.dublincity.ie/planning-and-land-use/learn-about-councils-plans-city/dublin-city-development-plans/dublin-city-development-plan-2022-2028/read-dublin-city>
- *Stage 1: Appropriate Assessment - Screening and Stage 2: Natura Impact Statement. St James's Gate De-carbonisation and Water Recovery Project.* November 2024. Written by Malone O'Regan Environmental (MOR) on behalf of Diageo Ireland. (Dublin City Council Planning Application Number: WEB2472/24; Permission granted: 26th February 2025)⁶.
- Other sources and research listed in **Section 9**, below, and as footnotes throughout the report.

3.4 Study Area and Zone of Influence (ZOI) of the Proposed Development

The zone of influence (ZOI) for the proposed development is the geographical area over which construction and/or operation of the proposed development has the potential to affect the receiving environment in such a manner as to significantly affect the Qualifying Interests (QI) of a European site. The area over which ecological features may be affected by biophysical changes because of the proposed development is likely to extend beyond the development site where, for example, there are ecological or hydrological links (pathways) beyond the site boundaries (CIEEM, 2018). Consequently, and to ensure completion of an integrated assessment, the study area for this assessment was taken as the entire proposed development site within Dublin City - see Figure 2-1, above.

For further details on the ZOI of the proposed development and the use of the Source-Pathway-Receptor (SPR) model in determining which European sites should be further assessed, refer to **Section 4.5.1**, below.

⁶ https://webapps.dublincity.ie/PublicAccess_Live/Document/ViewDocument?id=32C711FEA10211EFA16A186024B146A3 Accessed: 22nd June 2026.

3.4.1 Database Searches

The study area lies within OSI National Grid hectad O13. Concise and site-specific information on species records available for the hectad O13 was retrieved from the NBDC on-line database⁷ and reviewed.

'The Status of EU Protected Habitats and Species in Ireland' interactive map-viewer available on-line from the NPWS was also reviewed for records of EU annexed habitats and species occurring within the proposed development site or within the immediate vicinity of the proposed development site⁸.

The BirdWatch Ireland I-WeBS⁹ online database was also reviewed and summary data for the closest count sites to the proposed development site were retrieved.

Information obtained via the respective NBDC, NPWS and BirdWatch Ireland websites and databases was used to help inform the baseline surveys and impact assessment in relation to the proposed Steeven's Lane development.

3.5 Field Surveys

The desktop study (see **Section 3.3**, above) was supplemented by two multi-disciplinary ecological walkover surveys of the proposed development site undertaken by MWP ecologists on 11th March and 6th July 2026 to provide supplementary baseline data on the local ecology, including habitats and species present. The first survey recorded all ecological aspects of the site while the second survey focussed primarily on flora since the optimum flora survey period is April to September to coincide with the growing season for most plant species (Smith *et al.* 2011).

3.5.1 Habitats and Flora

Baseline habitat and flora surveys were carried out in accordance with guidelines '*Best Practice Guidance for Habitat Survey and Mapping*' (Smith *et al.* 2011). Habitats were recorded and classified according to the classification scheme outlined in the Heritage Council's publication '*A Guide to Habitats in Ireland*' (Fossitt, 2000). Habitats occurring were also assessed for their potential suitability to support protected faunal species.

Any invasive alien plant species (IAPS) encountered during surveys were recorded and the location and extent of infestation noted, with a focus on those species listed under the Third Schedule of the European Communities Regulations 2011 (S.I. 477 of 2015). Surveys were based on Best Practice Guidance Methodology '*The Management of Invasive Alien Plant Species on National Roads*' (TII, 2020) in relation to non-native species identification and ecology.

3.5.2 Fauna

Evidence of terrestrial mammals such as prints, faecal pellets/droppings, and feeding signs were searched for during the walkover survey. In general, '*Animal Tracks and Signs*' (Bang & Dahlstrom, 2004) and the Mammal Society publication '*How to Find and Identify Mammals*' (Muir *et al.* 2013) were followed.

Any Special Conservation Interest (SCI) bird species observed or heard calling at the proposed development site during the walkover surveys were also recorded. Habitats within the development area were also assessed for their potential suitability for avian species.

⁷ <https://maps.biodiversityireland.ie/Map> Accessed: 1st June 2026

⁸ <https://storymaps.arcgis.com/collections/1a721520030d404f899d658d5b6e159a?item=1> Accessed: 26th May 2026

⁹ Irish Wetland Bird Survey (I-WeBS) – annual winter counts at wetland sites within the Republic of Ireland. Counts are coordinated by BirdWatch Ireland and are undertaken to monitor population trends for wintering waterbirds across the country.

4. Stage 1: Screening for Appropriate Assessment

The screening assessment sets out clearly and reasonably the direct and/or indirect likely effects on relevant European sites of the proposed development at Steeven's Lane, either alone or in combination with other plans and projects, and whether these likely effects are significant. Screening for AA (Stage 1) determines the need for a full AA (Stage 2) and consists of several steps, each of which is addressed in the following sections:

- 3.1 Establishment of whether the development is necessary for the management of a European site(s).
- 3.2 Description of the proposed development.
- 3.3 Description of the existing site's ecological characteristics and a summary of the field survey results.
- 3.4 Identification of other plans, projects and activities with which the proposed development could interact to create in-combination effects.
- 3.5 Identification and description of potential individual and cumulative impacts (in-combination effects) of the project.
- 3.6 Identification of European site(s) potentially affected by the proposed development.
- 3.7 Assessment of the significance of potential impacts on European site(s).
- 3.8 Conclusion of screening stage.

4.1 Management of European Sites

The proposed development is not connected with or necessary to the conservation management of a European site.

4.2 Description of Existing Site

4.2.1 General Site Description

The proposed development site is a brownfield site in Dublin 8 at the southwestern side of the city and situated predominantly within the Diageo complex between Victoria Quay and James's Street – see Figure 2-2, above. It is an area of concentrated commercial and recreational activity - Heuston Station and Phoenix Park lie approximately 245 metres and 630 metres to the northwest, respectively, the Irish Museum of Modern Art (IMMA) is approximately 620 metres to the west, and St James's Hospital is approximately 600 metres to the southwest of the proposed development site.

The banks of the River Liffey on the northern side of Victoria Quay are located approximately 225 metres north of the proposed development site with the Frank Sherwin Bridge upstream to the west and Rory O'Moore Bridge downstream to the east. Refer also to **Section 2.1**, above, for further details on the context of the proposed development site.

The CORINE¹⁰ (2018) land cover category for the proposed development area and for the area to the east, north and south covering Dublin City centre is 'Continuous urban fabric (111)' with an area to the west at Kilmainham and beyond classified as 'Discontinuous urban fabric (112)' – see Figure 4-1, below. To the northwest, Phoenix Park is 'Green urban areas (141)' while the outer, suburban areas of the city are 'Discontinuous urban fabric (112)' with 'Industrial and commercial units (121)', 'Sea ports (123)' and 'Estuaries (522)' to the east at the Docklands¹¹.

¹⁰ Co-Ordinated INformation on the Environment – data series initiated in 1985 by the European Commission to gather environmental data.

¹¹ [EPA Maps](#) Accessed: 9th June 2026

Bedrock at the proposed development site is part of the Lucan Formation and is categorised as 'dark limestone and shale' comprised of 'dark-grey to black, fine-grained, occasionally cherty, micritic limestones that weather paler, usually to pale grey'¹².

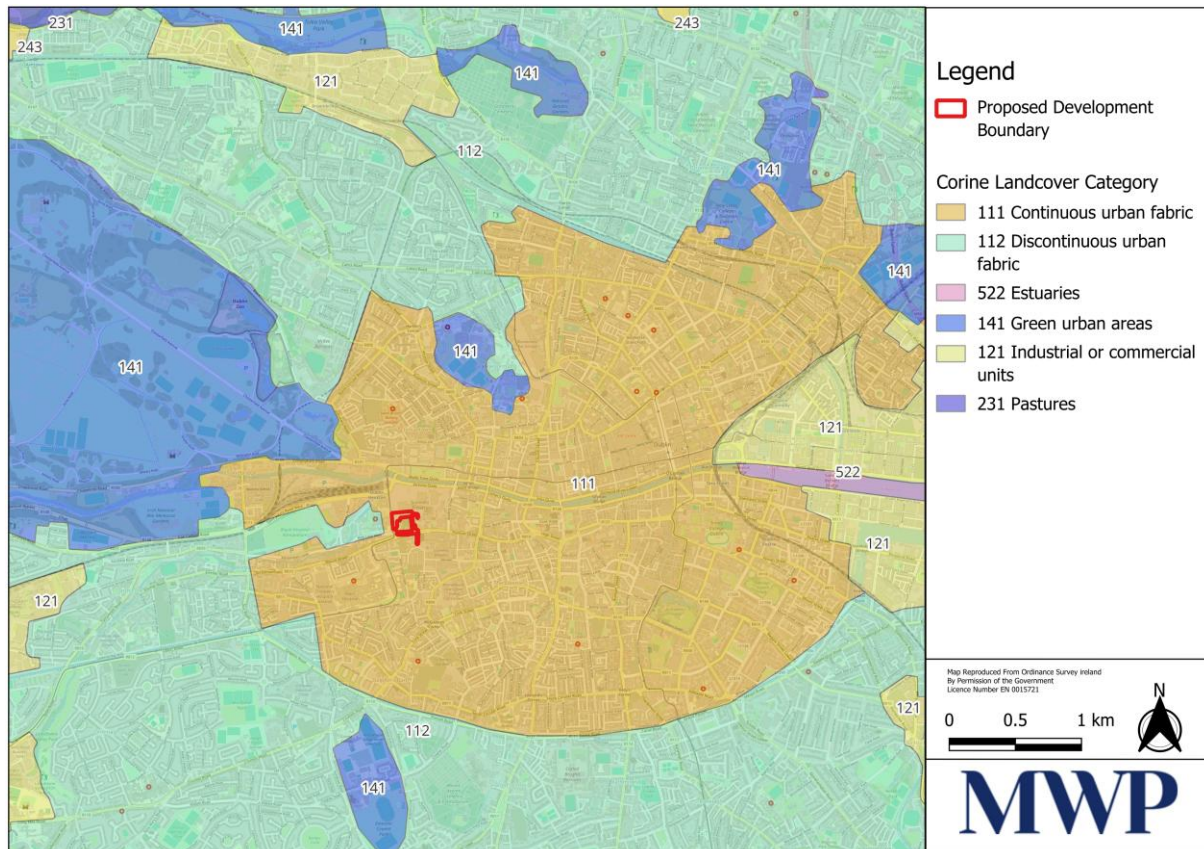


Figure 4-1: CORINE land cover categories within and around the proposed development site.

4.2.2 Hydrology

The entire proposed development site is located within the Water Framework Directive (WFD) Liffey and Dublin Bay Catchment (09) and with regards sub-catchments, the vast majority of the site lies within the Liffey_SC_090 sub-catchment with only the southeast corner of the proposed grid connection works located in the Dodder_SC_10 sub-catchment. Refer to Figure 4-2, below.

The stretch of River Liffey nearest the proposed development site is part of the 'Liffey Estuary Upper' Transitional Waterbody¹³ and lies approximately 225 metres north of the proposed development site while the 'Liffey Estuary Lower' Transitional Waterbody¹⁴ is located approximately 2.6 river kilometres¹⁵ further downstream to the east - see Figure 4-2, below. The underlying groundwater body (GWB) is the Dublin GWB¹⁶ described as 'Poorly productive bedrock' and, at the proposed development site location, the bedrock aquifer is classified as a 'Locally Important Aquifer – Bedrock which is Moderately Productive only in Local Zones'¹⁷.

¹² [IE GSI Geology Data Ireland ITM Viewer](#) Accessed: 9th June 2026

¹³ EPA Transitional Waterbody Code: IE_EA_090_0400

¹⁴ EPA Transitional Waterbody Code: IE_EA_090_0300

¹⁵ River kilometres (rkm): measure of the distance in kilometres along the path of a watercourse (as opposed to a linear measure like "as the crow flies").

¹⁶ EPA Groundwater Body Code: IE_EA_G_008

¹⁷ <https://gis.epa.ie/EPAMaps/Water> Accessed: 22nd May 2026

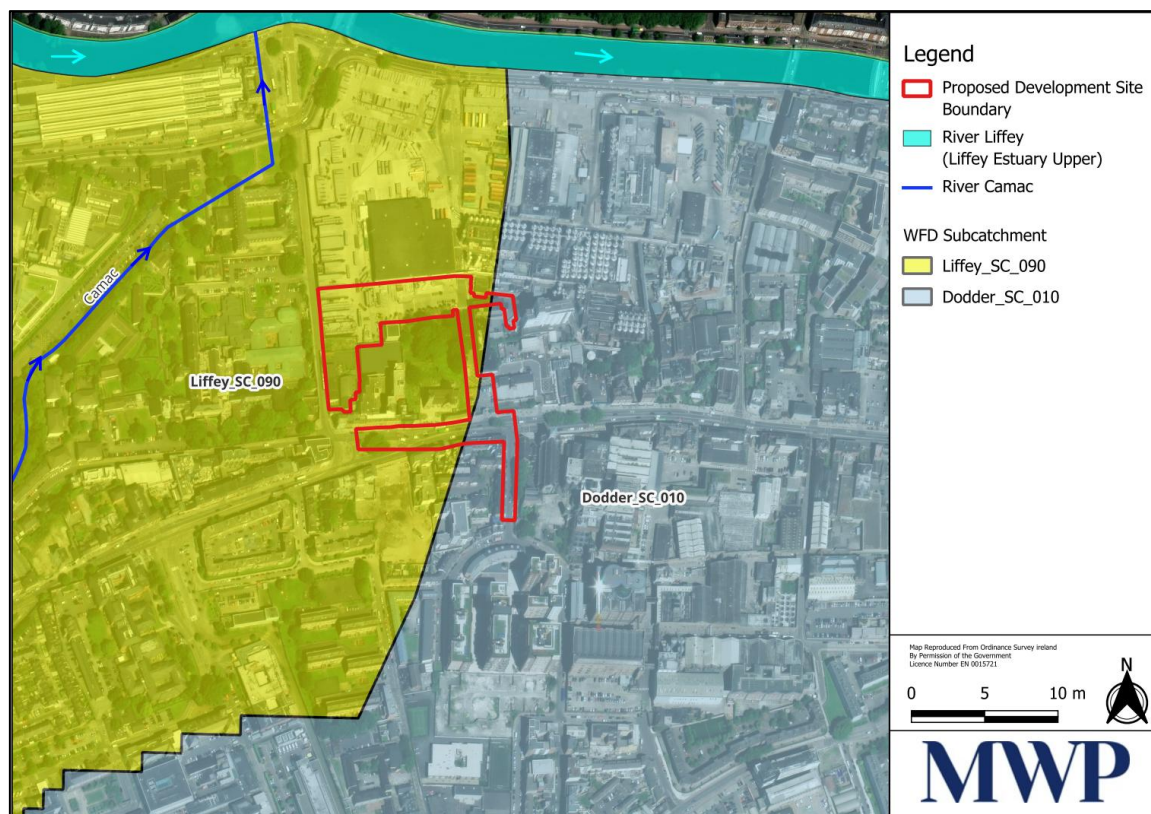


Figure 4-2: Subcatchment division of the proposed development site.

There are no watercourses traversing the proposed development site nor any within at least 140 metres of the proposed development site. The nearest watercourse is the 4th Order River Camac (sometimes known as the Cammock River) which, at its closest point, is located approximately 140 metres to the northwest of the proposed development site, on the other side of Saint Patrick's University Hospital. A constituent of the Camac_040 River Waterbody¹⁸, the River Camac is culverted under Heuston Station and enters the 6th Order River Liffey approximately 0.09 river kilometres upstream of Victoria Quay. The stretch of the River Liffey at Victoria Quay lies approximately 225 metres north of the nearest point of the proposed development site from where it flows eastwards for approximately 7 river kilometres through Dublin City centre to Poolbeg Power Station before emptying to Dublin Bay Coastal Waterbody¹⁹ at Dublin Harbour between the Poolbeg and North Bull Lighthouses – see Figure 4-3, below.

Compliance with the reporting requirements of the WFD (Directive 2000/60/EC) obliges each EU member state to publish reports providing summary information on individual waterbodies relating to their status, risks and objectives. The latest WFD (2019-24) status for the Camac_040 River Waterbody is 'Poor' while the Transitional Waterbodies Liffey Estuary Upper and Liffey Estuary Lower are both classified as 'Moderate'. The Dublin GWB and Dublin Bay Coastal Waterbody are both categorised as 'Good'. The most recent (3rd Cycle) assessment of the Camac_040 River Waterbody is 'At risk'²⁰, of the Liffey Estuary Upper Transitional Waterbody is 'Review'²¹ and of the Liffey Estuary Lower Transitional Waterbody is 'At risk'. The Dublin Bay Coastal Waterbody is categorised as being 'Not at risk'²².

¹⁸ EPA River Waterbody Code: IE_EA_09C020500

¹⁹ EPA Coastal Waterbody Code: IE_EA_090_0000

²⁰ *At risk* - either the waterbody is currently not achieving its WFD environmental objective of Good or High Ecological Status or there is an upward trend in nutrients/ammonia, and if the trend continues, the waterbody Status will decline and fail to meet WFD objectives by 2027.

²¹ *Review* – either additional information is needed to ascertain the waterbody's status, or measures have been undertaken but the results have not yet been monitored.

²² *Not at risk* – waterbody is meeting its WFD objectives. Requires maintenance of existing measures to protect satisfactory status.



Figure 4-3: Watercourses and waterbodies of the proposed development site and surrounding areas.

4.2.2.1 Existing Site Drainage Regime

Ground penetrating radar (GPR) surveys were undertaken at the proposed substation site and cross-referenced against existing UÉ network information to confirm the presence of an existing combined sewer close to the site comprised of a 300 mm vitrified clay (VC) gravity combined main on Steeven's Lane, while to the south of the proposed developed site on James's Street there is a combination of 300 mm VC pipe, 300 mm uPVC²³ pipe, and 750 mm concrete main – refer to Figure 4-4, below.

Existing foul drainage within the proposed substation site serves the current buildings and forms part of a combined drainage system with the existing surface water drainage. Surface water runoff is collected via downpipes and rainwater gullies and is conveyed, together with foul water flows, via a 100 mm diameter outfall to an existing UÉ combined manhole on Steeven's Lane. Similarly, along James's Street where the proposed underground cable works will occur, surface water currently also drains to the public combined sewer network. These mixed foul and surface water flows are then conveyed eastwards within the combined UÉ-operated public network for ultimate discharge to Ringsend Wastewater Treatment Plant (WWTP) (see **Section 4.3.3**, below, for more Ringsend WWTP information).

Since Ringsend WWTP discharges treated water to Dublin Harbour, additional loading of the Plant during the construction phase and/or the operational phase of the proposed development creates an indirect, albeit tenuous, hydrological link connecting the proposed development site to the estuarine waters of Dublin Harbour.

²³ uPVC - unplasticised polyvinyl chloride

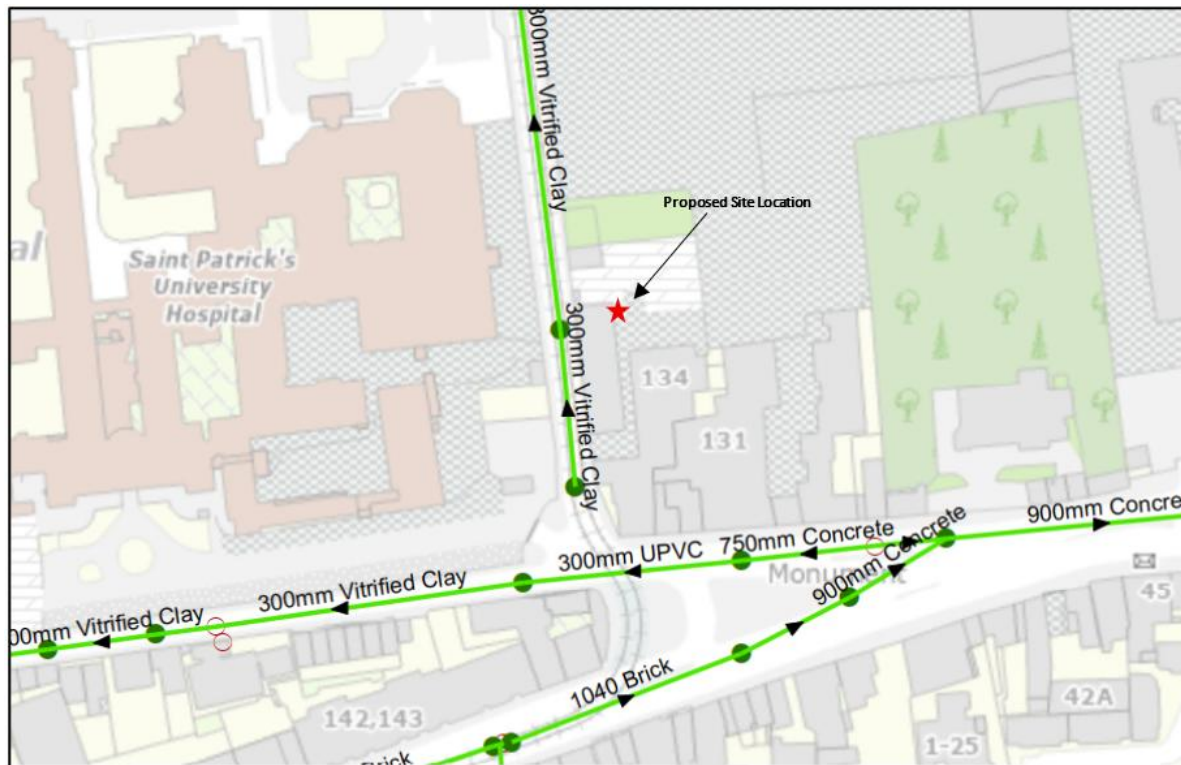


Figure 4-4: Existing UÉ combined drainage network along Steeven's Lane and James's Street at the proposed substation site.

4.2.2.1.1 SW-1 Discharge Point to River Liffey

A section of the proposed UGC infrastructure is encompassed within the landholding that makes up Diageo's Industrial Emissions Licence (IEL) site boundary (Licence Number: P0301-04) – refer to **Section 4.3.3**, and Figure 4-5 below, for further details. Surface water from within this part of the proposed development site is discharged in a controlled manner into the River Liffey at Gate 6 on Victoria Quay via the existing IE Licensed outfall, SW-1. This creates an indirect, temporary hydrological connection between the proposed development site and the River Liffey during demolition of the retaining walls and installation of the underground cable.

4.2.3 Habitats and Fauna

The proposed development site is a brownfield site and, as expected given its location within an urban commercial/recreational/industrial setting, is dominated by artificial surfaces and habitats²⁴. The principal habitat present within the site is classified as **Buildings and artificial surfaces (BL3)** which includes all existing vacant and derelict structures earmarked for demolition and all paved surfaces, hardstanding and roads throughout the entire site. See **Plate 1**, below.

²⁴ Habitats as categorised by Fossitt (2000).



Plate 1: Northward view of the proposed UGC route through the Diageo complex classified as 'Buildings and artificial surfaces (BL3)', with St James's Graveyard located behind the wall to the left (ITM: 713935 73391).

Vegetation within the proposed development site is sparse and almost completely confined to the proposed substation compound area where, in the absence of any general maintenance, ruderal species such as bramble (*Rubus fruticosus* agg.), nettle (*Urtica dioica*), ivy (*Hedera helix*) and thistle (*Cirsium* spp.) have started to recolonise margins and concrete crevices to create the habitat **Recolonising bare ground (ED3)**. See **Plate 2**, below. Occurring less frequently at the site are red deadnettle (*Lamium purpureum*), cat's-ear (*Hypochaeris radicata*), rosebay willowherb (*Chamaenerion angustifolium*), and a small sycamore (*Acer pseudoplatanus*) sapling.



Plate 2: Proposed substation site of 'Recolonising bare ground (ED3)' – (left) Southeast-facing view , and (right) East-facing view.

Stands of the non-native butterfly-bush (*Buddleja davidii*) also occur relatively frequently at the proposed substation site and around the sheds to be demolished. The occurrence of this species is not uncommon in urban areas where garden escapees can readily colonise disturbed margins or unmanaged sections of hardstanding – see **Plate 2**, above, and **Plate 3**, below.

There is no evidence for the presence of any protected fauna or flora species at the proposed development site. Furthermore, habitats within the site are of low ecological value and are unlikely to support any QI species .



Plate 3: Derelict shed and concrete yard of the proposed Steeven's Lane substation site (left), and interior view of shed, with ivy (*Hedera helix*) and *Buddleja* observed on each side (right).

4.3 Identification of Other Projects or Plans or Activities

4.3.1 Introduction

A cumulative impact arises from incremental changes caused by other past, present or reasonably foreseeable actions, together with the project. A review was undertaken of relevant existing and proposed projects, activities and plans that could act in combination with either the construction or operational phases of the proposed development to determine whether any potential significant cumulative effects may arise. The results are presented in the following subsections, and in-combination impacts will be considered in **Section 4.6.5**, below.

4.3.2 Plans and Planning

Plans that are relevant to the region encompassing the proposed Steeven's Lane 110 kV substation development within Dublin 8 include the Dublin City Development Plan (CDP) 2022–2028²⁵ which aims to improve the quality of life for its citizens and ensure that Dublin City is an attractive place to live, work and visit.

Also relevant to the proposed development are the National Planning Framework (Project Ireland 2040)²⁶ and the National Development Plan Review 2025²⁷. The former is the overarching policy guiding the sustainable development of Ireland, and the latter allocates funding to projects that will help achieve the goals of the National Planning Framework (NPF).

Reviews of the DCC online planning enquiry system²⁸ and ACP's online portal²⁹ were undertaken for granted or on-going planning applications for projects within the immediate environs of the proposed development site. The review of the planning registers reveals several planning applications in the vicinity of the subject site. These principally relate to industrial developments associated with the Diageo site as well as various applications relating to the mix of buildings located to the south of the site. Refer to **Appendix 2** for summary details of the identified planning applications in the vicinity of the subject site.

²⁵ [Read the Dublin City Development Plan 2022-2028 | Dublin City Council](#) Accessed: 10th June 2026.

²⁶ [Project-Ireland-2040-NPF.pdf](#) Accessed: 10th June 2026.

²⁷ [Transformational investment to safeguard our future](#) Accessed: 10th June 2026.

²⁸ [Citizen Portal Planning - search applications](#) Accessed: 14th June 2026

²⁹ [Case search | An Coimisiún Pleanála](#) - Accessed: 14th June 2026

4.3.3 EPA Licensed/Registered Facilities

As mentioned in **Section 2.1**, above, and illustrated in Figure 4-5, below, the proposed development site is partly located within the wider Diageo landholding that encompasses lands to the north and south of James's Street. Measuring approximately 20 hectares overall, the landholding makes up Diageo's IEL site boundary (Licence Number: P0301-04). Although the proposed substation site is located outside the IEL boundary, a section of the proposed UGC infrastructure is encompassed within the licensed area.

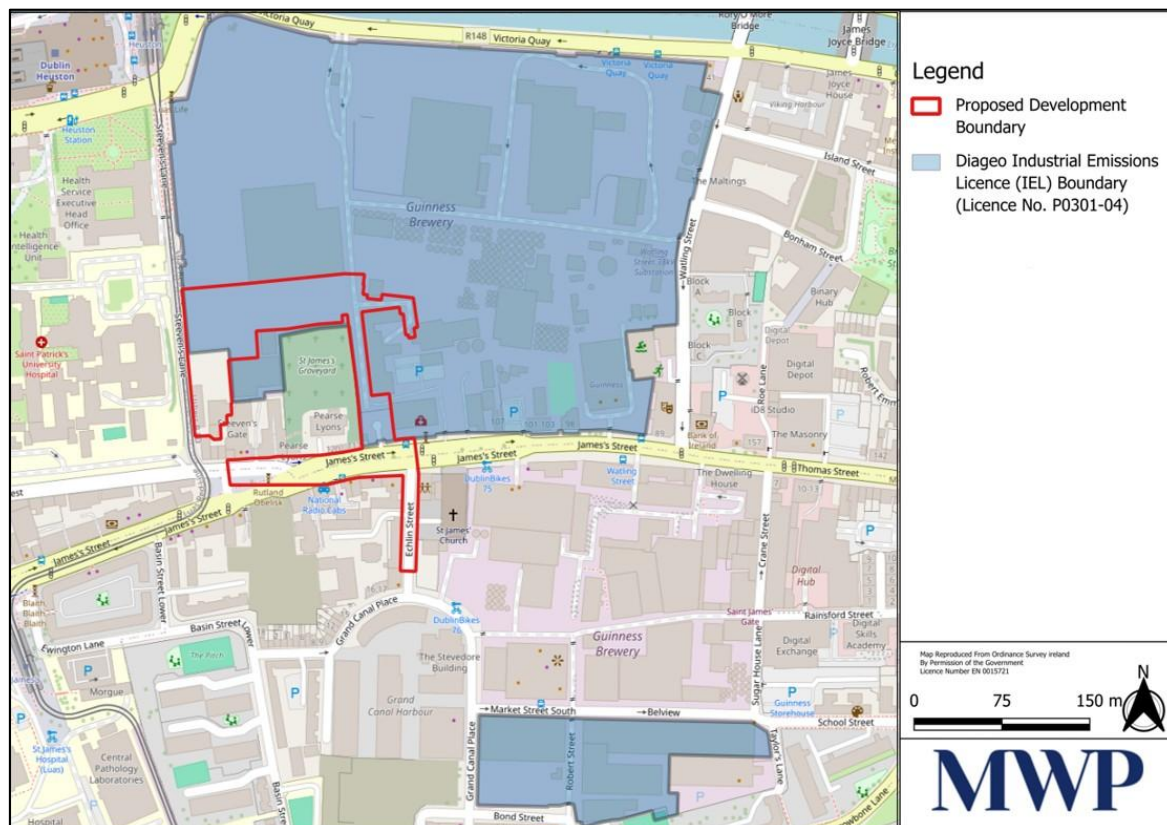


Figure 4-5: Proposed development site and the Diageo IEL boundary interface.

Table 4-1, below, presents summary details of the Diageo IEL facility and other actively licensed IPC (IPPC)³⁰, IEL and waste facilities located within approximately 3.8 kilometres of the proposed development site.

Table 4-1: EPA-registered facilities located within approximately 3.8 km of the proposed development site.

License type	Facility Name	Active license number	Facility address	Approx. distance from nearest point of proposed development site (PDS)
Industrial Emissions Licence (IEL)	Diageo Ireland Unlimited Company	P0301-04	St James's Gate, Dublin 8, Dublin	Parts of PDS within facility boundary (see Figure 4-5)
	B.G. Flexible Packaging Limited.	P0305-01	South Circular Road, Dolphin's Barn, Dublin 8	1.1 km south of PDS
	Independent Newspapers Ltd.	P0111-01	90 Middle Abbey Street, Dublin 1	1.9 km east of PDS
	Mater Misericordiae University Hospital	P0054-02	Dublin	2.1 km northeast of PDS

³⁰ Integrated Pollution Control (IPC) Licence (formerly IPPC Licence)

License type	Facility Name	Active license number	Facility address	Approx. distance from nearest point of proposed development site (PDS)
	Our Lady's Hospital for Sick Children	P0063-01	Cooley Road, Crumlin, Dublin 12	2.7 km southwest of PDS
	Jamestown Metal Resources Limited	P0392-01	Jamestown Road, Inchicore, Dublin 8	3.3 km southwest of PDS
	Van Leer Ireland Ltd.	P0107-01	Cranmer Lane, Beggars Bush, Dublin 4	3.5 km southeast of PDS
Integrated Pollution Control (IPC) (formerly IPPC)	Lithographic Web Press Limited (Bray)	P0212-01	Bray Business Park, Southern Cross Road, Bray (Glasnevin, Dublin 9)	2.9 km northeast of PDS
	Rentsch Dublin Limited	P0537-01	33 Botanic Road, Glasnevin, Dublin 9	3.1 km northeast of PDS
	LEO Pharma	P0008-02	286 Cashel Road, Crumlin, Dublin 12	3.1 km southwest of PDS
	Colorman	P0496-01	Broombridge Industrial Estate, Broombridge, Dublin 11	3.3 km north of PDS
	Ultra Packaging Limited	P0092-01	Unit 1, Allied Industrial Estate, Kylemore Road, Dublin 10	3.7 km southwest of PDS
	Brooks Thomas Limited	P0345-01	Upper Mayor Street, Dublin 1	3.8 km east of PDS
	Everlac Paints Limited	P0468-01	8 Hanover Quay, Dublin 2	3.8 km east of PDS
Waste	Healthbeacon Limited	W0308-01	Unit 18, Naas Road Business Park, Muirfield Drive, Naas Road, Dublin 12	3.3 km southwest of PDS
	Lower Oriel Street	W0083-01	North Wall, Dublin 1	3.3 km northeast of PDS
	Sita Environmental Ltd.	W0035-01	Sheriff Street Upper, Dublin 1	3.5 km east of PDS

There are seven urban wastewater treatment (UWWT) plants located within the Liffey and Dublin Bay (09) Catchment - summary details of each are listed in Table 4-2, below, along with locations and approximate distances from the proposed development site.

Table 4-2: Summary of urban wastewater treatment plants of the Liffey and Dublin Bay (09) Catchment.

Facility name	Facility type ³¹	Active license number	Approximate distance and location from proposed development site (PDS)
Ringsend	> 10,000 p.e.	D0034-02	6.2 km east of PDS
Lower Liffey Valley Regional Sewerage Scheme	> 10,000 p.e.	D0004-02	12.4 km west of PDS
Malahide	> 10,000 p.e.	D0021-01	15 km northeast of PDS
Blessington	2,001 to 10,000 p.e.	D0063-01	26.6 km southwest of PDS
Upper Liffey Valley Sewerage Scheme	> 10,000 p.e.	D0002-01	30.2 km southwest of PDS
Ballymore Eustace	1,001 to 2,000 p.e.	D0238-01	32.3 km southwest of PDS
Kilmeague	1,001 to 2,000 p.e.	D0233-01	38.1 km southwest of PDS

³¹ Defined using population equivalent value (p.e.)

4.3.4 Existing Land-use and Ongoing Activities

Existing land-use within and around the proposed development site comprises built ground and highly modified, artificial surfaces forming the urban sprawl of southwest Dublin City extending away from the site in all directions and encompassing industrial, commercial, residential, recreational and other such land-uses typically associated with city centres. Further away from the city centre, suburban high-density residential areas mixed with industrial estates and business parks extend outwards towards the city limits where the dominant land-use eventually gives way to that of an agricultural nature.

Given the location of the sub-catchments Liffey_SC_090 and Dodder_SC_010 draining the southern and western sides of Dublin City centre and suburbs and surrounding major urban centres including Dún Laoghaire, Leixlip, Newcastle, and Blackrock, the chief land-uses within both sub-catchments that could act in combination with the proposed development to negatively affect water quality are urban settlements and their associated wastewater treatment and wastewater run-off issues. Other activities exerting pressure on waterbodies within the sub-catchments include those related to the hydromorphological alteration of watercourses (such as culverts and embankments) and run-off from industrial practices.

4.3.5 Potential for Significant In-combination Effects

Due to the nature, scale and location of the development, and using a precautionary approach, the potential for significant in-combination effects to occur in conjunction with plans, projects, existing land-use and other on-going activities cannot be ruled out. Therefore, the potential for significant in-combination effects is discussed further in Section 4.6.5, below.

4.4 Identification of Potential Impacts

Potential likely direct, indirect or secondary ecological impacts arising because of the proposed development (either alone or in combination with other plans or projects) are identified in this section.

Table 4-3: Description of potential direct, indirect or secondary ecological impacts of proposed development.

Description of elements of the project likely to give rise to potential ecological impacts	Construction Phase
	- Site set-up, mobilisation, erection of temporary construction compound. - Machinery: The presence and sustained use of machinery, plant and tools on site, albeit at variable rates and numbers, during daylight hours for the duration of the works. - Excavation works/Ground disturbance - Demolition works. - General construction activities - Use of fuels/oils/lubricants and other such substances considered harmful to the aquatic environment. - Increased human activity, noise/dust emissions associated with construction. - Use of concrete/cementitious material. - Storage of effluent/wastewater from temporary welfare facilities. - Generation and temporary storage of waste/spoil/construction run-off.
	Operational Phase
Describe any likely direct, indirect or secondary ecological impacts of the project (either alone or in combination with other plans or projects) by virtue of:	Maintenance of substation compound.
	There is no spatial overlap between any element of the proposed development and any European site. The closest designated site is located approximately 4.3 km northeast of the proposed development site (South Dublin Bay and River Tolka Estuary SPA). There are no watercourses draining the proposed development site; therefore, there is no direct hydrological connection between the proposal site and any European site.

▪ <i>Size and scale</i> ▪ <i>Land-take</i> ▪ <i>Distance from European Site or key features of the site</i> ▪ <i>Resource requirements</i> ▪ <i>Emissions</i> ▪ <i>Excavation requirements</i> ▪ <i>Transportation requirements</i> <i>Duration of construction, operation etc.</i>	However, as set out in Section 4.2.2.1, above, the existing combined drainage system at the proposed substation site and along James's Street discharges mixed foul and surface water flows to Ringsend WWTP. Drainage at Diageo's IE Licensed landholding, with which the proposed development site slightly overlaps, discharges to the River Liffey via existing discharge point SW-1. Since the River Liffey empties to Dublin Bay, approximately 7 river km downstream from Victoria Quay, and treated water from Ringsend WWTP also discharges to Dublin Bay, this creates an indirect, albeit tenuous, hydrological link to downstream European sites at Dublin Bay (see Table 4-4, below). Any issues leading to the discharge of contaminated water from the proposed development into the public drainage system is a potential ecological impact. Construction Phase ▪ Potential for indirect species disturbance/displacement impacts due to construction activity including fugitive noise/air emissions from machinery, human activity. ▪ Tenuous indirect hydrological and/or ecological connection between subject site and downstream European sites listed in Table 4-4, below, via the public drainage system and the River Liffey. ▪ Potential for water quality impacts through the erosion and run-off of silt, and/or ingress of fuels/oils or other substances via overland flow and/or ingress of wastewater/effluent generated at temporary welfare compound. ▪ Potential for indirect species disturbance/displacement due to <i>in-situ</i> or <i>ex-situ</i> habitat loss/alteration impacts, impairment of water quality and/or impacts on prey availability. Operational Phase ▪ Potential for species disturbance/displacement due to maintenance of the Steeven's Lane substation compound. ▪ Potential for indirect alteration of habitats outside of but hydrologically linked to the development site.
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4.5 Identification of Potentially Effected European Sites

4.5.1 Zone of Influence (ZOI) and Source-Pathway-Receptor (SPR) Model

Since the ZOI of a project/development is the geographical area over which that project/development could affect the receiving environment in such a way as to significantly affect the QIs of a European site, the ZOI varies from project to project. During the screening stage of AA, the Source-Pathway-Receptor (SPR) model is used to determine which European sites may potentially be effected because, according to the Office of the Planning Regulator (OPR) guidelines (OPR, 2021), 'a European site will only be at risk from likely significant effects where the Source-Pathway-Receptor link exists between the proposed development and the European site'.

The SPR model firstly considers the nature, size and location of the proposed project/development and then identifies characteristics that may provide a 'source' of direct (e.g. water, noise, habitat loss) or indirect (e.g. impact to prey species of a QI) ecological impacts. Secondly, any 'pathways' (e.g. watercourses) that exist linking the proposed works site to the European site(s) are identified. Finally, potential 'receptors' of the European site(s) are identified using 'the location, nature and sensitivities of the qualifying species and habitats, the ecological conditions underpinning their survival and conservation objectives specified to maintain/restore favourable conservation status' (OPR, 2021).

With regards the proposed development at Steeven's Lane and the establishment of which European sites could be affected, a precautionary approach has been taken, and all European sites shown in Figure 4-6, below, are deemed to be potentially located within the ZOI. The QIs for each of these European sites are summarised in Table

4-4, below, along with details of any existing ecological/hydrological pathways linking the European sites to the proposed development and finally, whether those sites actually lie within the ZOI and should be subjected to further assessment in relation to the proposed development.

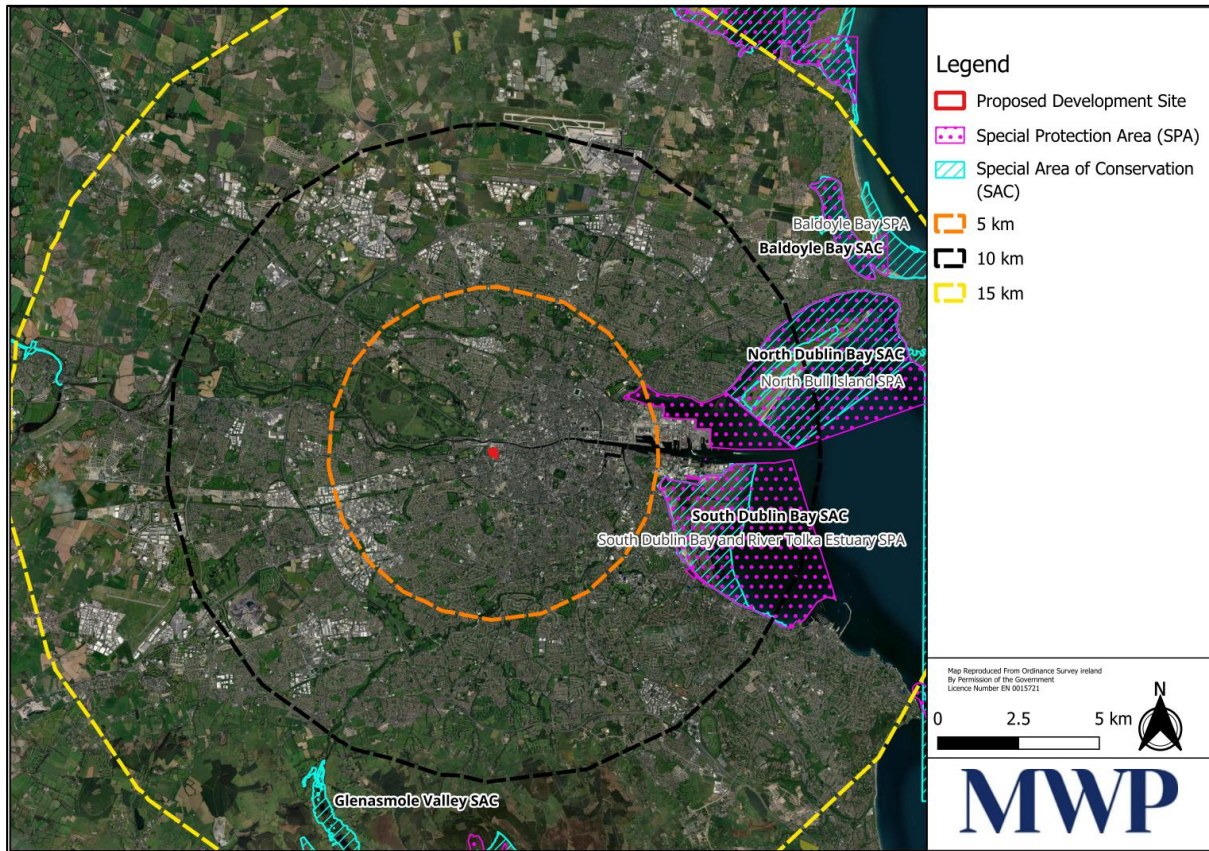


Figure 4-6: European sites potentially located within the ZOI of the proposed development.

4.5.2 Identification of European Sites Located Within the ZOI

Table 4-4: European sites potentially located within the ZOI of the proposed development, details of their QI species and/or habitats, distance from proposed development site (PDS) and, using the SPR framework, identification of the European sites actually located within the ZOI.

Designated site	Qualifying features of conservation interest ³²	Approx. distance from PDS ³³	Located within the ZOI?
South Dublin Bay and River Tolka Estuary SPA (004024)	- Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] W - Oystercatcher (<i>Haematopus ostralegus</i>) [A130] W - Ringed Plover (<i>Charadrius hiaticula</i>) [A137] W - Grey Plover (<i>Pluvialis squatarola</i>) [A141] W - Knot (<i>Calidris canutus</i>) [A143] W - Sanderling (<i>Calidris alba</i>) [A144] W - Dunlin (<i>Calidris alpina</i>) [A149] W - Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] W - Redshank (<i>Tringa totanus</i>) [A162] W - Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] W - Roseate Tern (<i>Sterna dougallii</i>) [A192] A - Common Tern (<i>Sterna hirundo</i>) [A193] A, B - Arctic Tern (<i>Sterna paradisaea</i>) [A194] A - Wetland and Waterbirds [A999] W – wintering populations A – autumn post-breeding/pre-migration populations B – breeding populations.	SPA is 4.3 km to the northeast SPA is 7.1 river km downstream from Victoria Quay.	Yes – there is a viable, albeit tenuous, indirect hydrological connection between the SPA and the proposed development via the public drainage system and the River Liffey draining to Dublin Harbour, therefore, the SPA is located within the ZOI of the proposed development.
South Dublin Bay SAC (000210)	- Mudflats and sandflats not covered by seawater at low tide [1140] - Annual vegetation of drift lines [1210] <i>Salicornia</i> and other annuals colonising mud and sand [1310] - Embryonic shifting dunes [2110]	SAC is 5.1 km to the east SAC is 10.1 river km downstream from Victoria Quay.	No – there is no spatial overlap of the SAC with the proposed development site, there is a hydrological separation of more than 10 river km, and all QIs are coastal habitats. The 4 km Great South Wall (South Bull Wall) at the mouth of Dublin Harbour (see Figure 4-6, above) ensures the SAC is separated from the stretch of River Liffey at Victoria Quay by more than 10 river km. The Wall works in tandem with the North Bull Wall to act as a breakwater and increase tidal

³² Asterisk (*) denotes a priority habitat considered to be in danger of disappearance.

³³ Straight line distance in kilometres from the nearest point of the proposed development site boundary (unless otherwise specified).

Designated site	Qualifying features of conservation interest ³²	Approx. distance from PDS ³³	Located within the ZOI?
			flow out³⁴, thereby, also causing the SAC to be up-gradient of the mouth of the Liffey. Given the intervening distance of more than 10 river km, the high degree of mixing and dilution that occurs naturally within estuarine waters, and the nature and scale of the proposed development within Dublin City, the SAC's QI habitats will not be significantly impacted via adverse water quality impacts, and therefore, no viable pathway exists to connect the SAC with the proposed development site and the SAC lies outside the ZOI of the proposed development.
North Dublin Bay SAC (000206)	■ Mudflats and sandflats not covered by seawater at low tide [1140] ■ Annual vegetation of drift lines [1210] ■ <i>Salicornia</i> and other annuals colonising mud and sand [1310] ■ Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] ■ Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] ■ Embryonic shifting dunes [2110] ■ Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] ■ Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] ■ Humid dune slacks [2190] ■ Petalwort (<i>Petalophyllum ralfsii</i>) [1395]	SAC is 7.3 km to the east SAC is 8.5 river km downstream from Victoria Quay	No – the SAC is designated for five coastal habitats, four dune habitats, and one terrestrial liverwort species only, there is no spatial overlap of the SAC with the proposed development site and there is a hydrological separation of more than 8 river km. Furthermore, the nearly 3-kilometre-long North Bull Wall at the mouth of Dublin Harbour ensures the harbour waters are partially separated from the waters of the SAC – see Figure 4-6, above. The wooden bridge at Clontarf connecting the Wall to the mainland permits minimal flow of water beneath it but is essentially 'upstream' of the mouth of the River Liffey. The last section of the North Bull Wall is usually submerged at high tide and, therefore, creates a highly, tenuous hydrological connection, via the River Liffey, to the waters at Victoria Quay approximately 8.5 river km upstream. However, given the high degree of mixing and dilution that occurs naturally within estuarine waters, and the nature and scale of the proposed development within Dublin City, the SAC's QI coastal habitats will not be significantly impacted via adverse water quality impacts nor will the liverwort species and dune habitats since they exist above the waterline. No viable pathway exists to connect the SAC with the proposed development site and the SAC, therefore, is not located within the ZOI of the proposed development.

³⁴ <https://www.dublinport.ie/dublin-port-commences-e2-5million-investment-to-protect-critical-great-south-wall/> Accessed: 19th June 2026.

Designated site	Qualifying features of conservation interest ³²	Approx. distance from PDS ³³	Located within the ZOI?
North Bull Island SPA (004006)	- Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] W - Shelduck (<i>Tadorna tadorna</i>) [A048] W - Teal (<i>Anas crecca</i>) [A052] W - Pintail (<i>Anas acuta</i>) [A054] W - Shoveler (<i>Anas clypeata</i>) [A056] W - Oystercatcher (<i>Haematopus ostralegus</i>) [A130] W - Golden Plover (<i>Pluvialis apricaria</i>) [A140] W - Grey Plover (<i>Pluvialis squatarola</i>) [A141] W - Knot (<i>Calidris canutus</i>) [A143] W - Sanderling (<i>Calidris alba</i>) [A144] W - Dunlin (<i>Calidris alpina</i>) [A149] W - Black-tailed Godwit (<i>Limosa limosa</i>) [A156] W - Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] W - Curlew (<i>Numenius arquata</i>) [A160] W - Redshank (<i>Tringa totanus</i>) [A162] W - Turnstone (<i>Arenaria interpres</i>) [A169] W - Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] W - Wetland and Waterbirds [A999] W – wintering populations	SPA is 7.3 km to the east SPA is 8.5 river km downstream from Victoria Quay.	Yes – there is a viable, albeit tenuous, indirect hydrological connection between the SPA and the proposed development via the public drainage system and the River Liffey draining to Dublin Harbour. Therefore, the SPA is located within the ZOI of the proposed development.
Glenasmole Valley SAC (001209)	- Orchid-rich calcareous grassland* [6210] <i>Molinia</i> meadows [6410] - Petrifying springs* [7220]	SAC is 10.8 km to the southwest	No - SAC located up-gradient of proposed development with no plausible ecological or hydrological link between the SAC and the proposed development; therefore, the SAC is not located within the ZOI of the proposed development.
Baldoyle Bay SAC (000199)	- Mudflats and sandflats not covered by seawater at low tide [1140] <i>Salicornia</i> and other annuals colonising mud and sand [1310] - Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] - Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]	SAC is 12 km to the northeast	No - given the intervening distance of at least 12 km and because two subcatchments separate the proposed development from both these European sites, there is no viable hydrological/ecological pathways to connect the proposed development site to either the SAC or the SPA. Therefore, neither the SAC nor the SPA is located within the ZOI of the proposed development.

Designated site	Qualifying features of conservation interest ³²	Approx. distance from PDS ³³	Located within the ZOI?
Baldoyle Bay SPA (004016)	▪ Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] ▪ Shelduck (<i>Tadorna tadorna</i>) [A048] ▪ Ringed Plover (<i>Charadrius hiaticula</i>) [A137] ▪ Golden Plover (<i>Pluvialis apricaria</i>) [A140] ▪ Grey Plover (<i>Pluvialis squatarola</i>) [A141] ▪ Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] ▪ Wetland and Waterbirds [A999]	SPA is 12.4 km to the northeast	

4.5.2.1 European Sites Located Outside the ZOI

Bearing in mind the information set out above in Table 4-4, the following sites are considered to lie outside the ZOI of the proposed development described in **Section 2**, above, and will, therefore, not be discussed further in this screening for AA report:

- South Dublin Bay SAC (000210)
- North Dublin Bay SAC (000206)
- Glenasmole Valley SAC (001209)
- Baldoyle Bay SAC (000199)
- Baldoyle Bay SPA (004016)

4.5.2.2 European Sites Located Within the ZOI

Bearing in mind the information set out above in Table 4-4, the following two SPAs are deemed to be located within the ZOI of the proposed development described in **Section 2**, above, and will, therefore, be assessed further in this screening for AA:

- South Dublin Bay and River Tolka Estuary SPA (004024)
- North Bull Island SPA (004006)

4.5.3 Conservation Objectives

According to the Habitats Directive, the *conservation status of a natural habitat* will be taken as 'favourable' within its biogeographic range when:

- its natural range and the areas covered within that range are stable or increasing, and
- the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- the conservation status of its typical species is favourable as defined below.

According to the Habitats Directive, the *conservation status of a species* means the sum of the influences acting on the species concerned that may affect the long-term distribution and abundance of its populations. The conservation status will be taken as 'favourable' within its biogeographic range when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

The conservation objectives for both SPAs located within the ZOI (as determined in Table 4-4, above) have been accessed on 29th May 2026 and site-specific conservation objectives are available for both:

- South Dublin Bay and River Tolka Estuary SPA (004024). Version 1. Produced 9th March 2015.
- North Bull Island SPA (004006). Version 1. Produced 6th March 2015.

No management plans are currently available for these sites. All conservation objectives together with other designated site information are available on <http://www.npws.ie/protectedsites/>.

4.6 Assessment of Significance of Potential Impacts

This section considers the two SPAs identified in Table 4-4, above, as being located within the ZOI of the proposed development, together with the potential ecological impacts identified in Table 4-3, above, and determines whether the project is likely to have significant effects on either European site. The evaluation takes cognisance of the scope, scale, nature and size of the project, its location relative to the SPAs and the degree of connectedness that exists between the project and each SPA's potential ecological receptors.

As outlined previously in **Section 3.1**, above, the likelihood of significant effects to the SPAs arising because of the proposed development is determined based on the following indicators:

- Water quality;
- Habitat loss/alteration;
- Habitat or species fragmentation; and
- Disturbance and/or displacement of species.

The likelihood of significant in-combination effects is assessed in **Section 4.6.5**, below.

4.6.1 Water Quality

As detailed in **Section 4.2.2**, above, there are no EPA-registered watercourses traversing the proposed development site, and it has already been established in Table 4-4, above, that any hydrological connections between the proposed development site and the two SPAs within the ZOI are indirect and highly tenuous. Additionally, there is no spatial overlap of the development site with either SPA. However, both SPAs are designated for a variety of water-dependant bird species that may utilise the subtidal, estuarine waters of Dublin Harbour at the mouth of the River Liffey and potentially the waters further upstream towards the city centre – refer to Figure 4-7, below.

During the proposed development's construction, and in the absence of any pollution prevention controls, earthworks have the potential to adversely impact water quality due to soil erosion. The subsequent suspension of soil sediment particles in site run-off and overland flow could eventually reach the urban sewer network in the absence of implementation of appropriate controls and protective measures. Potential also exists for accidental ingress of fuel and oils, concrete and cementitious material and other such substances considered harmful to the aquatic environment via overland flow, and/or direct discharges to the public drainage system in the event of a spillage/leakage. Furthermore, during site investigations by MWP engineers, underlying strata was identified as being contaminated, rendering infiltration of surface water at the proposed development site during the operational phase an impossibility. Therefore, surface water discharge to the existing public drainage system is required.

Construction activities including demolition, piling, excavation, stockpiling of materials and vehicle movements have the potential to generate dust and fine particulate matter. The accompanying PECR Air Quality assessment considered construction dust effects in accordance with Transport Infrastructure Ireland (TII) guidance and the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction (2024). The assessment identified no designated ecological sites or sensitive ecological habitats within 50 m of dust-generating activities and classified the sensitivity of ecological receptors as Low. The resulting ecological dust risk was assessed as Low for demolition and track-out activities and Negligible for earthworks and construction activities.

While dust deposition has the potential to occur locally, any deposited dust would be temporary, localised and limited to the immediate vicinity of the works. Furthermore, any potential mobilisation of dust through surface water runoff is considered within the assessment of water quality impacts presented below. Therefore, construction-related dust emissions are not considered likely to result in significant effects on the qualifying

interests or conservation objectives of the South Dublin Bay and River Tolka Estuary SPA (004024) or North Bull Island SPA (004006) and can be screened out from further consideration.

Due to the location and nature of the proposed works and because of the existing drainage regime at the proposed development site (refer to **Section 4.2.2.1**, above), there is some limited potential that the construction and operational phases of the proposed development may result in some degree of impact on water quality within the River Liffey at Victoria Quay and the downstream estuarine waters of the River Liffey at Dublin Harbour (see Figure 4-7, below) used by the SCI waterbird species for which both SPAs are designated.

Consequently, in the absence of mitigation and based on the precautionary principle, it is objectively concluded that significant indirect water quality effects to the subtidal estuarine waters of the River Liffey in Dublin Harbour used by the SCI species of the South Dublin Bay and River Tolka Estuary SPA (004024) and/or the North Bull Island SPA (004006) arising from impacts identified **Section 4.4**, above, while unlikely, cannot be ruled out at this stage and further assessment is required.

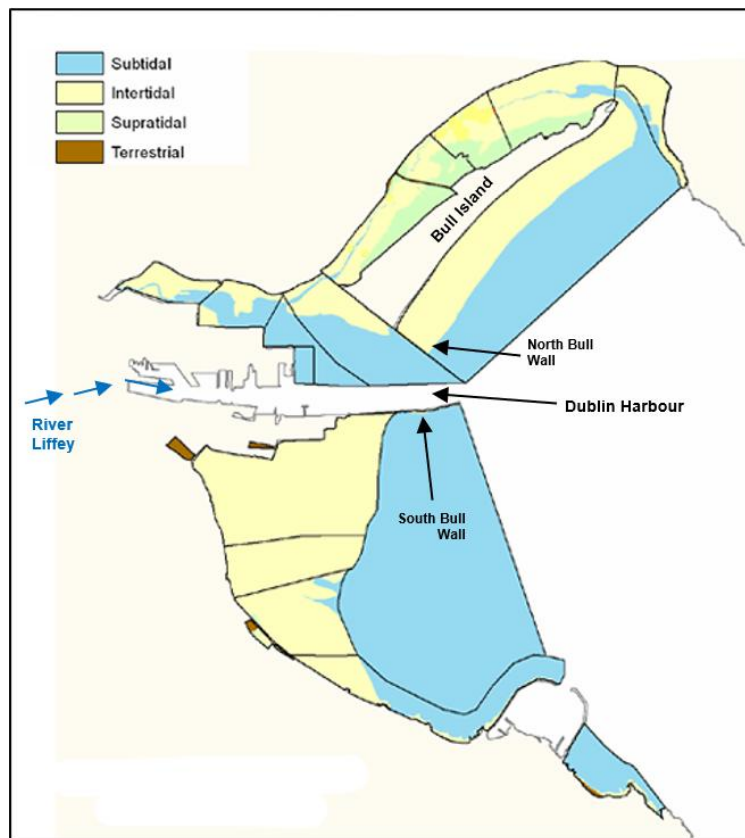


Figure 4-7: Broad habitat types at Dublin Harbour including the subtidal areas at the mouth of the River Liffey [adapted from NPWS, 2014].

4.6.2 Habitat Loss/Alteration

Both the South Dublin Bay and River Tolka Estuary SPA and the North Bull Island SPA are designated for the protection of the habitat and species complex 'Wetlands and waterbirds [A999]' which requires the conservation of wetland habitat within the SPAs as a resource for regularly occurring migratory waterbirds. There is no spatial overlap between the subject site and either SPA, therefore, there will be no direct loss/alteration of the wetland habitats of either SPA. In relation to indirect alteration/loss of wetlands habitat, it has been discussed in **Section 4.6.1**, above, that significant water quality impacts to the River Liffey's estuarine waters, while highly unlikely, cannot currently be discounted.

The wetland habitats for which the SPAs are designated include subtidal areas which, in the case of the South Dublin Bay and River Tolka Estuary SPA, include parts of the estuarine waters at the mouth of the River Liffey - see

Figure 4-7, above. Therefore, in the absence of mitigation and using a precautionary approach, it is objectively concluded that significant loss and/or alteration of the subtidal wetland habitat for which the South Dublin Bay and River Tolka Estuary SPA (004024) is designated has the potential to occur, or cannot currently be ruled out at this stage, and further assessment is required.

4.6.3 Disturbance and/or Displacement of Species

Potential disturbance and displacement effects arising from construction noise and vibration have been considered. Construction activities, including demolition, piling, excavation works, vehicle movements and the operation of plant and machinery, will generate temporary noise and vibration. The Proposed Development is located within a highly urbanised environment characterised by existing road traffic, commercial and industrial activity. There is no spatial overlap between the Proposed Development and either South Dublin Bay and River Tolka Estuary SPA (004024) or North Bull Island SPA (004006), and no suitable supporting habitat for qualifying interest bird species occurs within the Proposed Development site.

While individual mobile birds may occasionally utilise the River Liffey corridor in the vicinity of the works, any disturbance effects arising from construction noise and vibration would be temporary, localised and reversible. Given the separation distance between the Proposed Development and the designated sites, the urban nature of the receiving environment, the mobility of the species concerned and the temporary duration of the works, construction noise and vibration are not considered likely to result in significant effects on the conservation objectives of South Dublin Bay and River Tolka Estuary SPA (004024) or North Bull Island SPA (004006). Accordingly, this impact pathway is screened out from further consideration.

The QI species of South Dublin Bay and River Tolka Estuary SPA and the North Bull Island SPA are all waterbirds dependent on the marine environment for different stages of their life cycles such as for, nesting/breeding, and migrating or different behavioural activities, such as for foraging, commuting or roosting/loafing. As already established in **Section 4.6.1**, above, significant water quality impacts to the River Liffey and its estuarine waters within Dublin Harbour (see refer to Figure 4-7, above) because of the proposed development cannot be ruled out and, therefore, significant disturbance/displacement effects to SCI waterbird species using the subtidal areas of Dublin Harbour via the impairment of water quality also cannot be ruled out at this stage and will require further scrutiny.

Consequently, using a precautionary approach and in the absence of mitigation, it is objectively concluded that significant disturbance and/or displacement of QI species within South Dublin Bay and River Tolka Estuary SPA (004024) and/or the North Bull Island SPA (004006) arising from impacts identified **Section 4.4**, above, while unlikely, cannot be ruled out at this stage and further assessment is required.

4.6.4 Habitat or Species Fragmentation

Habitat fragmentation has been defined as 'reduction and isolation of patches of natural environment' (Franklin *et al.*, 2002; Morrison *et al.*, 2012) which results in spatial separation of habitat areas which had previously been in a state of greater continuity. Adverse effects of habitat fragmentation on species include the increased isolation of populations which can detrimentally impact upon the resilience or robustness of the populations.

The preceding **Sections 4.6.1**, **4.6.2**, and **4.6.3** have concluded that water quality impacts, habitat loss and alteration impacts, and disturbance/displacement impacts because of the proposed development described in **Section 2**, above, cannot be ruled out at this stage for the South Dublin Bay and River Tolka Estuary SPA (004024) and the North Bull Island SPA (004006). Therefore, the potential for significant habitat or species fragmentation impacts on these European sites also cannot be ruled out at this stage and further assessment is required.

4.6.5 Cumulative/In-combination Impacts

As well as singular effects, the potential for in-combination effects also need to be considered. A cumulative impact arises from incremental changes caused by other past, present or reasonably foreseeable future actions in conjunction with a development.

As set out in the preceding **Sections 4.6.1 to 4.6.4**, there is potential for the proposed development to cause water quality impacts, indirect habitat loss/alteration, disturbance/displacement of species, and/or habitat/species fragmentation impacts to the QI species and habitats for which South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA are designated. However, as established in Table 4-4, above, no plausible pathways exist to connect either of these SPAs to the other European sites listed in Table 4-4 and, therefore, the potential for cumulative impacts with other European sites is negligible.

The proposed development was considered in combination with other relevant plans, projects and activities in the area as identified in **Section 4.3**, above. Given the potential/likely impacts identified in **Section 4.4**, above, it is considered that there is potential for the proposed development to result in significant cumulative or in-combination effects in conjunction with other plans, permitted/proposed developments and existing land-uses and on-going activities in the absence of mitigation, and thus, further assessment is required with regard to the South Dublin Bay and River Tolka Estuary SPA (004024) and the North Bull Island SPA (004006).

4.7 Conclusion of Screening Stage

In conclusion, to determine any potential impacts of the construction and operation of a 110 kV substation compound and underground electrical cabling on nearby European sites, a screening process for AA was undertaken. There were five European sites potentially located within the ZOI of the proposed development.

It has been concluded, based on objective information, that the proposed development, either individually or in combination with other plans or projects, is not likely to have significant effects on the following five European sites:

- South Dublin Bay SAC (000210)
- North Dublin Bay SAC (000206)
- Glenasmole Valley SAC (001209)
- Baldoyle Bay SAC (000199)
- Baldoyle Bay SPA (004016)

However, it cannot be objectively concluded at this stage that the proposed development in Dublin City will not result in significant effects on the following two designated European sites due to the impacts identified in **Sections 4.6.1 to 4.6.5**, above:

- South Dublin Bay and River Tolka Estuary SPA (004024)
- North Bull Island SPA (004006)

Therefore, it has been concluded that, in respect of these two European sites, the project should proceed to Stage 2 of the AA process and as such, an NIS is required. It is concluded that all other European sites have been correctly screened out or excluded from further consideration based on objective information that the project, individually or in-combination with other plans or projects, will have no, or no appreciable, effects on those sites.

5. Stage 2: Natura Impact Statement (NIS)

5.1 Introduction

The Stage 1: screening for AA carried out in **Section 4**, above, determined that a full AA of the proposed development is required, as it could not be excluded based on objective information that the proposed development, individually or in combination with other plans or projects, will not have a significant impact on any European sites, in view of the sites' conservation objectives. The conservation objectives of European sites are site specific and based on the ecological requirements of the species and habitats present. They define the desired conservation condition of certain species and habitat types for the site. Conservation objectives are defined using attributes and targets that are based on parameters as set out in the Habitats Directive for defining favourable status, namely area, range, structure and function. The conservation objectives may be either to maintain or restore the favourable conservation condition of a habitat/species.

Article 6(3) of Directive 92/43/EEC stipulates that certain projects and plans must be subjected to an "appropriate assessment" of their effects on the integrity of European site(s). Article 6(3) provides in full:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

It was concluded in **Section 4**, above, that the proposed construction and operation of a 110 kV substation compound and underground electrical cabling at site in Dublin 8 is likely to have a significant effect, or the potential for significant effects cannot be ruled out (at the screening stage), in the absence of mitigation on the following two European sites:

- South Dublin Bay and River Tolka Estuary SPA (004024)
- North Bull Island SPA (004006)

An AA of the project is required; hence, this NIS has been prepared to detail the scientific examination of evidence and data and to identify and classify any implications for European sites likely to have a significant effect in view of the conservation objectives of those sites. The aim of the assessment is to provide a sufficient level of information to the competent authority on which to base their AA of the project. Additionally, mitigation measures to avoid or reduce ecological effects were considered. The project is fully described in **Section 2**, above, and includes details on all elements of the project, particularly in relation to the aspects that could interact with the surrounding environment.

5.2 Selection of Qualifying Features for Impact Assessment

The focus of this AA is to now determine whether the proposed development, individually or in combination with other plans/projects, is likely to have a significant effect on the two European sites listed in the preceding section in view of the sites' conservation objectives. This assessment identifies the environmental aspects of the proposed development that may potentially interact with the ecological requirements or sensitivities of the qualifying interest habitats/species in relation to water quality, and/or likely/potential habitat loss/alteration, and/or species disturbance/displacement impacts. The test of the assessment is whether the development is likely to have 'an adverse effect on the integrity of the site'. Should potentially significant effects be identified, mitigation measures will be recommended where necessary.

When a European site is selected for Stage 2 assessment, all qualifying features of conservation interest of that site must be included in the initial assessment to identify the specific qualifying interest (QI) habitats/species that require further scrutiny in relation to potential impacts of the proposed development. During impact assessment, qualifying features are only considered relevant where a credible or tangible SPR link exists between the proposed development and a protected species or habitat type (see **Section 4.5.1**, above). Identifying a risk that could, in theory, cause an impact does not automatically mean that the risk event will occur, or that it will cause or create an adverse impact. However, identification of the risk does mean that there is a latent possibility of ecological or environmental damage occurring, with the level and significance of the impact depending upon the nature of the risk, the extent of the exposure to the risk and the characteristics of the receptor. Therefore, bearing in mind the scope, scale, nature and size of the proposed development, its location relative to the distribution of the species and habitats listed, and the degree of connectedness that exists between the development and potential receptors, it is considered that not all QIs are within the ZOI of the proposed development.

The following subsections will provide a brief description of each of the two European sites listed in the preceding section before an evaluation is made based on the above factors to determine which QI species and/or habitats are the plausible ecological receptors for potential impacts of the unmitigated proposal. This evaluation determined which specific qualifying features of the two relevant SPAs should be selected for further assessment as plausible ecological receptors.

5.2.1 Brief Description of South Dublin Bay and River Tolka SPA (004024)

The following text summarises the Natura 2000 Standard Data Form for the site³⁵.

South Dublin Bay and River Tolka SPA measures approximately 2,193 hectares and covers a large part of Dublin Bay from the River Liffey to Dún Laoghaire and most of the Tolka River estuary (refer to Figure 5-1, below). The SPA is designated for thirteen waterbird species and wetland habitats (refer to Table 4-4, above).

Within southern sections of the SAC, the intertidal flats extend for almost three kilometres at their widest with predominantly well-aerated sands that support the largest stand of *Zostera noltii* on the east coast. A small sandy beach occurs at Merrion Gates, while near Dún Laoghaire some bedrock shore occurs with a landward boundary now almost entirely artificially embanked. Within the Tolka Estuary, sediments vary - the inner estuary contains soft thixotropic³⁶ muds with a high organic content, while off the Bull Wall, the sands are exposed and well aerated. The proximity of the SAC to Dublin City ensures it is a hugely popular recreational area with year-round visitors.

The extensive intertidal flats within the site support wintering waterfowl and regularly hosts an internationally important population of light-bellied Brent geese. It is an important site for wintering gulls, particularly black-headed gull and common gull, and is one of the best sites in Ireland for Mediterranean gulls (*Larus melanocephalus*). The SAC is also a regular autumn roosting ground for significant numbers of several tern species.

³⁵ <https://natura2000.eea.europa.eu/Natura2000/sdf/#/sdf?site=IE0004024&release=62> Accessed: 6th June 2026

³⁶ Becomes less viscous or more fluid when subjected to agitation but returns to a more viscous state when the stress or agitation is removed i.e. the viscosity of thixotropic fluids decreases with time (Sonebi & Yahia, 2020).

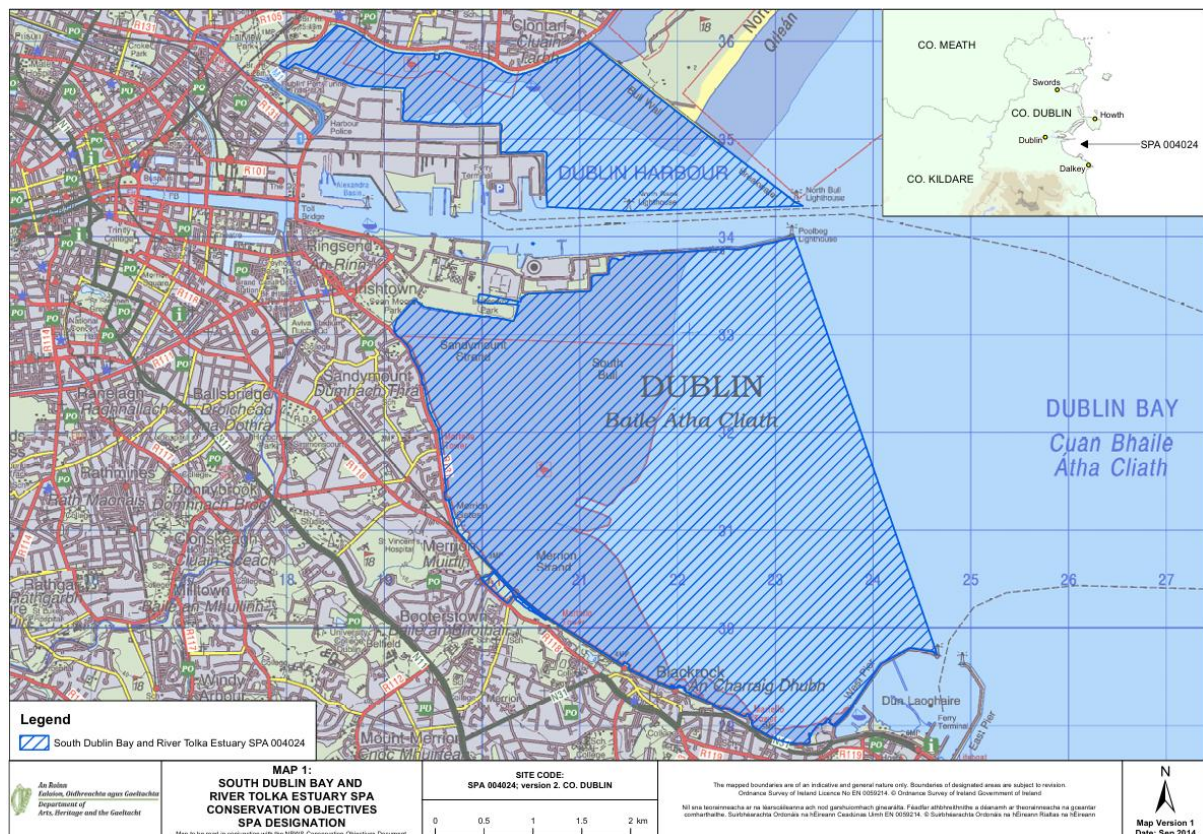


Figure 5-1: Extent of South Dublin Bay and River Tolka Estuary SPA (004024) [adapted from NPWS, 2015].

5.2.2 Brief Description of North Bull Island SPA (004006)

The following text summarises the Natura 2000 Standard Data Form for the site³⁷.

North Bull Island SPA encompasses approximately 1,943 hectares and includes the North Bull Island sand spit which measures almost five kilometres long and one kilometre wide and runs parallel along the coast from Clontarf to Sutton (refer to **Figure** , below). The SPA is made up of a well-developed dune system that includes good examples of embryonic, shifting marram and fixed dunes, and excellent examples of humid dune slacks and extensive salt marshes. Several golf courses can be found within interior parts of the island and the proximity of the SAC to Dublin City ensures it is a hugely popular recreational area with visitors frequent all year.

The SPA is hugely important for wintering waterfowl and supports internationally important populations of light-bellied Brent geese and bar-tailed godwit. Nationally important populations of numerous other wintering waterfowl species also occur at the site including shelduck, pintail, grey plover and knot (refer to Table 4-4, above) as well as passage waders such as ruff (*Calidris pugnax*), curlew sandpiper (*Calidris ferruginea*) and spotted redshank (*Tringa erythropus*). The site also hosts short-eared owl (*Asio flammeus*) during the winter.

³⁷ <https://natura2000.eea.europa.eu/Natura2000/sdf/#/sdf?site=IE0004006&release=62> Accessed: 6th June 2026

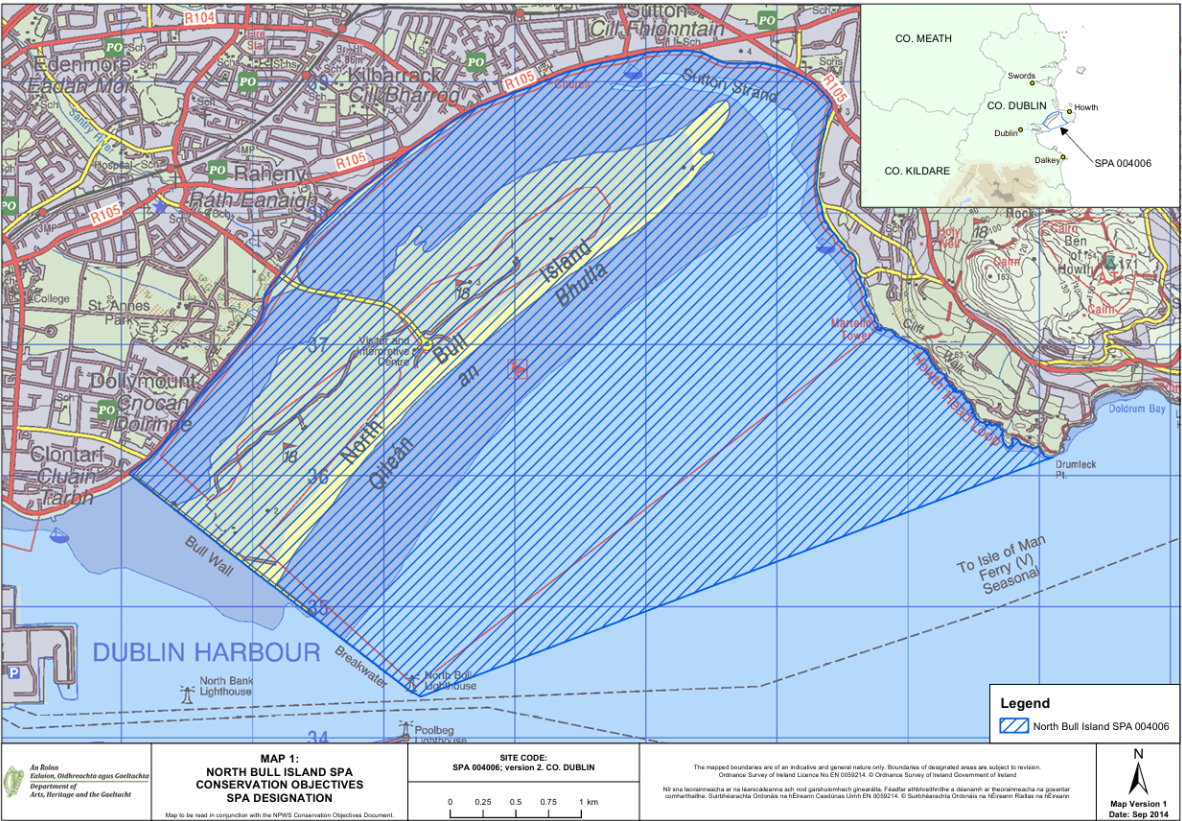


Figure 5-2: Extent of North Bull Island SPA (004006) [adapted from NPWS, 2015a].

5.2.3 Selection of Qualifying Features for Impact Assessment

Table 5-1, below, lists the qualifying features of the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA and evaluates through a scientific examination of evidence and data whether these features should or should not be selected for impact assessment in the NIS. The SPAs are considered together in one table since they are inextricably interlinked and many of the listed waterbird species use both designated sites, making regular movements between each of them.

Table 5-1: Selection of qualifying features of South Dublin Bay and River Tolka Estuary SPA (004024) and North Bull Island SPA (004006) for impact assessment.

Qualifying features of conservation interest ³⁸	Potential for Impact	Rationale
Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]	Yes	Both SPAs are designated for the wintering population of this species. Light-bellied Brent goose are grazers that feed predominantly on beds of eelgrass (<i>Zostera</i> spp.), marine algae and saltmarsh plants but can also utilise grasslands. While the species preference is for intertidal foraging, they are surface swimmers that do forage in subtidal waters when required. Bull Island is the principal roosting site for the species, returning from foraging grounds at dusk. However, diurnal roosting and loafing occurs within the subtidal estuarine waters of Dublin Harbour (NPWS, 2014). There is no suitable foraging, roosting or loafing habitat for light-bellied Brent geese at the proposed development site or areas surrounding the site.

³⁸ Asterisk (*) denotes a priority habitat considered to be in danger of disappearance.

Qualifying features of conservation interest ³⁸	Potential for Impact	Rationale
		It is considered that there is potential for effects on the light-bellied Brent goose populations of both SPAs via indirect disturbance/displacement impacts of the proposed development due to potential impairment of water quality and prey resource within the estuarine subtidal areas of Dublin Harbour (refer to Figure 5-2, above) and further assessment is required.
Shelduck (<i>Tadorna tadorna</i>) [A048] Teal (<i>Anas crecca</i>) [A052] Pintail (<i>Anas acuta</i>) [A054] Shoveler (<i>Anas clypeata</i>) [A056]	Yes	North Bull Island SPA is designated for wintering populations of these four species which are all considered to be dabbling ducks whereby they feed at the surface of the water, often up-ending and swimming with head and neck immersed. The principal supporting habitats within the SPA are 'sheltered and shallow subtidal' areas, although shelduck and teal also use intertidal mudflats as foraging grounds (NPWS, 2014). There is no suitable foraging, roosting or loafing habitat for any of these species at the proposed development site or areas surrounding the site. All four species are surface swimmers and there is the potential for the populations of some or all these species for which the SPA is designated to utilise the estuarine subtidal waters of Dublin Harbour (refer to Figure 5-2, above) for foraging and/or loafing. Consequently, there is the potential for significant effects to these four species via indirect disturbance/displacement impacts of the proposed development due to potential impairment of water quality and prey resource within the estuarine subtidal areas of Dublin Harbour and further assessment is required.
Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169]	Yes	Each SPA is designated for the wintering populations of some or all these species. However, the principal supporting habitat within the SPA for all species, except sanderling, is 'intertidal mud and sand flats', while for sanderling, it is 'intertidal sandflats' (NPWS, 2014). These species do not utilise the estuarine subtidal waters of Dublin Harbour, and instead are confined to foraging intertidally, usually out of the water, while roosting habitats are limited to intertidal and supratidal areas (refer to Figure 5-2, above). There is no suitable foraging, roosting or loafing habitat for any of these waterbird species at the proposed development site or the areas surrounding the site. However, using a precautionary approach, and since Wetland and Waterbirds [A999] have been deemed below to require further assessment, significant effects to these SCI species via indirect disturbance/displacement impacts of the proposed development due to potential impairment of water quality and prey resource within the estuarine subtidal areas of Dublin Harbour has the potential to occur and further assessment is required

Qualifying conservation interest ³⁸	features of	Potential for Impact	Rationale
Black-headed (Chroicocephalus [A179])	Gull (ridibundus)	Yes	Both SPAs are designated for wintering populations of black-headed gulls, and Dublin Bay is a major staging area for the species prior to their spring migration. An opportunistic species, it feeds on a range of prey from worms and insects to fish and carrion, exploiting domestic and fisheries waste where accessible. Although preferring intertidal areas, the species also uses 'sheltered and shallow subtidal' areas where they can both surface-swim and dive in shallower areas of the water column within the estuarine subtidal waters of Dublin Harbour. Furthermore, they often also use these subtidal areas as roosting spots (NPWS, 2014). There is no suitable foraging, roosting or loafing habitat for any of these species at the proposed development site or areas surrounding the site. Consequently, there is the potential for significant effects to this species via indirect disturbance/displacement impacts of the proposed development due to potential impairment of water quality and prey resource within the estuarine subtidal areas of Dublin Harbour and further assessment is required.
Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194]		Yes	South Dublin Bay and River Tolka Estuary SPA is designated for autumn post-breeding/pre-migration populations of roseate, common, and Arctic tern, and a nationally important population of breeding common tern. As of 2023, there are four man-made mooring structures within Dublin Harbour that support colonies of breeding tern. One of these structures, known as the 'SPA Platform' (or 'ESB Dolphin'), is designated as part of the South Dublin Bay and Tolka Estuary SPA for breeding common tern and is located approximately 800 metres west of the start of the Great South Wall and 150 metres north of the Poolbeg Chimneys into the Harbour. In 2017, the structure was completely upgraded with the new platform subdivided into 34 compartments to facilitate monitoring and minimise chick disturbance. Additionally, to prevent chicks entering the water before fledging, high perimeter boards have been installed³⁹. The structure is owned and maintained by the ESB and is the primary site for the SPA's breeding common tern population. The main roosting areas for all three tern species during the post-breeding/pre-migration period are the exposed sand banks further south along Dublin Bay at Sandymount and Williamstown (NPWS, 2015). Much lower, but not insignificant, numbers of post-breeding roosting terns also use Dollymount Strand at the eastern side of Bull Island (Tierney <i>at al.</i>, 2016). All three tern species preferentially forage on small marine fish, but the Arctic tern may also take crustaceans and insects. Foraging occurs within or over open waters, and shallow bays with the roseate tern also utilising upwelling areas, including tide rips and shoals (NPWS, 2015).

³⁹ Dublin Port Tern Colony Management Plan 2023-2030 https://dublinport3fm.ie/wp-content/uploads/2024/07/Appendix-7.5_Volume-3-Part-3.pdf Accessed: 21st June 2026.

Qualifying features of conservation interest ³⁸	Potential for Impact	Rationale
		There is no suitable foraging, roosting or loafing habitat for any of these species at the proposed development site or in areas surrounding the site. However, since the common tern breeding platform, the ESB Dolphin, is located within the waters of Dublin Harbour and because all three terns are piscivorous species that use open waters to forage, there is the potential for significant effects to all three tern species via indirect disturbance/displacement impacts of the proposed development due to potential impairment of water quality and prey resource within the estuarine subtidal areas of Dublin Harbour and further assessment is required.
Wetland and Waterbirds [A999]	Yes	The habitat 'Wetlands' for which the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA are both designated encompasses the subtidal estuarine waters of the River Liffey at Dublin Harbour and are identified of conservation importance for non-breeding (wintering) migratory waterbirds (NPWS, 2014). Since there is some limited potential for impairment of water quality within the estuarine subtidal areas of the River Liffey in Dublin Harbour because of the proposed development, further assessment is required for the Wetlands habitat for which the South Dublin Bay and River Tolka Estuary SPA is designated.

5.2.3.1 QIs Selected for Further Assessment

It has been determined in Table 5-1, above, that the construction phase and/or the operational phase of the proposed development as described in **Section 2**, above, has the potential to significantly affect the conservation objectives of the following QIs of the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA and, therefore, these QIs will be further assessed:

- Light-bellied Brent Goose (*Branta bernicla hrota*) [A046]
- Shelduck (*Tadorna tadorna*) [A048]
- Teal (*Anas crecca*) [A052]
- Pintail (*Anas acuta*) [A054]
- Shoveler (*Anas clypeata*) [A056]
- Black-headed Gull (*Chroicocephalus ridibundus*) [A179]
- Roseate Tern (*Sterna dougallii*) [A192]
- Common Tern (*Sterna hirundo*) [A193]
- Arctic Tern (*Sterna paradisaea*) [A194]
- Wetland and Waterbirds [A999]

5.3 Assessment of Potentially Significant Effects

There follows an evaluation of potentially significant effects which may arise because of the proposed development on the qualifying features that have been selected for impact assessment in **Section 5.2.3.1**, above, together with the potential effects identified in **Section 4.4**, above. Following this, a determination is made as to

whether the proposed development is likely to have adverse effects on the integrity of the two European sites selected for assessment, namely the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA.

As in **Section 4.6**, above, the likelihood of adverse effects to a European site from the proposed development has been determined based on the following indicators:

- Water quality;
- Habitat loss or alteration;
- Disturbance and/or displacement of species; and
- Habitat or species fragmentation.

The likelihood of significant cumulative/in-combination effects is assessed in **Section 5.4**, below.

5.3.1 Water Quality

As detailed in **Section 4.2.2**, above, and illustrated in Figure 4-3, above, there are no watercourses traversing the footprint of the proposed development site nor is there any spatial overlap of the proposed development site with either SPA, thereby ensuring no direct adverse effects to the water quality of either SPA during the construction or operational phases of the proposed development.

However, as set out in **Section 4.2.2.1**, above, the existing drainage regime of the proposed development site provides the possibility for a tenuous indirect hydrological connection via any surface water run-off/drainage to the existing public drainage system that may occur during the construction and/or operational phases of the proposed development. The stretch of the River Liffey at Victoria Quay is approximately 7 river kilometres upstream from the subtidal estuarine waters at the mouth of the River Liffey in Dublin Harbour. Similarly, the primary emission point for the treated waters of Ringsend WWTP is also at Dublin Bay. As set out in Table 5-1, above, the waters of Dublin Bay have the potential to be used by some or all of the SCI bird species listed in **Section 5.2.3.1**, above, and therefore, any reduction in water quality at the proposed development site has the potential to adversely affect the conservation objectives for those QIs and/or the conservation objectives for the QI 'Wetland and Waterbirds'.

5.3.1.1 Construction Phase

As established in **Section 4.2.2.1** above, the existing combined drainage system at the proposed substation site and along James's Street discharges mixed foul and surface water flows to Ringsend WWTP. Within Diageo's IE Licensed (P0304-04) landholding, the area relevant to the proposed development discharges surface water to the River Liffey via existing discharge point SW-1. Other discharge points exist within the wider Diageo landholding but are not relevant to the proposed development.

During demolition of the existing retaining walls on the northern and eastern boundaries of the proposed substation site and during installation of the UGC on Diageo's IEL site (P0304-04), a temporary surface water pathway will exist linking the construction site with the River Liffey via discharge point SW-1 at Victoria Quay – see Figure 5-3, below.

It is noted, however, that discharge from the existing SW-1 outfall point to the River Liffey already operates under strict Environmental Management Systems as part of the IEL so the potential for this controlled drainage pathway to present a risk to the downstream wetland habitats or QI bird species of either the South Dublin Bay and River Tolka Estuary SPA or the North Bull Island SPA is extremely low. Nevertheless, using a precautionary approach, it is considered possible that adverse effects could occur locally at the SW-1 discharge point at the River Liffey and that should any of the SCI waterbird species for which both the downstream SPAs are designated occur upstream near Victoria Quay, potential adverse effects to the species may occur.

Since the River Liffey drains to Dublin Harbour and because the primary effluent point for treated water from the Ringsend WWTP is also to Dublin Harbour, the construction phase of the proposed development is hydrologically linked to the two downstream SPAs - South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA.

During a development's construction phase, works in general can pose a risk to the aquatic environment via several different mechanisms in the absence of any pollution prevention controls.

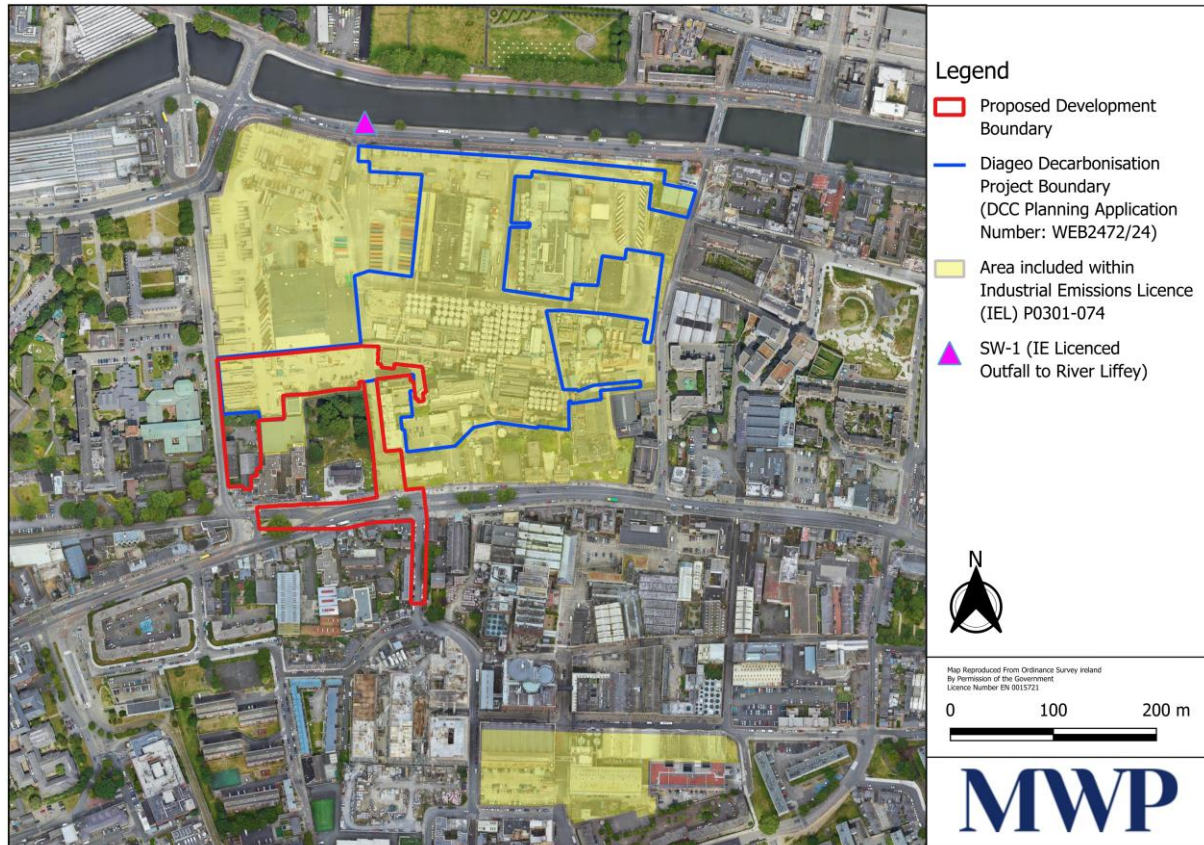


Figure 5-3: Proposed development boundary relative to the permitted Diageo Decarbonisation Project Boundary and IE Licensed SW-1 outfall point to the River Liffey.

5.3.1.1.1 Sediment Laden Run-off

Erosion and overland transport of sediment from areas exposed during site set-up, vegetation clearance, preliminary groundworks, excavation works, ground movement, material storage areas or from other potential sources such as construction vehicles/plant can result in suspension of soil sediment particles in site run-off and overland flow. Where sediment laden run-off makes its way to drainage features or receiving waterbodies, it can result in siltation within the aquatic environment. Disturbance of soils can also result in leaching of nutrients from soil which creates a risk of eutrophication or pollution of aquatic habitats.

Potential sedimentation, nutrient-enrichment, or other aquatic pollution, which could arise in the absence of effective water quality protection measures, could impact on the aquatic environment of the River Liffey and the downstream waters of Dublin Harbour and the species they support, therefore, in the absence of appropriate mitigation measures (set out in **Section 6.4**, below), there is potential for adverse water quality impacts to significantly affect some or all of the QI species listed in **Section 5.2.3.1**, above. Consequently, mitigation measures with regards groundworks and storage of materials are recommended and are included in **Section 6.4**, below.

5.3.1.1.2 Fuel, Oils, Concrete, and Other Such Substances

Use of plant and machinery poses a risk of accidental ingress of fuel, oils, lubricants etc, to the aquatic environment, as does on-site storage of these and other such substances considered harmful to aquatic life. Use

of concrete and other cementitious materials, generation of washout and use of chemicals also poses a risk to water quality. Such materials can enter the aquatic environment via direct discharges to drainage features and/or overland flow in the event of a spillage/leakage. Use of temporary on-site welfare facilities will result in the generation of effluent/wastewater which also poses water quality risk in the event of improper storage and/or disposal.

Water contamination which could potentially arise in the absence of effective water quality protection measures could impact on the aquatic environment of Dublin Harbour and the species it supports via the public urban sewer network, therefore, in the absence of appropriate mitigation measures, there is potential for adverse water quality impacts to significantly affect some or all of the QI species listed in **Section 5.2.3.1**, above. Consequently, mitigation measures with regards the use of fuel, oil, and other such substances, and the storage and disposal of wastewater generated during construction are recommended and are included in **Section 6.4**, below.

5.3.1.2 Operational Phase

The proposed substation will be unmanned and remotely controlled once operational, with the primary risk to water quality arising from the potential contamination of surface waters during substation maintenance duties such as filling/topping up oil which creates a risk for ingress of hydrocarbons and/or other pollutants into the public drainage system. Surface water runoff from the proposed substation site will be collected and conveyed to the existing combined sewer in Steeven's Lane, which ultimately drains to Ringsend WWTP. The underground cable (UGC) elements of the proposed development will be reinstated following construction and will not alter the existing operational surface water drainage regime.

Management of surface water during the operational phase of the proposed development has been considered in detail at the project design stage and incorporates several widely used Sustainable Drainage Systems (SuDS)⁴⁰ principles to alleviate any potential detrimental effects of stormwater drainage and are discussed further in **Section 6.4**, below.

5.3.1.3 Water Quality - Conclusion

Water quality is a key environmental factor underpinning the conservation condition of the complex of wetland habitat and waterbirds for which the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA are designated. There are no watercourses draining the development site but there are tenuous indirect hydrological connections linking the proposed development site to two downstream European sites - South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA - via the River Liffey and Ringsend WWTP which both ultimately empty to the estuarine waters of Dublin Harbour where some or all the QI species listed in **Section 5.2.3.1**, above, may potentially occur. In the absence of effective water quality protection measures, potential sedimentation, nutrient-enrichment, oil contamination or other aquatic pollution could arise to significantly affect the QI waterbirds using these waters and their wetland habitats.

Given the pollution risk associated with the construction and operational phases of the proposed development and the identified indirect hydrological pathways, it is considered that that without appropriate mitigation measures, there is potential, albeit slight, for a reduction in water quality at the proposed development site that may adversely affect the conservation objectives for some or all the QIs listed in **Section 5.2.3.1**, above, of the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA. A recommended programme of water quality mitigation measures has been set out in **Sections 6.4** and **6.5**, below, to ensure the integrity of these European sites remains intact.

⁴⁰ Sustainable Drainage Systems (SuDS) is a way of managing rainfall that minimises the negative impacts on the quantity and quality of runoff whilst maximising benefits of amenity and biodiversity via the use of permeable paving, swales, green roofs, rainwater harvesting, detention basins, ponds, wetlands, and other methods <https://www.sdcc.ie/en/services/environment/environmental-health/natural-water/sustainable-drainage-systems/sustainable-drainage-systems-suds.html> Accessed: 14th June 2026.

5.3.2 Habitat Loss and Alteration

It has been established in **Section 5.3.1**, above, that, without mitigation, there is some limited potential for significant water quality impairment of the subtidal estuarine waters at the mouth of the River Liffey in Dublin Harbour and further upstream towards the city centre. The habitat 'Wetlands' for which both the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA are designated partially includes these waters and could, therefore, be also indirectly affected by the proposed development via the River Liffey and the public drainage system. Furthermore, as set out in Table 5-1, above, some or all the QI species listed in **Section 5.2.3.1**, above, may use the waters of Dublin Harbour and the River Liffey for a variety of activities including foraging and roosting. Therefore, there is the potential for significant impacts to these species and their wetland habitats via indirect habitat alteration resulting from water quality impairment in the absence of mitigation.

This could potentially adversely affect the integrities of the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA and, therefore, mitigation measures in relation to protection of water quality are recommended and are discussed in **Sections 6.4** and **6.5**, below,.

5.3.3 Disturbance/Displacement of Species

It has been determined in **Section 5.3.1**, above, that there is a risk, without a programme of mitigation measures to control any potential emissions from construction and operational activities, point or diffuse sources of pollution could ensue from the proposed development and exert an impact on the quality of subtidal estuarine waters at the mouth of the River Liffey in Dublin Harbour and potentially on further upstream waters of the River Liffey. As set out in Table 5-1, above, some or all the QI waterbird species listed in **Section 5.2.3.1**, above, may use these waters of Dublin Harbour and the River Liffey as foraging grounds and, therefore, there is potential for the QI species to be indirectly disturbed or displaced by any adverse water quality impacts from the proposed development that may affect the quality/availability of each species' prey resource.

Sections 6.4 and **6.5**, below, outline a programme of mitigation measures designed to avoid, reduce or offset potential adverse water quality impacts and thus, any potential indirect disturbance or displacement of the QI waterbird species listed in **Section 5.2.3.1**, above, for which South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA are designated that might ensue because of the proposed development.

5.3.4 Habitat or Species Fragmentation

Habitat fragmentation has been defined as 'reduction and isolation of patches of natural environment' (Franklin *et al.*, 2002; Morrison *et al.*, 2012) usually due to an external disturbance that alters the habitat and 'create[s] isolated or tenuously connected patches of the original habitat' (Wiens, 1989). This results in spatial separation of habitat units which had previously been in a state of greater continuity. Negative effects of habitat fragmentation on species or populations can include increased isolation of populations and/or species which can detrimentally impact on the resilience or robustness of the populations, reducing overall species diversity and altering species abundance.

It has been determined in **Section 5.3.1**, above, that there is a risk, without a programme of mitigation measures to control any potential emissions from construction and/or operational activities, point or diffuse sources of pollution could ensue from the proposed development and exert an impact on water quality on the waters of Dublin Harbour and the River Liffey. It has also been determined in **Section 5.3.3**, above, that some or all of the QI waterbird species for which South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA are designated likely use the waters of Dublin Harbour and the River Liffey as foraging grounds. Therefore, any adverse water quality impacts arising because of the construction and/or operation of the proposed development may affect the quality/availability of the QI's prey resource.

Reduced prey availability can result in waterbird populations expending increased energy and time foraging over ever wider areas in order to meet their nutritional needs leading to species fragmentation. The gradual development of isolated sub-groups and genetic bottlenecks can then leave these groups vulnerable to environmental changes and/or disease (Gawlik, 2002). There is, therefore, the potential that adverse water quality impacts to the waters of the River Liffey and Dublin Harbour result in significant species fragmentation of some or all of the populations of waterbirds for which the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA are designated.

Sections 6.4 and 6.5, below, outline a programme of mitigation measures designed to avoid, reduce or offset potential adverse water quality impacts and thus, any potential species fragmentation impacts due to reduced waterbird prey availability..

5.4 Assessment of Potentially Significant Cumulative Effects

As well as singular effects, the potential for in-combination or cumulative effects also need to be considered. A cumulative effect arises from incremental changes caused by another past, present or reasonably foreseeable future actions together with the development. The EC (2021) guidelines on the provision of Article 6 of the Habitats' Directive state that the phrase '*in combination with other plans or projects*' in Article 3(3) of the Habitats Directive refers to the cumulative effects due to plans or projects '*that are currently under consideration together with the effects of any existing or proposed projects or plans.*'

When in-combination impacts are assessed, it is necessary to identify the types of impacts that may ensue from the project under consideration and from other sources in the existing environment that cumulatively are likely to affect aspects of the structure and function of the relevant European sites (EC, 2021).

Other plans, projects and activities relevant to the proposed development are listed in **Section 4.3**, above.

5.4.1 Plans

In general, when public authorities are drawing up plans/frameworks/policies they are obliged to take appropriate steps to ensure no potential for significant effects to the protected habitats and/or species for which European sites are designated. For example, County Development Plans incorporate a range of environmental and natural heritage policy safeguards to protect the natural environment. Indeed, the Dublin City Development Plan (CDP) (2022–2028) and the National Planning Framework (NPF), referred to in **Section 4.3.2** above, have both been subject to AA which were fully integrated within the various stages of the CDP and NPF process to ensure that any ecological implications do not adversely affect any areas designated as European Sites.

These safeguards will also apply to the proposed development described in this report, and therefore, no significant in-combination effects are predicted between the proposal and either the Dublin CDP (2022–2028) or the NPF.

5.4.2 Existing Land-use and On-going Activities

5.4.2.1 Introduction

Irish waterbodies are frequently subjected to various anthropogenic activities and pressures that can adversely impact upon water quality. Indeed, more than half of affected waterbodies within the country are impacted upon by more than one pressure type.

As set out in **Section 4.2.2** and Figure 4-2, above, the proposed development site lies across two subcatchments - the Liffey_SC_090 sub-catchment, and the Dodder_SC_10 sub-catchment which themselves are both located within the Liffey and Dublin Bay (09) Catchment. There has been an overall improvement of water quality across

the 98 surface waterbodies of the Liffey and Dublin Bay (09) Catchment with 48 waterbodies classified as 'At Risk' in Cycle 3 of not meeting waterbody environmental objectives compared with 56 waterbodies classified as 'At Risk' in Cycle 2. However, the Liffey Estuary Lower Transitional Waterbody has remained 'At risk' for both cycles while the Liffey Estuary Upper Transitional Waterbody (at Victoria Quay, nearest the proposed development site) has changed from 'At risk' in Cycle 2 to 'Review' in Cycle 3.

The most significant pressures on surface waterbodies classified as 'At Risk' within the Liffey_SC_090 and Dodder_SC_10 sub-catchments in Cycle 3 are those from diffuse sources of urban run-off and urban wastewater, usually from combined sewer overflows. Other significant pressures within the sub-catchments include hydromorphological changes (such as the use of culverts or embankments), industrial activities, and unknown anthropogenic pressures⁴¹. Surrounding sub-catchments within the Liffey and Dublin Bay (09) Catchment also report agriculture and domestic wastewater as exerting significant pressure on surface waterbodies. Additionally, the EPA's 'Water Quality in Ireland 2019-2024 Report' listed the Liffey and Dublin Bay (09) Catchment as one of sixteen catchments in the country 'where ecological status is worse than the national average' along with having 'higher average phosphate concentrations' (Feeley *et al.*, 2025).

Recreational activities, urban discharge, and infrastructure such as roads, motorways and bridges have been identified in Table 5-2, below, as exerting a high-to-medium level pressure on South Dublin Bay and River Tolka Estuary SPA. The same general pressures apply to the North Bull Island SPA, in addition to medium level pressure activities such as shipping activities and golf courses, listed in Table 5-3, below.

Table 5-2: Most important threats, pressures and activities with impact on the South Dublin Bay and River Tolka Estuary SPA (004024) as defined in the associated Natura 2000 Data Form⁴².

Threat Level	Threats and Pressures Code	Reference
High	E01	Urbanised areas, human habitation
High	E02	Industrial or commercial areas
High	E03	Discharges
High	G01.02	Walking, horse-riding, and non-motorised vehicles
High	J02.01.02	Reclamation of land from sea, estuary or marsh
Medium	D01.02	Roads, motorways
Medium	F02.03	Leisure fishing
Medium	F02.03.01	Bait digging / collection
Medium	G01.01	Nautical sports
Medium	K02.03	Eutrophication (natural)

Table 5-3: Most important threats, pressures and activities with impact on the North Bull Island SPA (004006) as defined in the associated Natura 2000 Data Form⁴³.

Threat Level	Threats and Pressures Code	Reference
High	D01.05	Bridge, viaduct
High	G01.02	Walking, horse-riding, and non-motorised vehicles
Low	E01.04	Other patterns of habitation
Medium	D01.02	Roads, motorways

⁴¹ <https://www.catchments.ie/data/#/dashboard/pressure?k=a2q2qu> Accessed: 10th June 2026

⁴² <https://natura2000.eea.europa.eu/Natura2000/sdf/#/sdf?site=IE0004024&release=62> Accessed: 10th June 2026

⁴³ <https://natura2000.eea.europa.eu/Natura2000/sdf/#/sdf?site=IE0004006&release=62> Accessed: 10th June 2026

Threat Level	Threats and Pressures Code	Reference
Medium	D03.02	Shipping lanes
Medium	E01.01	Continuous urbanisation
Medium	E02	Industrial or commercial areas
Medium	E03	Discharges
Medium	F02.03.01	Bait digging / collection
Medium	G01.01	Nautical sports
Medium	G02.01	Golf course
Medium	J02.01.02	Reclamation of land from sea, estuary or marsh



Figure 5-4: Risk status of waterbodies of failing to meet WFD objectives by 2027 at the proposed development site (approx. location of site indicated with pink dot) [adapted from EPA Maps].

5.4.2.2 Urban Run-off and Urban Wastewater

Pollution from urban run-off or diffuse urban pressures can exert significant pressure on the integrity of waterbodies. Sources include run-off from paved/unpaved areas, plumbing misconnections and leaking sewers which can result in the release of untreated effluent into receiving waterbodies causing elevated nutrient levels, organic and sediment pollution, and general ecological deterioration (Feeley *et al.*, 2025). As expected, areas within the catchment where diffuse urban run-off is the most significant pressure are concentrated within and around Dublin City where run-off can occur within industrial estates, major road networks, and car parks.

There are twenty river waterbodies within the Liffey and Dublin Bay (09) Catchment that have been identified in Cycle 3 as being under significant pressure due to diffuse urban run-off, with elevated concentrations of nutrients and organics being the significant issue (EPA, 2024). Ten of these effected river waterbodies are located within either the Liffey_SC_090 sub-catchment or the Dodder_SC_10 sub-catchment.

Ireland's population has increased by 73% in the last century and, as of 2022, stands at 5.15 million people⁴⁴ with a resultant increase in the amount of wastewater requiring treatment. Works are ongoing by UÉ to improve the

⁴⁴ <https://www.cso.ie/en/releasesandpublications/ep/p-tnli/thenandnowlifeinirelandin1926and2022/keyfindings/> Accessed: 23rd June 2026.

level of wastewater treatment nationally and due largely to plant upgrades and optimisation of operations, there has been a net decrease in the number of waterbodies impacted by urban wastewater between Cycle 2 and Cycle 3. However, water quality impacts due to plant overloading and non-compliance with standards and overflows continue to occur as 214 waterbodies around the country are significantly affected by discharges from UWWT plants (Feeley *et al.*, 2025).

Ecological impacts to surface waters include elevated concentrations of phosphorus, ammonium and nitrogen, while elevated concentrations of bacteria and pathogens impact bathing waters and shellfish waters (EPA, 2024a). Within the Liffey and Dublin Bay (09) Catchment, two large urban areas did not meet the mandatory treatment and effluent quality standards in the Urban Wastewater Treatment Directive in 2023⁴⁵, namely 'Dublin (Ringsend)' and 'Malahide' (see also Table 4-2, above).

Consequently, there is potential for the proposed development to contribute to a cumulative impact on water quality of Dublin Harbour by way of elevated nutrient levels and other pollutants potentially entering the public urban sewer network. These water quality effects, coupled with the aforementioned potential urban run-off and wastewater treatment issues, could exacerbate potential impacts associated with the proposed development within the Liffey and Dublin Bay (09) Catchment, and thereby undermine the conservation objectives for the qualifying features of the two relevant European sites, namely South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA as set out in Table 5-1, above.

5.4.2.3 Hydromorphology and Drainage

Hydromorphology is the study of the physical character and processes that occur within a waterbody. Hydromorphological modification is a physical alteration to the conditions of a habitat or to the natural functioning of a waterbody that can change flow patterns and have an ecological impact. Changes may be caused by various activities such as the dredging and straightening of rivers (channelisation), land drainage, or hard infrastructure such as dams, weirs, culverts, or other obstructions (O'Boyle *et al.*, 2019).

According to EPA (2024), hydromorphological modification is a significant pressure in thirteen river waterbodies and one lake waterbody (Golden Falls⁴⁶) within the Liffey and Dublin Bay (09) Catchment due mainly to the presence of drainage issues, channelisation and culverts and the resulting increased levels of siltation. The water quality effects of hydromorphological modifications could exacerbate potential impacts associated with the proposed development within the Liffey and Dublin Bay (09) Catchment and undermine the conservation objectives for the qualifying features of South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA outlined in Table 5-1, above.

6. Mitigation

6.1 Introduction

As outlined in the impact assessment of the preceding sections, the construction and operation of the proposed 110 kV substation and associated UGC circuits have the potential to cause indirect significant impacts to the SCI bird species and QI wetland habitat (listed in Table 5-1 above) for which the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA are designated, and therefore, adversely impact the integrity of these two European sites. Consequently, several planned mitigation measures are proposed below 'to remove, pre-empt or reduce the impacts identified in the appropriate assessment to a level where they will no longer affect the integrity of the site(s)' (EC, 2021).

⁴⁵ <https://www.epa.ie/publications/monitoring--assessment/waste-water/Urban-Wastewater-Treatment-in-2023-report.pdf> Accessed: 23rd June 2026.

⁴⁶ EPA Lake Waterbody Code: IE_EA_09_53

6.2 Outline Construction Environmental Management Plan (oCEMP)

As mentioned in **Section 2.2.5**, above, an oCEMP has been prepared to support the proposed development's planning application. This Plan will be updated throughout pre-construction and construction and will be implemented on site to reduce the risk of pollution and improve the sustainable management of resources. The oCEMP outlines construction practices and environmental management measures to be implemented during the construction phase to ensure that the entire development is constructed in accordance with best practice and with minimum impact on the surrounding environment.

The oCEMP will provide for systematic waste management by identifying types and quantities of wastes arising, and their management, documentation, treatment/disposal, and the parties responsible, at all stages of the project. The implementation of the proposed and agreed mitigation measures and the management of impacts will be administered through the oCEMP. The oCEMP will ensure that the proposed development will be carried out in accordance with any planning conditions applicable and within the agreed schedule

The construction works will be strictly managed in line with the Contractor's CEMP and will include measures for the management of fuel, concrete, stockpiles, run-off, spills and the provision of emergency procedures. The oCEMP and associated pollution control measures have been devised with reference to the following:

- *Control of water pollution from linear construction projects. Technical guidance (C648) (Murnane et al., 2006).*
- *Control of water pollution from construction sites. Guidance for consultants and contractors (Masters-Williams et al., 2001).*
- *Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (CC-ENV-01101) (TII, 2005).*
- *Management of Invasive Alien Plant Species on National Roads – Standard (GE-ENV-01104) (TII, 2020a).*
- *Management of Invasive Alien Plant Species on National Roads – Technical Guidance (GE-ENV-01105) (TII, 2020b).*

Construction method statements will be prepared prior to commencement of construction and incorporated into the CEMP which will be submitted to DCC for agreement and approval prior to commencement of any construction activity. The finalised CEMP will include, but not be limited to, the following environmental controls:

- Management of excavations and materials;
- Management of surface water run-off;
- Fuels and oils management;
- Management of concrete;
- Construction noise and vibration management;
- Resource and waste management;
- Construction dust management;
- Construction traffic management;
- Ecological management plan for the protection of habitats and fauna;
- Monitoring and auditing procedures; and
- Environmental accidents and incidents, and corrective actions and emergency response.

6.3 Environmental Manager

A competent Environmental Manager shall be appointed for the duration of the works and shall report to the Project Manager. The Environmental Manager will communicate regularly with the Construction Manager to ensure mitigation measures are applied to specific works. The Environmental Manager shall carry out tasks as required, including installation and maintenance of sediment control measures and implementing and maintaining approved waste management control measures. The use of dedicated staff, under the direction of the Environmental Manager, shall ensure the environmental controls are in situ ahead of the works on site.

The Environmental Manager will ensure the CEMP is developed, implemented and maintained and will carry out regular documented inspections of the site to ensure that work is being carried out in accordance with the environmental control measures and relevant site-specific method statements. The Environmental Manager shall provide all CEMP documentation to the client on completion of the site works. Reports arising during the site works, such as verification reports or waste disposal records shall be provided to the client within one month of completion of the activity and may be subject to review.

6.4 Surface Water and Foul Water Regimes

6.4.1 Demolition Phase Surface Water Management

Existing surface water drainage infrastructure within and adjacent to the site, including gullies, manholes and underground pipework, will be identified prior to the commencement of demolition and construction works. Where existing drainage assets are affected by the works, appropriate protection or temporary diversion measures will be implemented to maintain drainage functionality.

Where required, silt traps, bunding and over-pumping may be utilised by the Contractor to ensure stormwater run-off is adequately contained and managed on site. The Appointed Contractor will be required to develop a stormwater management plan prior to commencement of any works, which will detail the proposals to collect and discharge stormwater runoff, all in accordance with the necessary DCC approval.

6.4.2 Construction Phase Surface Water Management

Surface water generated during construction will be managed via the existing urban drainage network. For works within the proposed substation site and at the location of the proposed UGC along James's Street, runoff will be directed to the mixed foul and surface water flows to Ringsend WWTP .

For UGC works extending eastwards into the wider Diageo complex (see **Section 2.2.4.2**, above), surface water runoff will be managed in accordance with the construction phase surface water management approach established for the already permitted Diageo decarbonisation project (DCC Planning Application Number: WEB2472/24) and discussed in further detail in **Section 6.4.2.3**, below

Given the varying conditions of the proposed development site and differing drainage sensitivities across the development area, the surface water drainage management strategy has been divided into three distinct zones, discussed hereunder, to ensure the specific drainage risks and management requirements associated with each zone are appropriately addressed during the construction phase.

6.4.2.1 Proposed 110 kV Steeven's Lane Substation Site

- Construction-phase surface water runoff from within the substation site will be retained within the development area utilising water barriers and the existing surrounding walls.

- Runoff will be directed through silt removal measures prior to discharge via an existing manhole within the site connected to UÉ's combined drainage network before ultimate discharge to Ringsend WWTP and, therefore, with no outfall to the River Liffey.
- All existing site pipes and gullies within the works area will be protected, isolated, or temporarily sealed as required for the duration of the construction works to prevent the ingress and uncontrolled discharge of silt-laden water or other contaminants to the existing drainage network.

6.4.2.2 Public Roads (James's Street and Echlin Street)

- Works within the public road corridor will be carried out using temporary drainage and runoff control measures to prevent migration of sediment, debris or contaminated water to the existing public drainage network.
- Excavations will be temporary and of limited duration, with any accumulated water managed through controlled pumping and discharge arrangements incorporating silt control measures as required.
- Runoff will be directed through silt removal measures prior to discharge via an existing manhole within the site connected to UÉ's combined drainage network before ultimate discharge to Ringsend WWTP and, therefore, with no outfall to the River Liffey.

6.4.2.3 Diageo Complex and Stormwater Discharges

As set out in **Section 4.2.2.1.1** and shown in Figure 5-3, above, a section of the proposed UGC infrastructure overlaps with the Diageo's IEL (P0301-04) landholding where surface water is discharged into the River Liffey via SW-1, an existing stormwater outfall and in accordance with the IEL terms. This creates an indirect, temporary hydrological connection between the proposed development site and the River Liffey during demolition of the retaining walls and installation of the underground cable within the IEL landholding.

However, to remove any connection between the proposed development site and the River Liffey, surface water run-off from this element of the proposed development will be managed in accordance with the construction phase surface water management approach established for the adjacent and already permitted Diageo Decarbonisation Project. Within the NIS prepared by MOR Environmental (2024) as part of the successful planning application (DCC Planning Application Number: WEB 2472/24) for the Diageo Decarbonisation Project, the following project-specific measure was recommended for implementation during the project's construction phase:

'During demolition and construction activities, all stormwater discharges from the Site to the Liffey or public rain sewer will be re-directed to SE-1 for discharge into the public sewer for treatment at Ringsend WWTP. This will prevent any potentially contaminated water onsite discharging directly or indirectly into the receiving surface waterbody.'

By adopting this construction phase surface water management approach, all construction-phase runoff from this area of the proposed development will be conveyed to the public urban sewer network, rather than discharged via the Diageo site's licensed outfalls from SW-1 to the River Liffey.

6.4.3 Operational Phase Surface Water Drainage Regime

The surface water drainage associated with the proposed development has been designed in accordance with SuDS principles. While the original design intent for the development was to incorporate infiltration to reduce loading on the public drainage network and promote groundwater recharge, site investigations identified underlying contaminated strata that render infiltration unsuitable. Consequently, surface water discharge to the existing public drainage system is required. However, to reduce the peak discharge currently entering the combined sewer at Steeven's Lane, a hydrobrake will be installed to restrict surface water runoff to a maximum

discharge rate of 2 litres per second. A Confirmation of Feasibility letter has been obtained from UÉ in respect of the proposed surface water discharge.

Additionally, due to spatial constraints within the proposed development site, conventional attenuation measures such as attenuation tanks are not also considered viable. To overcome this, a surface water drainage regime for the operational phase of the proposed development has been designed. Surface water will be collected via downpipes and, instead of discharge to an attenuation tank, water will discharge to an underlying stone sub-base via a permeable asphalt paving system of the substation compound. An impermeable liner will be incorporated into the base of the stone layer to prevent infiltration, while the stone layer itself will be laid to a 1 % crossfall to ensure that perforated land drains, installed at 8 to 10 metre centres, collect runoff and convey it to the hydrobrake outfall manhole – see Figure 6-1, below. This surface water attenuation system will be designed in accordance with CIRIA⁴⁷ C753 guidance and will incorporate appropriate sediment control measures to filter runoff and prevent ingress of sediment into the stone layer.

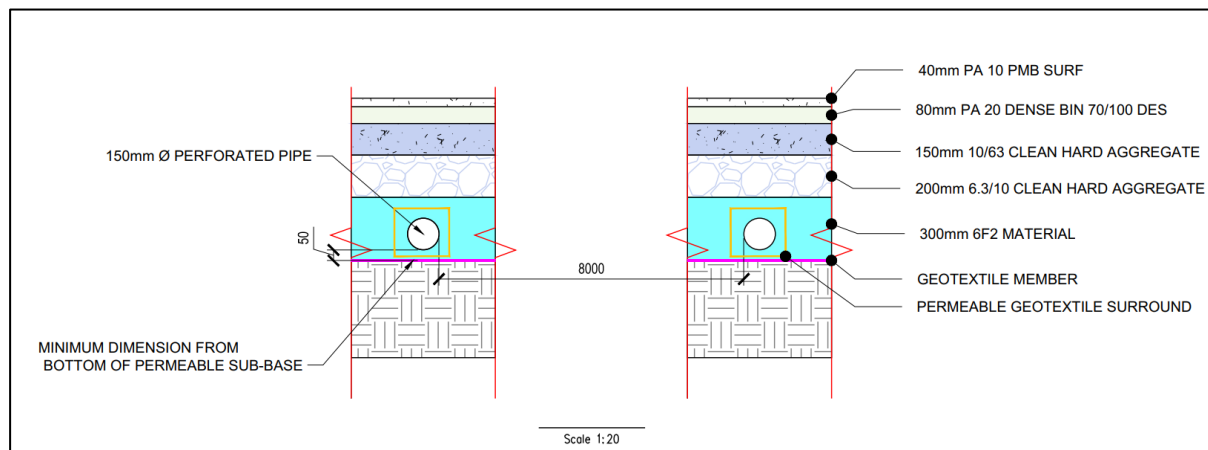


Figure 6-1: Indicative sketch of the proposed substation compound's permeable paving layers.

The transformer bund is designed to provide a minimum containment capacity of 110 % of the transformer oil volume. The bund outlet will incorporate a hydrocarbon-detecting pumped system which, under normal operating conditions, will pump drainage to a downstream access chamber. If hydrocarbons are detected, an alarm signal will be transmitted to the substation control room and pumping will automatically cease, thereby retaining the contaminated liquid safely and securely within the bund.

Since the proposed development, once operational, will comprise an unmanned electrical substation housing critical electrical infrastructure on a physically constrained site, the incorporation of Green or Blue Roofs as a nature-based onsite SuDS measure for surface water management is not considered feasible due to electrical safety considerations and site-specific technical and engineering constraints. Accordingly, a derogation from DCC's Green and Blue Roof Policy⁴⁸ has been sought for the proposed development.

6.4.4 Proposed Foul Water Drainage Regime

During the construction phase of the proposed development, welfare facilities will be located within the temporary construction compound and will be maintained and serviced by a licensed contractor throughout the works period. Effluent/wastewater will be removed by a licensed contractor and disposed of at a licensed facility.

Once operational, the proposed Steeven's Lane substation will typically be unmanned. There will be visits to the site for scheduled and unscheduled inspections, maintenance and repairs as necessary.

⁴⁷ CIRIA - Construction Industry Research and Information Association

⁴⁸ <https://www.dublincity.ie/sites/default/files/2021-12/dcc-green-blue-roof-guide-2021.pdf> Accessed: 16th June 2026.

Foul connections have been designed for the welfare services provided within the GIS building. It is intended to maintain the separation of foul and storm drainage within the site until the final discharge manhole. This shall allow a simple transition to any potential future separated system on Steeven's Lane.

The loading has been estimated as: design daily flow rate of 100 litres per person for an industrial setting (office/no canteen). Sanitary and welfare facilities will discharge to the existing combined public sewer at Steeven's Lane.

Following a pre-connection enquiry to UÉ, a Confirmation of Feasibility letter was received by MWP on 27th April 2026 to confirm that, based on the network capacity currently available, the proposed discharge of wastewater to the Uisce Éireann network can be facilitated without infrastructure upgrades but the proposed development 'must incorporate SuDS in the management of stormwater subject to a valid connection agreement being put in place and to reduce surface water inflow into the receiving combined sewer.'

6.5 General Protection of Water Quality During Construction

6.5.1 Construction Run-off and Sediment Control

Best practice mitigation measures will be implemented in relation to runoff and sediment control as follows:

- Surface water runoff arising during construction and earthworks will be managed to prevent sediment-laden or contaminated water entering the site drainage network or surrounding environment.
- Temporary surface water management measures, including silt fencing and silt traps (or similar systems), will be implemented to control any sediment laden runoff. Treated runoff will be managed and discharged in a controlled manner to the existing drainage network, ensuring no increase in suspended solids or adverse impact on downstream infrastructure, in accordance with SuDS principles.
- All excavation and earthworks will be carried out in accordance with BS6031:2009 (Code of Practice for Earthworks) and relevant best practice guidance, including the Waste Management (Management of Waste from the Extractive Industries) Regulations 2012.
- All works will be supervised by a suitably qualified and experienced engineer.
- Excavation activities will be planned and managed to minimise environmental impacts. Works will be programmed in accordance with weather conditions, and excavation suspended during periods of prolonged or heavy rainfall. The extent of exposed ground will be kept to a minimum, and excavation will not advance beyond the rate of construction to reduce the risk of erosion and runoff.
- Excavated materials will be handled and managed carefully to protect soil structure and quality. Topsoil and subsoil will be stripped and stored separately, with measures taken to avoid compaction and degradation. Earthworks material will be placed and compacted in layers where required to prevent water ingress. Any contaminated material encountered will be segregated and managed in accordance with the relevant waste management procedures.
- Stockpiling of excavated or demolition material will be minimised and removed from site as promptly as possible where practicable; should any stockpiles be required, they will be located away from sensitive receptors, shaped to reduce wind exposure, and covered where appropriate;
- The area of exposed ground will be minimised. The amount of material excavated is to be kept to a minimum. Excavations will only be carried out following installation of appropriate sediment controls measures which will slow run-off and trap suspended sediment, particularly if working during prolonged wet weather or if working during an intense rainfall event.
- All temporary surface water control measures will be maintained in good working order and removed following completion of the works. Monitoring will be carried out throughout the construction phase and

regular inspections will be carried out to ensure that all runoff, erosion and sediment control measures are in place and functioning effectively. Any defects or failures identified will be addressed promptly to prevent environmental impact.

6.5.2 Management of Concrete

It is extremely important to prevent any concrete from entering surface water drains within or around the site as wet concrete is silty and very alkaline (high pH) and can have a serious effect on watercourses and aquatic life if ingress occurs. All concrete used at the site will be ready-mixed and will be delivered from the on-site concrete batching plant in sealed concrete delivery trucks, as required.

The following measures will be implemented during concrete works at the site:

- Concrete breaking and demolition activities have the potential to generate alkaline dust. Where required, physical barriers will be installed between the work area and sensitive receptors to prevent the migration of dust. Concrete waste will not be disposed of onsite and will be removed to an appropriate authorised facility.
- The use of wet concrete in proximity to drainage features will be carefully controlled. Concrete pours will be supervised by the Construction Manager and/or Environmental Manager to ensure that risks are minimised. Prior to pouring, the work area will be inspected to ensure that it is free from standing water, and pours will not take place during periods of prolonged or heavy rainfall.
- Where surface runoff from fresh concrete is encountered, appropriate controls will be implemented to prevent discharge, including blocking drains and containing the runoff until it can be treated or neutralised. In the event of a spill, drainage in the affected area will be isolated and pH levels monitored. Neutralisation will be undertaken where required, and all contaminated materials will be removed from site for appropriate disposal.
- Cement and cement-bound materials will be stored in designated areas to prevent contact with rainwater. Bulk materials will be stored in enclosed or covered conditions, or within bunded areas where necessary. Storage locations will be selected to avoid direct pathways to drainage features.
- Concrete wash water will be strictly managed. Washout of concrete trucks will not be permitted on site, with vehicles required to return to designated off-site facilities. Where local washdown of equipment or chutes is required, it will take place in a designated, lined and bunded washout area. Wash water will be collected, contained and removed from site by an approved contractor, or treated on site to allow settlement and neutralisation prior to controlled discharge.
- Only small volumes of incidental wash water will be managed on site, and these will be contained to allow sediments to settle and pH levels to stabilise before any release or infiltration. Residual solids will be collected and disposed of offsite in accordance with waste management requirements.
- All concrete-related activities will be monitored throughout the construction phase. The Environmental Manager will carry out regular inspections to ensure that controls are in place and functioning effectively, and that any incidents are managed promptly to prevent environmental impact.

6.5.3 Management of Fuel/Oil

Site management should include the checking of equipment, materials storage and transfer areas, drainage structures and their attenuation ability on a regular basis during the construction phase of the project. The purpose of this management control is to ensure that the measures in place are operating effectively, prevent accidental leakages, and identify potential breaches in the protective retention and attenuation network during earthworks operations.

Appropriate fuel management will include the following elements:

- Chemicals will be stored within a storage container with an accompanying Control of Substances Hazardous to Health (“COSHH”) Datasheet in accordance with health and safety regulations. All chemicals will be stored in designated bunded areas at least 110 metres away from any drains.
- Drainage from the bunded area shall be diverted for collection and safe disposal. All containers within the storage area will be clearly labelled, so that appropriate remedial action can be taken in the event of a spillage. When moving drums from the bunded storage area to locations within the site plot, a suitably sized spill pallet will be used for containing any spillages during transit.
- Refuelling of plant and equipment will take place in designated areas using double-bunded mobile bowsters with a minimum capacity of 110 %. Refuelling will be carried out over impermeable surfaces or within bunded areas using drip trays or absorbent mats to capture any spills. Spill kits will be available at all refuelling locations, and operatives will be trained in their use.
- All fuels, oils and chemicals will be stored within bunded areas, designed to contain at least 110 % of the volume of the largest tank or 25 % of the total volume stored, whichever is greater. Storage areas will be located on impermeable surfaces and positioned away from drainage features. All containers will be clearly labelled, securely sealed and stored within designated areas to prevent accidental release.
- Drainage within temporary compound areas will be directed through appropriate treatment systems, including oil interceptors where required, to prevent discharge of contaminated water. Additional measures such as plant nappies or absorbent mats will be used beneath static plant and during refuelling to prevent small leaks or drips entering the ground or drainage network.
- Only well-maintained plant will be permitted to gain access to the site.
- Taps, nozzles or valves will be fitted with a lock system and be regularly inspected for leaks and/or signs of damage. Fuel/oil stores including tanks and drums will be inspected regularly for the same reasons.
- In the event of a spill/leak, the source will be stopped immediately and the spill contained using appropriate spill response equipment. Contaminated materials will be collected and removed off site to an authorised facility. The Environmental Manager will be notified and oversee clean-up and any required corrective actions. For significant spills, an appropriate specialist response contractor will be engaged.
- An emergency spill kit with oil boom and absorbers will be kept on site in the event of an accidental spill. The contents of the spill kit will be replenished if used and they will be checked on a scheduled basis during environmental inspections and audits. All crews will be trained in the use of spill kit equipment.
- All emergency procedures and equipment will be in place prior to the commencement of any works.
- Waste oils and other hazardous liquids will not be stored on site for extended periods. These materials will be collected in suitable containers and removed regularly by authorised waste contractors.

6.6 Management of Construction Waste

- Appropriate storage of all non-hazardous and hazardous wastes on-site will be undertaken to minimise potential for environmental impacts.
- Dedicated bunded storage containers will be provided for hazardous wastes which may arise such as batteries, paints, oils, chemicals etc, if required.
- If any buried waste or potentially contaminated material is encountered, it will be stored in stockpiles within the site separately from clean dredged material. The stockpiles will be cordoned off and labelled as unusable until such a time as laboratory results are available to determine if the material is suitable for reuse. All equipment will be cleaned down in a designated area prior to leaving site.

- In the unlikely event of hazardous material being encountered, it will be transported for treatment/recovery or disposal in suitable facilities.
- All wastes are to be removed from site by appropriate licensed waste contractors to suitable waste facilities.

6.7 Water Protection Measures for Proposed Substation During Operation

As mentioned in **Section 5.3.1.2**, above, the proposed substation will be unmanned once operational with the predominant risk of adverse water quality impacts arising from potential oil spills/leaks that may occur during any substation and/or transformer maintenance activities. As a result, appropriate oil management measures for the operational phase of the proposed substation will include the following elements:

- The proposed transformers will be installed within appropriately designed bunded areas to provide containment in the event of an accidental release of transformer-insulating oil and thereby, preventing migration of oil into surface water drainage system.
- Oil-sensitive detection systems, alarms and remote monitoring will be incorporated to provide early identification of potential leaks or spills.
- Regular inspection and maintenance of transformers, bunding and associated systems will be undertaken to ensure their continued effectiveness.
- The proposed permeable paving system described in **Section 6.4.3**, above, will incorporate an impermeable liner beneath the underlying stone storage layer to prevent downward migration of surface water runoff and associated pollutants into the underlying ground.
- Surface water runoff will be managed through the proposed drainage system and discharged to the existing public drainage infrastructure.

6.8 Biosecurity

To reduce risk of introduction/spread of IAPS to the development site, the following measures are recommended in relation to site biosecurity:

- Construction personnel shall be made aware of the presence and location of butterfly-bush (*Buddleja davidii*) within the proposed development site prior to the commencement of works.
- All plant, machinery, vehicles and equipment brought onto the site shall be visually inspected and cleaned where necessary to ensure they are free from soil, vegetation and other organic debris which could facilitate the introduction or spread of invasive species.
- Any butterfly-bush material removed during site clearance works shall be managed appropriately to prevent inadvertent spread within or beyond the site boundary.
- Any soils, vegetation or waste materials containing invasive plant material shall be handled separately from other site arisings and disposed of in accordance with relevant waste management requirements and applicable legislation.
- Should additional IAPS be identified during construction, works within the affected area(s) shall cease and a suitably qualified ecologist shall be consulted to determine appropriate management measures.
- Areas affected by IAPS shall, where necessary, be clearly demarcated and protected from unnecessary disturbance until appropriate management measures have been implemented.
- Any accidental spread of invasive plant material arising during construction shall be addressed immediately using appropriate containment, removal and disposal measures.

- Following completion of works, disturbed ground shall be reinstated as soon as practicable in order to reduce opportunities for colonisation by invasive or undesirable species.
- All invasive species management measures shall be implemented in accordance with recognised best-practice guidance, where applicable, including:
 - *Management of Invasive Alien Plant Species on National Roads – Standard TII GE-ENV-01104 (TII, 2020a).*
 - *Management of Invasive Alien Plant Species on National Roads – Technical Guidance TII GE-ENV-01105 (TII, 2020b).*

6.9 General Protection of Fauna and Flora

- Where possible, works should be conducted in early autumn or late spring to avoid the main breeding and wintering periods for bird activity. By delaying works until later in the breeding season, the likelihood of an overlap between construction activity and breeding activity within the bay will be reduced.
- Although unlikely, if significant amounts of vegetation removal is necessary, it will be conducted in accordance with Section 40 of the Wildlife Acts, whereby it will be completed outside of the restricted bird nesting period (March 1st to 31st August, inclusive).
- Should any resting or breeding place of any protected species be discovered within the site during the pre-construction or construction phases, the Environmental Manager is to be informed immediately, and the advice of NPWS sought. Any works in the area are to cease immediately, an appropriate exclusion zone will be established and maintained until the resting or breeding place is no longer in use.
- All temporary construction lighting is to be switched off outside daylight hours. Construction lighting is to be directed inwards into the construction site to reduce indirect alteration of adjacent habitats outside the site and minimise nocturnal impacts on faunal species.
- Where demolition is delayed into a subsequent nesting season, measures will be implemented to prevent birds from establishing nests in structures scheduled for demolition.

6.10 Risk of Accidents

Given the temporary nature of the construction stage and the scale of the proposed project, as well as the environmental controls that will be implemented from the outset, the risk of disasters (typically considered to be natural catastrophes e.g. a very severe weather event) or accidents (e.g. fuel spill, traffic accident) is considered low. To minimise environmental risk, no concrete pours will take place during severe weather events such as during flooding or heavy rainfall (10 mm/hr).

Best construction practice, including that for Health and Safety, will be employed to minimise the risk of any accidents occurring. All work on site will be carried out in compliance with the Safety, Health and Welfare at Work Act 2005, the Safety, Health and Welfare at Work (Construction) Regulations 2013, and all relevant Legislation and Work Practice to ensure that the construction areas, site environs and public roads remain safe for all users.

7. Residual Impacts

Based on best scientific information available, it has been determined that in the absence of mitigation, the proposed development has potential for significant adverse water quality and indirect species disturbance/displacement impacts within the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA.

Detailed mitigation measures have been prescribed with regards to the protection of water quality, wetland habitats and SCI waterbird species during the construction phase.

With the implementation of the recommended mitigation measures, as outlined in **Section 6**, above, it is objectively concluded that significant adverse residual impacts on the conservation objectives of any of the identified European sites evaluated herein, namely the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA, will not occur as a result of the proposed development, either independently or in combination with other plans or projects.

8. Conclusion

The Habitats Directive 92/43/EEC provides legal protection for species and habitats of European importance via the selection of geographical areas considered to be of particular importance to a region's most valuable and threatened species. This pan-European Natura 2000 network of protected areas, otherwise known in Ireland as 'European sites', includes Special Areas of Conservation (SACs) designated for habitats, plants and non-avian species, and Special Protection Areas (SPAs) designated for avifauna and their habitats (under the Birds Directive (79/409/EEC as codified by Directive 2009/147/EC)). To ensure the longevity of these European sites and to maintain or restore the favourable conservation statuses of the habitats and species within them, Articles 6(3) and 6(4) of the Habitats Directive set out a series of steps/stages that must be applied to plans and projects that may have a significant effect on a European site.

A Screening for AA (Stage 1) was undertaken to identify whether the proposed development is likely to have significant direct or indirect impacts (or significant impacts could not be ruled out) on European sites identified as being within the ZOI of the proposed development. The ZOI was ascertained via the application of the SPR model and the identification of any ecological or hydrological connections that could link designated sites to the proposed development site. The screening process concluded that of the seven European sites located within a potential ZOI for the proposed development, five were neither hydrologically or ecologically connected to the proposed development and that significant direct or indirect effects, either individually or in combination with other plans or projects, were not likely. However, the same conclusion could not be reached with regards two European sites within the ZOI, namely South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA, and significant effects because of the proposed development could not be ruled out. Consequently, the project proceeded to Stage 2 of the AA process and an NIS was produced.

This NIS (Stage 2) has considered the impact of the proposed development on the integrity of South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA, either alone or in combination with other plans or projects, in relation to the structure, function and conservation objectives of each site. Following an examination, analysis and evaluation of the relevant information and best scientific knowledge, including in particular the nature of the predicted impacts from the proposed development, and with the implementation of the mitigation measures proposed, it has been determined the proposed construction and operation of a 110 kV substation and associated UGC circuits in Dublin City will not adversely affect (either directly or indirectly) the integrity of two European sites, namely South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA, or any other European site, either alone or in combination with other plans or projects, in light of the specific conservation objectives of each site.

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Appendix 1

Stages of Appropriate Assessment

Stage 1 - Screening

This is the first stage of the Appropriate Assessment process and is undertaken to determine the likelihood of significant direct and indirect effects on Natura 2000 sites, in light of their conservation objectives, because of a proposed project or plan, individually or in-combination with other plans or projects. It determines the need for a full Appropriate Assessment.

If it can be concluded that no significant direct and indirect impacts to Natura 2000 Sites are likely, in light of their conservation objectives, either individually or in-combination with other plans or projects, then the assessment can stop here. If not, it must proceed to Stage 2 for a more detailed assessment.

Stage 2 - Natura Impact Statement (NIS)

The second stage of the Appropriate Assessment process assesses the impact of the proposal (either alone or in combination with other projects or plans) on the integrity of the Natura 2000 Site(s) with respect to the conservation objectives of the site(s) and its ecological structure and function. This is a much more detailed assessment than Stage 1. A Natura Impact Statement containing a professional scientific examination of the proposal is required and includes any mitigation measures deemed necessary to avoid, reduce or offset negative impacts.

If the outcome of Stage 2 is negative i.e. adverse impacts to the Natura 2000 site(s) cannot be scientifically ruled out, despite mitigation, the plan or project should proceed to Stage 3 or be abandoned.

Stage 3 - Assessment of alternative solutions

A detailed assessment must be undertaken to determine whether alternative ways of achieving the objective of the project/plan exists.

Where no alternatives exist, the project/plan must proceed to Stage 4.

Stage 4 - Assessment where no alternative solutions exist and where adverse impacts remain

The final stage is the main derogation process examining whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project to adversely affect a Natura 2000 Site where no less damaging solution exists.

Appendix 2

Planning Applications in the Surrounding Area

Planning Ref.	Site Address	Development	Decision	Decision Date
WEB2598/26	107, James's Street, Dublin 8	PROTECTED STRUCTURE: PROTECTED STRUCTURE. Repairs to roof and roof finishes, structures and rainwater goods, the rebuilding of a previously demolished chimney to its original scale and design on the east elevation, gable restoration on the west elevation, and some internal repairs to ceilings located directly below the roof and all associated and ancillary works and services. The proposal is located within a site which has an approved IE (Industrial Emissions) Licence (Ref. no. P0301-04).	Awaiting Decision	
WEB2597/26	Diageo Brewery bounded by James's Street, Watling Street, Victoria Quay and Steeven's Lane, Dublin 8	Four external beer storage tanks located to the west of the existing Brewhouse which is located centrally within the brewery. The proposals include a high-level stairs and gantry providing access to instrumentation located at the top of tanks. The overall height of the proposed tank structure is c. 18m (22.1m OD). And all associated works. The proposal is located within a site which has an approved IE (Industrial Emissions) License (Ref. no. P0301-04).	Awaiting Decision	
WEB2085/26	Diageo Brewery bounded by James's Street, Watling Street, Victoria Quay and Steeven's Lane, Dublin 8	Amendments to permission granted under Reg. Ref. WEB5400/25 comprising a reduction to the size of the permitted brewery extension. The extension is proposed to be reduced in size to provide storage for 10 no. silos. The amended extension will extend to c. 15.34m from the northern elevation of the existing brewery building (the permitted development extended to c. 23.34m). The height of the extension remains as permitted (c. 25.15m), to match the existing building line to the west and height of the existing building to the south. The width of the extension also remains as permitted (c. 17.6m). As permitted, the proposed extension will be screened to match the existing building and the existing harp signage will be relocated to the northern elevation of the proposed extension. The proposal is located within a site which has an approved IE (Industrial Emissions) License (Ref. no. P0301-04).	Grant	4 Aug 2026
WEBLRD9008/26-S3	42A Parkgate Street, Dublin 8, D08 E3FY	PROTECTED STRUCTURE: Ruirside Developments Limited intends to apply for an 8-year Permission for Large-Scale Residential Development, at this site (c. 0.82 ha), at No. 42A Parkgate Street, Dublin 8 (Protected Structure). The proposed development comprises modifications to a large-scale residential development permitted under LRD6074/24-S3, LRD6042/23-S3A & SHD ABP-310567-21 as amended by LRD6080/25-S3A. The proposed modifications to the scheme will result in an increased overall total of 569no. apartment units (an uplift of 7no. units). This will be achieved by the following proposals: Permitted 2no. 2-beds (total 6no.) to proposed 4no. studios (total 12no.), repeated across L07 - L09 (3 levels) in Blocks B1 & C; Permitted mezzanine residential amenity (151sqm) to proposed residential amenity (44sqm) and 1no. 3-bed (4-person) in Block B1; Alterations to elevation fenestration and internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L00-L08 (9 levels) in Block C (total 9no.); Alterations to elevation fenestration and internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L01-L11 (11 levels) in Block B1 (total 11no.); Internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L01-L27 (27 levels) in Block A (total 27no.). This application is for a Large-Scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application. The application and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a	Grant	30 Jun 2026

Planning Ref.	Site Address	Development	Decision	Decision Date
copy, during public opening hours at the offices of Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.ParkgateStreetLRDRev2.com				
WEB1165/26	Site at Thomas Street, including No. 144 Thomas Street (the site is bounded by No. 143 Thomas Street, and Marshalsea Lane to the east and No's 151-156 Thomas Street to the west), Dublin 8	The proposed development comprises site clearance works, including the demolition of all existing buildings / structures on site, including the existing boundary wall and gates along the Thomas Street frontage, and the construction of a new Part 1-; Part 3-; Part 4-; Part 5-; Part 6-storey Aparthotel building with a total Gross Floor Area of 5,152 sq.m (GIA) together with the formation of a new vehicular access and ramp off Thomas Street leading to a loading bay / service area at the rear of the proposed building. The ground floor level will accommodate 12 no. cycle parking spaces for staff and staff changing rooms / showers; ancillary plant and storage rooms; waste/refuse storage facilities and an ESB sub-station and switchroom. The proposed aparthotel reception area (188 sq.m) at ground floor level will be accessed off Thomas Street along with a Café of 52 sq.m that is provided along the Thomas Street frontage at ground floor level. Aparthotel rooms / suites are provided at ground to fourth floor level (80 no. self-contained / self-catering units). At fifth floor level, a public bar / event space (225 sq.m) with south facing roof terrace is provided. Other site works include the provision of hard and soft landscaping measures to ancillary amenity spaces. The proposed building incorporates sustainable drainage measures that includes green roofs and underground attenuation tank. Screened plant is provided at rooftop level.	Grant	20 May 2026
WEB2472/24	Guinness Brewery, bounded by James's Street, Victoria Quay, Watling Street and Steeven's Lane, Dublin 8	The proposed development seeks 10-year planning permission for works aimed at decarbonising the brewery and improving water recovery at the site, which lies within the curtilage of Protected Structures. Key elements include: Demolition works (Removal of the Old Keg Plant Building and Export Warehouse (approx. 6,482 m ²); Demolition of the former Flaking Plant (approx. 46 m high, equivalent to 11 storeys, 3,001 m ²); and Removal of several smaller structures including a two-storey prefab building, electrical room, six cabins/containers, a concrete ramp, and sections of steel pipe bridge structures.), New buildings and infrastructure (Energy Centre (2): Two-storey building (788 m ²) with electrical boiler facilities and three flues up to 23.65 m, plus a transformer compound and blue roof for rainwater attenuation; Water Recovery Plant (WRP): Two-storey building (1,576 m ² , parapet height 17.35 m) with water treatment plant and staff facilities. Associated external structures include: Equalisation tank (13.25 m); 2 anaerobic treatment tanks (~21 m high); Biogas scrubbers, emergency flare, aeration tank, biogas balloon, odour control plant, and other treatment infrastructure; Utilities Hub: Split-level facility (1,996 m ²) containing heat pumps, workshop, staff areas, electrical boiler room, two flues (17.22 m), transformer compounds, and three external vessels (15 m). Includes a blue roof.); Site works (New pipe racks, drainage, utilities infrastructure, and service routes (above and below ground); Hard and soft landscaping and circulation works and 26 additional bicycle parking spaces).	Grant	26/02/2026
319034	134 James's Street, Dublin 8, D08 YV6H	PROTECTED STRUCTURE: Redevelopment of a protected structure along with demolition of the existing workshop for the construction of 7 storey apartment building comprising of 15 residential units and all associated site works.	Grant	23/01/2025

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WEB2196/24	180, 182-184 James's Street, Dublin 8, F08 FF21	Planning permission is sought for amendments to planning permission Reg. Ref. 3444/20 at 180, 182, 183 & 184 James's Street, Dublin 8. Permission is sought for removal of level -3 plant room, removal of level 2 eastern roof top plant room, reduction in area along western boundary and increase in area within courtyard, together with other minor increases and reductions in floor area. Permission is sought to increase the number of bedrooms from 148 bedrooms to 153 no. bedrooms, and for the provision of a kitchen and dining room accessed from the main reception/ lobby/bar area. Together with minor changes to the elevations including changes to signage, retaining wall support structure, additional curtain walling, adjusted window positions and lift over run locations.	Grant	21/01/2025
4135/24	Dr Steeven's Hospital, Steeven's Lane, Dublin 8, D08 W2A8	The proposed development will consist of works to a protected structure on the DCC. RPS No. 7840 and is recorded on the record of monuments and places, rmp record id du018-020341, and will be comprised of the replacement of existing modern of windows comprised of steel aluminium and upvc casement and vertical pivot windows, with new timber framed sliding sash windows; and the replacement of 2 no. Solid timber double doors including transom windows with solid timber doors, and all associated site works at the south and west elevations of the main hospital building and the north, south and west elevations of the 2-storey block to the west of the main hospital building.	Grant	20/11/2024
314942	Dublin	Bus Connects Lucan to City Centre Core Bus Corridor Scheme	Grant	29/08/2024
3912/23	134, James's Street and the corner of Steeven's Lane, Dublin 8, D08 YV6H	PROTECTED STRUCTURE: PERMISSION: The development will consist of: The redevelopment, conservation, refurbishment and change of use of No. 134 James's Street, and the corner of Steeven's Lane, Dublin 8. D08 YV6H (a protected structure) and construction of an annex building/extension to rear to provide a residential development comprising a total of 15 no. residential units (1 no. studio, 9 no. one-bed units and 5 no. two- bed units) as follows: The proposed development will consist of the carrying out of the following works to a protected structure: (i) internal and external modifications, refurbishment and change of use of the existing protected structure from its current recording/rehearsal use to residential (1 no. studio and 3 no. one-bed units within protected structure; (ii) removal of non-original doors, partitions and features across all floors to accommodate proposed use; (iii) Floor level of lower ground floor level to be lowered to accommodate plant room and apartment stores; (iv) Lobby and entrance door to front elevation to be removed and replaced with new hardwood front door; (v) Non original window to front elevation at ground floor level to be removed and replaced with new window; (vi) Existing 6 no. sash windows to front elevation to be replaced with new one over one, sliding sash timber windows with thin double glazing; (vii) removal of existing render and replacement with lime render to all elevations; (viii) new natural slate roof to replace Asbestos tiles, existing ridge tiles to be retained and reused; and (ix) new painted hardwood fixed window to replace existing non-original/modern door at second floor level to rear elevation/facade. Planning permission is also sought for (x) demolition of the existing two-storey workshop/music rehearsal space building to the rear of the existing protected structure and construction of a seven-storey over lower ground floor annex building/extension connected to existing Protected Structure via link at upper ground floor. The proposed annex/extension provides for 11 no. residential units (6 no. one-bed units and 5 no. two-bed units) each provided with private open space in the form of a balcony or terrace; (xi) bin store at lower ground floor; (xii) 12 no. bicycle spaces at upper ground floor level; and (xiii) site and infrastructural works inclusive of SuDS, landscaping, boundary treatments, and all associated site development works necessary to facilitate the development.	Grant	15/01/2024

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314056	Dublin	Liffey Valley to City Centre Core Bus Corridor Scheme	Grant	19/12/2023
3405/23	Grand Canal Harbour, Grand Canal Place, Dublin 8	PROTECTED STRUCTURE: Planning Permission to amend the mixed-use development permitted under DCC Reg. Ref. 3209/19 and as amended by DCC Reg. Ref. 2514/20 & DCC Reg. Ref. 2765/20. The proposed amendments relates to a site located at Grand Canal Harbour, Grand Canal Place, Dublin 8. The application site includes Protected Structure RPS Ref. No. 3275. There is no increase in gross floor area for the overall site. The overall site area is 1.3151ha. The development is under construction. The proposed development consists of the following: -Partial change of use from office to medical use at ground floor level of Block 3/4; -Change of use from office to medical use at first floor level in Block 3/4; -Change of use from office (co-working) to office (art workspace) and shared circulation at ground floor level of Block 5; -Change of use from office (including part art workspace) to medical use at 1st, 2nd & 3rd floor level of Block 5. The change of use will result in an increase in medical floor space by 2,340 sq.. There are no changes to the permitted elevations as a result of this amendment application. The development includes for all associated ancillary site works.	Grant	30/08/2023
4588/22	Lands at Guinness Brewery to the South of James Street, Dublin 8	PROTECTED STRUCTURE: Application for a ten year planning permission for development at a site of 4.58 ha at the existing Guinness Brewery lands to the South of James Street, Dublin 8. The site is bound by James's Street and Thomas Street West to the north, St James's Church (a Protected Structure), Echlin Street and Robert Street to the west, Grand Canal Place to the south west, Portland Street West, Robert Street, Market Street South and Bellevue to the South and Bellevue (also known as Sugar House Lane) and Crane Street to the east. The application site contains a number of Protected Structures including No's 61-82 James's Street (RPS Ref 4028-4045, 4047), James's Street Gateway (RPS Ref 4046), and sits adjacent to the Guinness Building (RPS Ref 7383), the Guinness Storehouse (RPS Ref 7382), St James's Parochial Hall (RPS Ref 4019), and St James's Roman Catholic Church (RPS Ref 4020). The development consists of the redevelopment and repurposing of the site to include for a mixed-use development across 15 no. Plots including 2 no. new hotels (Plots 4 & 5), 5 no. new commercial office buildings (Plots 1,3, 6/7, 9 &15), 6 no. new residential buildings (Plot 2, 8 & 11-14) (including for some Build To Rent in Plot 2) containing a total of 336 no. units (45 no. studios, 88 no. 1 beds, 3 no. 2-beds (3 Person), 163 no. 2-beds (4 Person) and 37 no. 3 beds), a Market hall (Plot 10), a Foodhall (Plot 9), retail/café/restaurant/public house/bar uses (inc. licensed premises), community and cultural spaces and extensive new public realm and squares with a total above ground gross floor area of c.126,941 sq.m (GFA excl. below ground areas, basement, and service yard in Plot 9). The proposed development includes for both the demolition of existing structures (c.48,678 sq.m), primarily existing office and former industrial buildings, and the retention of key conservation features including existing protected structures and existing site walls. The development includes for the refurbishment and extension of a number of Protected Structures. A summary of the key elements is set out a follows: 1. Plot 1- Proposed new commercial office building with complementary ground floor uses, on Portland St West and Grand Canal Place, with a total above ground gross floor area of c. 30,598 sq.m ranging in height from 8 to 10 storeys including a rooftop setback (max. height of c. 58.7m OD). The site is currently occupied by the redundant Brewhouse No. 3 complex and the Northeast Extension (NEX). -The ground level (Level 00) and perimeter is activated through the provision of a mix of retail/café/restaurant and public house/bar/restaurant spaces, in addition to reception spaces for the offices of double height in addition to plant and substations. The ground floor contains 2 no. public house/bar/restaurant units of c.303 sq.m and c.243 sq.m, 1 no. retail/cafe/restaurant unit of c.141 sq.m, 1 no. multipurpose space (ground only) of c.683 sq.m. -The multipurpose space, with a total area of c. 1,090 sq.m, provides for theatrical and music events, trade shows and exhibitions in a flexible format, with provision	Grant	02/08/2023

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		for an audience of up to 280 people in a seated format. It is provided with ancillary support spaces at ground level and space at levels 01 and 02 and entrances from the surrounding streets. -The ground floor also includes tenant amenity spaces, escape stair egress locations, car ramp and bike stair entrances to basement, and ESB substation facilities. -To the south west and the interface with Grand Canal Street, the curved existing brickwork pier and infill wall and Guinness gates are proposed to be retained, with discreet openings proposed to the existing infill panels. -The building is proposed to be sub divisible into two entities with separate entrances to the east and west facades. At 03, 06, 07, 08 levels external terraces are provided and at roof level, floor 09, a roof garden is provided. A fully enclosed plant area is provided at level 08 above the west building. -The roof garden is proposed as an extensive amenity area accessible by the occupants of the building, extensively landscaped. It includes access and egress from the two office cores via bridges across the top of the atria, and an additional rooftop pavilion of c. 61 sq.m. The roofscape is heavily planted and landscaped and features a pedestrian walkway, seating zones and gathering spaces. -The development sits above a two level basement, accessed from Portland St West, sitting below the building and the adjacent Plot 3 (commercial office building) and Plot 2 (Residential BTR Building) and containing ventilation and general plant spaces, ancillary facilities for the commercial offices and 199 no. car parking spaces (179 under Plot 1 only), associated staff changing facilities and circulation zones. 2. Plot 2- Proposed new build-to-rent residential building, on the western side of the site adjacent the existing Open Gate Brewery and existing No. 2 Brewery, at 16 storeys in height (max. height of c. 75.8m OD) containing 90 build to rent residential units. -The 90 units are provided in 45 no. studios, 15 no. 1-beds, 30 no. 2 beds (4 Person). The ground floor of the building contains a concierge office of c. 62.4 sq.m, a combined internal shared residential amenity of c. 238.7 sq.m and an external, landscaped residential communal open space at ground level of c. 603 sq.m, to the west. An additional, ancillary, landscaped, outdoor space of c. 120 sq.m of is provided to the north-east of the building for use by residents. -A new basement level is proposed containing 98 no. secure, covered long stay cycle parking spaces for residents, 16 no. short stay visitor cycle spaces, storage rooms and plant space forming part of the wider Plot 1 basement. -A standalone, single storey 'North Pavilion' to the east of Plot 2 containing a Cultural/Leisure Space of c. 85 sqm and an ESB substation serving the building. 3. Plot 3- Proposed repurposing and extension of existing No. 2 Brewery to accommodate a commercial office, with a total above ground gross floor area of c.14,810 sq.m with associated facilities, ranging in height from 5 to 7 storeys (max height of c. 51.4m OD). To facilitate the redevelopment of the buildings as commercial offices the following works are proposed: -The height of the existing Front Wing Building is extended by 2 no. floors above the existing masonry enclosure in a modern pattern of framed openings, set back at the uppermost level increasing the existing building from a current height of 3 storeys plus mansard roof to 5 storeys. -The height of the existing No. 2 Brewery Building is extended by 2 no. floors above the existing masonry enclosure in a modern pattern of framed openings, set back at the uppermost level, level increasing the existing building from a current height of c. 5 storeys equivalent to 7 storeys. -At ground level in the Front Wing Building a reception/retail space to include a brand store of c.350 sq.m is provided. - External roof terraces are provided at Level 03, 04 and 05 on the southern elevation, Level 04 and 06 on the northern elevation and Level 05 on the eastern elevation. -The existing buildings are retained and the external elevations are cleaned and refurbished in line with best conservation practice. The interior structure is replaced with a modern structure to support the proposed use of the building as a commercial office. -The interior elements for retention include the distinctive internal tiling to the inside face of external walls, the existing cast iron and jack arch construction of The Front Wing and the ground floor staircase of The Front Wing from Ground Level 00 to Level 01 and the existing staircase of The Front Wing from Ground Level 00 to Level 01 is proposed to be relocated to the base of the proposed atrium to link in with proposed levels. -The roof of the Brewhouse building is provided with a northlight profile plant screen and includes screening roof mounted plant and forming a roof mounted photovoltaic array. -The southern elevation of		

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		The Front Wing is removed and replaced with a modern metal clad façade which extends to the south. The modern party wall of the southern elevation of the No. 2 Brewery is removed and replaced with a contemporary metal framed façade. -The redundant industrial interior structures, roof structure (including the modern structure and finishes to the mansard of the Admin building), redundant copper and modern finishes/ cladding elements are carefully removed. -Existing timber and metal windows are proposed to be retained and refurbished in line with best conservation practice. Externally the existing spiral stair to the north elevation is proposed to be retained and conserved in place and the ground level glazed openings are replaced with modern glazing and frames and an integrated metal lining is added to the proposed reception area entrance. -A new extended basement level with appropriate retention structures is formed to the building, expanding east and west from the existing part basement at a slightly lower level to accommodate staff changing facilities, 17 no. car-parking, 3no. motorbike parking spaces, secure bicycle parking and plant rooms and which is accessed from the wider Plot 1 basement. 4. Plot 4- The proposed sensitive retention and extension including minor demolitions of existing Protected Structures of the Front Offices- West, Central & East Blocks at 61-82 James' Street (Protected Structure RPS. Ref. No 4028 - 4045) and change of use to proposed 100- bed hotel with a total above ground gross floor area of c.6,841 sq.m, at 4 to 6 storeys in height (max. height of c. 40.4m OD), with associated ground floor bar/reception/meeting rooms/restaurant uses. The proposed external works include: -James' St elevation: Refurbishment and cleaning of brickwork and stonework throughout retaining painted flanking elevations		
5423/22	Bow Bridge Business Centre, Bow Bridge, Kilmainham, Dublin 8, D08 K2NP	The development will include the change of use of an existing 4 storey office block to an early intervention centre/pre-school for children with autism spectrum disorder (ASD). The development will include the following: (i) raising the wall plate level and the ridge height to facilitate raising floors to bring the floor to ceiling heights in line with current building regulations, (ii) altering the window cill and head levels to suit the new floor levels, (iii) internal renovations throughout the building, (iv) all associated site works.	Grant	28/06/2023
4958/22	Arthurs House, 1 Thomas Street, Dublin 8, D08 AX97	ROTECTED STRUCTURE: The proposed development comprises a ten-year planning permission to provide a building for the Guinness archives on a 638 sqm site. The subject site is bound by Thomas Street to the north, the Crane Building to the east, and existing Brewery works to the west and south. The development includes works and developments to Arthur's House which is Protected Structure No. 8145; the demolition of its rear modern section; the demolition of the part of the Crane Building to its rear; and the construction of a new Archive Building contiguous with and linked to Arthur's House. The development includes: • Opening up existing blind windows and replacing other existing windows in a historically appropriate style; • The installation of an external steel escape stair from the basement front elevation and the insertion of a new gate in the railing to match the existing railing; • Internal re-ordering to include replacement with historically appropriate flooring, fireplaces and cornices; • The demolition of the 1964 internal dividing walls within Arthur's House; • The demolition of 506 sq. m. of buildings, including the rear 1964 section of Arthur's House and the part of the Crane Building to which this is attached; • The demolition of the rear modern exterior ramps, steps, railings and security building; • The construction of a 624 sqm archive building to the rear of Arthur's House; • New exterior works to include ramps and steps; and • All associated works above and below ground. Arthur's House is and will remain 17.26m in height over four storeys and comprises: basement, ground, first and second floors with the third floor in the loft space. The section of the Crane Building to the rear of Arthur's House proposed for demolition is 21.72m in height and comprises ground and four further floors and roof top plant.	Grant	10/01/2023

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		The height of the proposed four storey new building is 20.85m. The proposed development is located within a site which is the subject of an approved Industrial Emissions (IE) Licence (Ref. No. P0301-04).		
4015/22	Site of former No. 2 Brewery, which incorporates the Brew Hall Building and connected Front Wing Building, and which is part of the existing Guinness Brewery lands to the South of James's Street, Dublin 8	Permission for development at a site of 0.7 ha at the former No. 2 Brewery, which incorporates the Brew Hall Building and connected Front Wing Building, and which is part of the existing Guinness Brewery lands to the South of James's Street, Dublin 8. The site is bound by the Open Gate Brewery to the north-west, former Front Offices (Protected Structures) along James's St to the north, St James's Church (a Protected Structure) and Echlin Street to the west, Grand Canal Place to the south west and the Guinness Brewery site to the east and south. The development consists of the redevelopment and repurposing of the former No. 2 Brewery to accommodate a commercial office, of c.16,413 sq.m with associated facilities and the demolition of the adjacent unused former Brewhouse Water Tank building, unused Wet Grain Silos, which form part of the former Guinness Flavour Extract Plant 1 (known as GFE1), and partial demolition of former No. 3 Brewery to the west and south of the No. 2 Brewery Building (total demolition of c.12,923 sq.m). To facilitate the redevelopment of the buildings as commercial offices the following works are proposed: The height of the existing Front Wing Building is extended by 2 no. floors above the existing masonry enclosure in a modern pattern of framed openings, set back at the uppermost level increasing the existing building from a current height of 3 storeys plus mansard roof (c. 40.09m OD) to 5 storeys (max height of c. 39.33m OD). The height of the existing No. 2 Brewery Building is extended by 2 no. floors above the existing masonry enclosure in a modern pattern of framed openings, set back at the uppermost level, level increasing the existing building from a current height of c. 5 storeys equivalent (c. 44.84m OD) to 7 storeys (max height of c. 51.35m OD). External roof terraces are provided at 3rd, 4th and 5th floor level on the southern elevation, 4th and 6th floor level on the northern elevation and 5th floor level on the eastern elevation. The existing buildings are retained and the external elevations are cleaned and refurbished in line with best conservation practice. The interior structure is replaced with a modern structure to support the proposed use of the building as a commercial office. The space is provided with a central top lit glazed atrium space, which rises from level 00 to roof level. The central atrium space features a new steel structure recreating the spirit and aesthetic of the original industrial structure. The interior elements for retention include the distinctive internal tiling to the inside face of external walls, the existing cast iron and jack arch construction of The Front Wing and the ground floor staircase of The Front Wing from Level 00 to Level 01 and the existing staircase of The Front Wing from Level 00 to Level 01 is proposed to be relocated to the base of the proposed atrium to link in with proposed levels. The roof of the Brewhouse building is provided with a northlight profile plant screen which recreates the profile of the original existing structure at a higher level, screening roof mounted plant and forming a roof mounted photovoltaic array. The modern pastiche southern elevation of The Front Wing is removed and replaced with a modern metal clad façade which extends to the south, recreating the pattern of the existing façade in a striking contemporary material and aesthetic The modern party wall of the southern elevation of the No. 2 Brewery is removed and replaced with a contemporary metal framed façade, providing shading and depth to this elevation. The core located to the south west is clad in a profiled precast concrete, which returns to the newly formed western elevation. The redundant industrial interior structures, roof structure (including the modern structure and finishes to the mansard of the Admin building), redundant copper and modern finishes/ cladding elements are carefully removed. The intention is to retain the existing structural elements and copper structure for reuse in the site landscape scheme as part of a future masterplan application. Existing timber and metal windows are proposed to be retained and refurbished in line with best conservation practice. Externally the existing spiral stair to the north elevation is proposed to be retained and conserved in place and the ground level glazed openings are replaced with modern glazing and frames and an integrated metal lining is added to the proposed reception area	Grant	13/12/2022

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		entrance to demarcate the entrance zone. A new extended basement level with appropriate retention structures is formed to the building, expanding east and west from the existing part basement at a slightly lower level to accommodate staff changing facilities and plant rooms. The basement also contains space for future car parking space (currently in accessible under this plan which will be subject to future interconnection with wider masterplan basement). The Guinness Brewery lands contains Protected Structures, the proposed development does not comprise work to any protected structure.		
5005/22	134, James's Street, and the corner of Steeven's Lane, Dublin 8, D08 YV6H	PROTECTED STRUCTURE: Permission is sought for the redevelopment, conservation, refurbishment and change of use and construction of an annex building/extension to rear to provide a mixed-use development comprising a total of 17 no. residential units (13 no. one-bed units and 4 no. two-bed units) and 1 no. commercial/coffee shop unit. The proposed development will consist of the carrying out of works to a protected structure as follows: (i) internal and external modifications, refurbishment and change of use of the existing protected structure from its current recording/ rehearsal use to communal amenities including 1 no. gym and storage at lower ground floor level, 1 no. commercial/coffee shop unit at upper ground floor level and residential at first, second and third floor levels (3no. one-bed units within protected structure); (ii) (a) removal of section of wall below existing window to facilitate new double door external access to the proposed commercial/coffee shop at upper ground floor level along James's Street, (b) replacement of existing external entrance from James's Street with new steel gate with bronze finish, (c) replacement of existing 6 no. sash windows with one over one sliding glazing to facade, (d) removal of existing render and replacement with lime render (e) removal of existing arched fanlight at rear upper ground floor level and enlargement of ope to provide access to rear annex building and (f) new natural slate roof to replace asbestos tiles. Planning permission is also sought for (iii) demolition of the existing two-storey workshop/music rehearsal space building to the rear of the existing protected structure and construction of a nine-storey over lower ground floor annex building/extension with sedum roof and links over five floors to No. 134 James's Street comprising 14 no. residential units (10 no. one-bed units and 4 no. two-bed units within the annex building) each provided with private open space in the form of a balcony or terrace; (iv) communal amenities inclusive of gym at lower ground floor level and outdoor terrace fronting Steeven's Lane at upper ground floor level; (v) bin store 15 no. bicycle spaces at lower ground floor level and 10 no. bicycle spaces at upper ground floor level providing a total of 25 no. bicycle storage spaces; and (vi) site and infrastructural works inclusive of SuDS, landscaping, boundary treatments, and all associated site development works necessary to facilitate the development.	Refused	01/12/2022
4377/22	Site at junction of St John's Road West and Military Road, Kilmainham, Dublin 8	Permission for the continuation of temporary use, as previously granted under planning permission reference number 3295/10 and 3614/17 of the existing development at this site at the junction of St John's Road West and Military Road, Kilmainham, Dublin 8 with access from Military Road. Kilmainham. The existing development consists of the installation of service plant items to facilitate the operations of the existing data centre. The service plant is currently housed in a number of cabins on a temporary basis. Planning permission is sought for a period of ten years. The existing service plant items and cabins are as follows: 2 no. 12m x 3m plant enclosures, 4 no. 3.5m x 2.2m plant enclosures, 2 no. 7m x 3.2m cabins, 4 no. 5.5 x 2.4m cabins, 2 no. 3.5m x 3.5m cabins, 1 no. cabin housing a pump station, 1 no. 5.7m x 4.5m cabin and 2no. 4m x 3m oil tanks. The existing development also includes a temporary fence and gate on Military Road, which replaced the previous fence and gates and associated site development works within the site.	Grant	07/10/2022

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3387/22	St Patrick's University Hospital campus, James's Street, Dublin 8	PROTECTED STRUCTURE: Planning permission for development on a site (0.156 ha) located within St. Patrick's University Hospital campus, James's Street, Dublin 8 (overall site area of c.4.2 ha, which includes a Protected Structure; Dublin City Council RPS Ref. 856). The development will consist of maintenance and upgrade works to the original building (Protected Structure) including external repairs to roofs, chimneystacks and the replacement of defective rainwater goods; replacement windows; general elevational works including repairs to stone elevations and repointing; interior works to the building at principal level including the removal of 20th century internal partitions, suspended ceilings and wall linings and the reinstatement of 1 no. original door open; and all associated localised interior repair works.	Grant	03/06/2022
311591	Heuston South Quarter, St. John's Road West/Military Road, Kilmainham, Dublin 8.	Demolition of part of the podium and Basement Level -1 reinforced concrete slabs at the interface of the proposed Blocks A and B, construction of 399 no. Build To Rent apartments and associated site works.	Grant	31/03/2022
2410/20	134, James's Street, Dublin 8	PROTECTED STRUCTURE: Planning Permission for the redevelopment, conservation, refurbishment and change of use of No. 134 James's Street, Dublin 8, D08 v6H (Protected Structure) to provide a 20-bedroom hotel. The proposed development consists of or comprises the carrying out of works to a protected structure. The proposed development will consist of (a) internal and external modifications, refurbishment and change of use of the existing protected structure and two-storey bow ended return from its current recording/rehearsal use to a hotel; (b) demolition of the existing two-storey workshop/music rehearsal space building to the rear of the existing protected structure and construction of six-storey over lower ground floor annex building with rooftop cafe, 5th floor terrace facing Steeven's Lane and two glazed link bridges over two floors to No. 134 James's Street; (c) external courtyard fronting Steeven's Lane; (d) all associated site development works, including water/wastewater services, surface water attenuation, bicycle parking, landscaping, boundary treatments and signage. The proposed development includes a customer entrance from James's Street and a service entrance to the rear of the property accessible from Steeven's Lane.	Grant	18/05/2021
309208	134, James's Street, Dublin 8	PROTECTED STRUCTURE: redevelopment, conservation, refurbishment and change of use of (Protected Structure) to provide a 20-bedroom hotel. The development will consist of (a) internal and external modifications, refurbishment and change of use of the existing protected structure and two-storey bow ended return from its current recording/rehearsal use to a hotel.	Grant	10/05/2021
4762/19	Boundary Wall of Diageo Brewery, Steeven's Lane, Dublin 8	Planning Permission for development at the boundary wall of Diageo Brewery, Steeven's Lane, Dublin 8. The proposed development will consist of: (1) General repair and refurbishment works to the western boundary wall; (2) The demolition of a disused substation building adjoining the boundary wall; (3) The removal of 2 no. existing doors to the substation that is to be demolished (opes to be blocked up with matching rubble stone); (4) The removal of 2 no. timber window frames and sashes (opes to be blocked up with	Grant	21/04/2020

Planning Ref.	Site Address	Development	Decision	Decision Date
		reclaimed brick); and (5) All associated works. The proposed development is located within a site which has an approved IE (Industrial Emission) Licence (Ref. No. P0301-04).		
2285/20	134, James's Street, Dublin 8	PROTECTED STRUCTURE: Planning permission for the redevelopment, conservation, refurbishment and change of use to provide a 20-bedroom hotel. The proposed development consists of or comprises the carrying out of works to a protected structure. The proposed development will consist of: a) internal and external modifications, refurbishment and change of use of the existing protected structure and two-storey bow-ended return from its current recording/ rehearsal use to a hotel; b) demolition of the existing two-storey workshop/ music rehearsal space building to the rear of the existing protected structure and construction of six-storey over lower ground floor annex building with rooftop café and two glazed link bridges over two floors to No. 134 James Street; c) external courtyard fronting Steeven's Lane; d) all associated site development works, including water/ wastewater services, surface water attenuation, bicycle parking, landscaping, boundary treatments and signage. The proposed development includes a customer entrance from James Street and a service entrance to the rear of the property accessible from Steeven's Lane.	Invalid	27/02/2020
4350/19	1 Coppinger Row and 57 South William Street, Dublin 2.	PROTECTED STRUCTURE: planning permission for changes to the previously granted development 57 South William Street under reg. ref. 2396/19 to include: a) internal layout alterations to basement and ground floor; b) change of use of previously granted educational use at first, second and third floor to educational/office use; c) 28.4m2 flat-roofed rear (east) extension at first floor level to provide storage d) reinstatement of granite plinth and cast iron railing to the front (west) elevation all with associated works.	Withdrawn	13/02/2020
4358/19	at a site centrally located within the St James's Gate brewery lands bound by James's Street to the south, Watling Street to the east, Victoria Quay to the north and Steeven's Lane to	We, Diageo Ireland, intend to apply for planning permission for development within the existing Diageo brewery production facility at St James's Gate, at a site centrally located within the St James's Gate brewery lands bound by James's Street to the south, Watling Street to the east, Victoria Quay to the north and Steeven's Lane to the west, Dublin 8. The development will consist of works to an existing industrial building accommodating kegging activities at the brewery comprising: a) Demolition of a single-storey cabin and panel cladding in the south-east corner of the site. b) Relocation of internal storage and welfare rooms at ground floor and internal office floorspace at first floor to a new location within the building on the southern elevation comprising office, workshops, storage, utilities, locker and changing facilities, lobbies and circulation space over ground and first floor. c) A new centrally located control and server room.	Grant	19/12/2019

Planning Ref.	Site Address	Development	Decision	Decision Date
	the west, Dublin 8	d) Renovation and re-cladding of parts of the eastern, southern and western elevations comprising: (i) alterations to the eastern elevation including: re-cladding; the infilling of windows and a door; and the provision of a new external access ladder. (ii) alterations to the southern elevation including: external covered stairs to first floor level; re-cladding; new entrance doors including two louvred shutter doors and a smaller louvred goods door; two new windows; ventilation louvres; a canopy above the main pedestrian entrance door; ramped pedestrian access to the south of the building to provide level access as well as a small storage building with canopy above; and gantry style pipe rack to extend from the southern elevation to connect with the existing pipe rack. (iii) alterations to the western elevation including: re-cladding; and the provision of an external access ladder. e) A new parapet and railing at roof level on the southern elevation and part of the eastern and western elevations. f) All other associated works. The proposed development is located within a site which has an approved IE (Industrial Emissions) Licence (Ref No. P0301-04).		
2881/19	St. Patrick's University Hospital campus, James's Street, Dublin 8	PROTECTED STRUCTURE: Planning permission for development on this site located within St. Patrick's University Hospital campus, James's Street, Dublin 8 Overall site area of c.4.2 ha, which includes a Protected Structure: Dublin City Council RPS Ref. 856). The development will consist of the provision of additional floor space comprising a part-four storey development to incorporate a ground floor in-patient bedroom extension (13 no. bedrooms) to the existing 'Willow Grove' Adolescent Care Unit with associated recreation hall, staff, clinical support and daily living spaces (956 sq.m). roof mounted plant room (36 sq. m) linked to existing structures at ground and first floor level, including secure internal landscaped courtyards. The development will also include an advocacy and research National Hub for Mentally Healthy Living, located over the proposed Adolescent Unit extension (898 sq.m) all to the south eastern corner of the hospital campus. The development will also include the demolition of an existing single storey recreation hall building (466 sq.m); piped infrastructure and ducting, landscaping and boundary treatments, internal roads and pathways, bicycle parking, changes in level, plant, interfaces with existing historic structures and all associated site development and excavation works above and below ground.	Grant	06/08/2019
4595/17	134, James Street, Dublin 8, D08 YV6H	PROTECTED STRUCTURE: The proposed development will consist of as follows: A) Demolition of the existing two storey workshop/music rehearsal space building to the rear of the existing protected structure (No. 134 James Street) as previously granted under application reference number 2474/09 extended August 2014. B) Full refurbishment and change of use of the existing protected structure from its current recording/rehearsal use to provide a 6 bedroom guesthouse with short to long term let suites with associated reception and ancillary facilities (as previously granted under application reference number 2474/09 extended August 2014). C) Works to the existing protected structure to include consolidation & refurbishment of historic fabric, removal of sand and cement render to front, side and rear facade of protected structure to expose original brickwork and subsequent associated repair and repointing in NHL, replacement of non-original windows, door and fanlight to South (front) facade to James Street, with new sliding sash windows and appropriate new door and fanlight detail, installation of 1 no. new conservation roof light over stairwell, repairs and insulation to roof & rainwater goods, repair works to existing chimneys, structural and drainage upgrades, mechanical and electrical upgrades, thermal improvements to best practice conservation standards, various internal modifications and all associated works. D) Demolitions to western facade of protected structure (facing Steeven's Lane) at first second and third floor to provide for	Refuse	23/02/2018

Planning Ref.	Site Address	Development	Decision	Decision Date
		extension to side. E) Relocation of the existing telecoms facilities, associated antennae and cabling from the protected structure to a new purpose built location at ground floor accessed from Steeven's Lane, with antennae and cabling located at roof level of extension. F) 6 storey extension (5 over basement) to rear of the existing protected structure (the principle of which was previously granted under application reference number 2474/09 extended August 2014) to provide a 16 bed guesthouse with short to long term let suites, bin and bike stores and all associated boundary treatments. G) Signage to front facade. H) Roof lights and all associated drainage, site and ancillary works that may be required.		
2441/17	134, James's Street, Dublin 8, D08 YV6H	PROTECTED STRUCTURE: The proposed development will consist of as follows: A) Demolition of the existing two storey workshop/ music rehearsal space building to the rear of the existing protected structure (No.134 James Street) as previously granted under application reference number 2474/09 extended August 2014. B) The construction of two, five storey split level, five bedroom townhouses with residential/ guest house use, set back roof level, roof gardens, off street car parking (1 per unit), bin and bike stores and all associated boundary treatments. C) Full refurbishment and change of use of the existing protected structure from its current recording/ rehearsal use to a six bedroom townhouse. D) Works to the existing protected structure to include consolidation and refurbishment of historic fabric, removal of sand and cement render to front, side and rear facade of protected structure to expose original brickwork and subsequent associated repair and repointing in NHL, replacement of non-original windows, door and fanlight to South (front) facade to James Street, with new sliding sash windows and appropriate new door and fanlight detail, installation of 1 no. new conservation roof light over stairwell, repairs and insulation to roof and rainwater goods, repair works to existing chimneys, structural and drainage upgrades, mechanical and electrical upgrades, thermal improvements to best practice conservation standards, various internal modifications and all associated works. E) Demolitions to western facade of protected structure (facing Steeven's Lane) at first, second and third floor to provide for new cantilevered glass box extension. F) Relocation of the existing telecoms facilities, associated antennae and cabling from the protected structure to a new purpose built location at ground floor accessed from Steeven's Lane, with antennae and cabling located at roof level of the new townhouses. G) All associated drainage, site and ancillary works that may be required.	Refuse	13/04/2017

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