

Our Ref: ap/27057
Date: 25 August 2026

An Coimisiún Pleanála
64 Marlborough Street
Dublin
D01 V902

Re: Planning Application for Strategic Infrastructure Development under Section 182A of the Planning and development Act (As Amended)

Subject Proposed 110 kV Substation at a site fronting onto Steeven's Lane, Dublin 8 D08 C8D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8.

Dear Sir/Madam,

Malachy Walsh and Partners (MWP), on behalf of the applicant, the Electricity Supply Board (ESB), hereby submit a planning application under Section 182A of the Planning and Development Act 2000 (as amended), for a 110 kV Substation at a site fronting onto Steeven's Lane, Dublin 8, D08 C8D0, and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, St. James's Street and Echlin Street, Dublin 8.

This application is made following receipt of the formal notice from An Coimisiún Pleanála (the Commission), by letter dated 11 February 2026 (Ref: **ABP-322700-25**), that the proposed development constitutes strategic infrastructure development (SID). As requested by the Commission as part of this formal notice, we have notified the list of prescribed bodies in relation to the lodgement of this SID planning application.

This SID application, if granted, will authorise the ESB to construct a 110 kV / Medium Voltage (MV) electrical substation and associated infrastructure in Dublin 8. A full description of the proposed development is contained within the documentation and drawings enclosed here within.

In accordance with the Planning and Development Act 2000 (as amended) and the direction previously given by the Commission during the pre-application consultation process, 1 hard copy, along with 9 electronic copies (containing the identical material), of the following are provided:

- Completed SID Application Form
- Copy of the An Coimisiún Pleanála Pre-Application Determination Notice (including list of Prescribed Bodies who are required to be consulted)
- Schedule of Prescribed Bodies to whom notification of the application has been issued

Directors John Lee BE HDipSHWWCEng FIEI FConsEI | Brian Sayers BE MSc CEng MIEI | Ian Brosnan BE CEng MIEI MICE MStructE FConsEI |
Tim Hurley BEng MEngSc CEng MIEI | Micheál Fenton BE MSc CEng MIEI |
Ken Fitzgerald BSc Surv Dip CEcon PG Dip Planning EIA CZM | David Aherne BE CEng MIEI MCIBSE

Associate Directors Caitríona Fox BA MSc | Olivia Holmes BSc MSc CEng MIEI MCIWEM | Donal Spillane BE BSc CEng FIEI |
David Lapthorne BE MSc DIC CEng MIEI | Richard Leonard BE CEng MIEI | Paddy Curran BE MSc DIC CEng MICE |
Conor Healy BEng CEng MIEI | Shane Fitzpatrick BEng CEng MIEI | Tony Dunlea BEng CEng MIEI

Registered in Ireland as Malachy Walsh & Company Limited
Company Registration Number 133445 VAT Number 4726135H
Registered Office Park House, Bessboro Road, Blackrock, Cork, Ireland



- Copy of the notification issued to the Prescribed Bodies
- Letter of Applicant Consent to Agent
- Landowner Consent letter
- Copy of the Site Notice
- Copy of the newspaper notices
- A Planning and Environmental Considerations Report including:
 - Engineering Services Report
 - Traffic and Transport Assessment
 - Structural Condition Report
 - Architectural Design Statement
 - Conservation Report including Method Statement
 - Visual Photomontages
 - Archaeological Assessment Report
 - Noise and Vibration Assessment Report
 - Ecological Impact Assessment Report
 - Water Framework Directive Compliance Assessment Report
 - Flood Risk Assessment Report
 - Daylight and Overshadowing Assessment Report
- An Appropriate Assessment Report, including a Natura Impact Assessment
- Outline Construction Environmental Management Plan
- Schedule of Drawings
- Planning Drawings
- Confirmation of payment of Application fee of €100,000

A stand-alone website containing all of the application documentation has also been set up at the following web address: www.steevenslane110kvsubstation.ie

We trust all is in order and we look forward to a favourable and timely permission from the Commission, in due course. We would ask that all further correspondence in relation to the planning application is directed to the undersigned.

Yours sincerely,



Antía Prados

For MWP

antia.prados@mwp.ie

ENGINEERING AND ENVIRONMENTAL CONSULTANTS

Directors John Lee BE HDipSHWWCEng FIEI FConsEI | Brian Sayers BE MSc CEng MIEI | Ian Brosnan BE CEng MIEI MICE MStructE FConsEI |
Tim Hurley BEng MEngSc CEng MIEI | Micheál Fenton BE MSc CEng MIEI |
Ken Fitzgerald BSc Surv Dip CEcon PG Dip Planning EIA CZM | David Aherne BE CEng MIEI MCIBSE

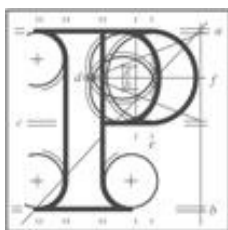
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An
Coimisiún
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	<i>Section 182A Planning and Development Act - Electricity Transmission Lines</i>
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2. **Applicant:**

Name of Applicant:	<i>Electricity Supply Board (ESB)</i>
Address:	<i>ESB Head Office 27 Fitzwilliam Street Lower Dublin 2 D02 KT92</i>
Telephone No:	<i>0872914160</i>
Email Address (if any):	<i>robert.otoole@esb.ie</i>

3. **Where Applicant is a company (registered under the Companies Acts):**

Name(s) of company director(s):	<i>ESB does not have any company directors as it is not a registered under the Companies Act 1963 to 2017. It is a statutory corporation set up under the Electricity Supply Act, 1927, as amended.</i>
Registered Address (of company)	<i>N/A</i>
Company Registration No.	<i>N/A</i>
Telephone No.	<i>N/A</i>
Email Address (if any)	<i>N/A</i>

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	<i>Antía Prados Castro</i>
Address:	<i>Malachy Walsh & Partners (MWP) Reen Point, Blennerville, Tralee, Co. Kerry, V92 X2TK, Ireland</i>
Telephone No.	<i>+353 (0)66 712 3404</i>
Mobile No. (if any)	<i>N/A</i>
Email address (if any)	<i>antia.prados@mwp.ie</i>

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is "No", all correspondence will be sent to the Applicant's address)

Yes: [☒] No: [☐]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Refer to Applicant's contact details above.

5. Person responsible for preparation of Drawings and Plans:

Name:	<i>Ian Brosnan</i>
Firm / Company:	<i>Malachy Walsh & Partners (MWP)</i>
Address:	<i>Reen Point, Blennerville, Tralee, Co. Kerry, V92 X2TK, Ireland</i>
Telephone No:	<i>+353 (0)66 712 3404</i>
Mobile No:	<i>+353 (0)66 712 3404</i>
Email Address (if any):	<i>Ian.Brosnan@mwp.ie</i>

Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.

*Schedule of Planning drawings included as **Appendix G** of this application form*

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	<i>Steevens House, Steeven's Lane, Dublin 8 D08 C9D0</i>	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	<i>OSI Sheet Map Nos: 3263-03, 3263-04, 3263-08 3263-09, 3263-13, 3263-14 Grid Reference: 713798, 733987</i>	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	<i>1.73 ha</i>	
Site zoning in current Development Plan for the area:	<i>Proposed Substation Site - Zone Z4 (Key Urban Villages / Urban Villages) Grid Connection – Zone Z5 (City Centre) and Z7 (Employment – Heavy)</i>	
Existing use of the site & proposed use of the site:	<i>Existing – brownfield, industrial hardstanding and public roads. Proposed – Electrical Infrastructure Substation and Grid connection</i>	
Name of the Planning Authority(s) in whose functional area the site is situated:	<i>Dublin City Council</i>	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other ☒	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
<i>ESB will purchase the land for the substation site from the existing landowner whose consent to apply for planning is provided as part of this application</i>		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
<i>There is one landowner in relation to this site: Diageo Ireland, St James Gate, Dublin 8. Refer to Appendix D of this form for Landowner Consent Letter.</i>		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
<i>No</i>		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded? Yes: [] No: [☒] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes: [] No: [☒] If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [☒] No: []		
If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Coimisiún Pleanála
1743/04	Residential Development	Refuse (2004)
3275/16	Diageo Wayfinding signs	Granted (2016)
4530/19	Industrial (Diageo) Development	Granted (2020)
WEB2472/24	Industrial (Diageo) Development	Granted (2025)
WEB2598/26	Industrial (Diageo) Development	Pending Decision
WEB5920/25	Industrial (Diageo) Development	Granted (2026)
WEB5400/25	Industrial (Diageo) Development	Granted (2026)
WEB2597/26	Industrial (Diageo) Development	Pending Decision
WEB2085/26	Industrial (Diageo) Development	Granted (2026)
If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.		
Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development?		
Yes: [] No: [☒] If yes please specify An Coimisiún Pleanála Reference No.:		

9. Description of the Proposed Development:

Brief description of nature and extent of development	Construction of a 110kV Substation at a site fronting onto Steeven's Lane, Dublin 8 D08 C9D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8. Part of the Proposed Development is located within the Diageo lands that are subject to an Industrial Emissions (IE) Licence (Ref. no. P0301-04). Parts of the proposed development are also located within the curtilage of a number of Protected Structures (RMP DU018-440, RMP DU018-473, RMP DU018-474, RMP DU018-020346, RMP DU018-468). The Proposed Development will consist of a 110 kV / MV electrical substation and will include the following elements: 1. Demolition of all existing buildings on site including a former office building, warehouse and storage shed; 2. The construction of 110 kV / MV substation compound with the following electrical plant within the substation: • A two storey 110 kV / MV Gas Insulated Switchgear (GIS) building (c. 559 m²; 14.1 m in height); • Two banded 110 kV / MV transformers in transformer bays (c. 5.75 m in height) and surrounding fire walls (c.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. The installation of six 110kV underground cables (UGC) circuits connecting the proposed Steeven's Lane 110kV substation to key locations, including: • Loop-in connection joint bays on the existing Francis Street – Heuston Square 110kV circuit at Bow Lane West and Echlin Street / James' Street; • Diageo's 110kV 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' Street. The combined total length of the circuits is approximately 1.5 km, and they will be installed as either double or single circuits. 4. The 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' Street.
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	The applicant is seeking a ten-year permission for the purposes of construction of the proposed development as outlined above. A Natura Impact Statement (NIS) has been prepared in respect of the Proposed Development and will accompany the application to An Coimisiún Pleanála.
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
N/A	N/A

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings in m ²	1,852m ²
Gross floor space of proposed works in m ²	GIS Building 1,125m ² (Two-storey building circa 559 m ² per floor)
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	Circa 1852 m² of existing buildings, including: Textile House: 3-storey building circa 882 m² 336.5m² footprint x 2storeys and 209m² Basement Office Building: 2-storey building circa 920 m² 460m² footprint x 2storeys Single-storey shed circa 50 m²

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							N/A
Apartments							N/A
Number of car-parking spaces to be provided		Existing:		Proposed:		Total: N/A	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		✓
If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act. If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted). If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
<i>Brownfield derelict lands</i>
Proposed use (or use it is proposed to retain)
<i>Electrical Substation</i>
Nature and extent of any such proposed use (or use it is proposed to retain).
<i>Total site area c. 1.73 ha</i> <i>Substation compound area c. 0.232ha. (permanent landtake and change of use).</i> <i>Remaining development lands associated with underground grid cables and are to be reinstated to existing use.</i>

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?	✓ RMP DU018-440, RMP DU018-473, RMP DU018-474, RMP DU018-020346, RMP DU018-468		
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.	✓ RMP DU018-440, RMP DU018-473, RMP DU018-474, RMP DU018-020346, RMP DU018-468		
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			✓
Does the development require the preparation of a Natura Impact Statement?	✓ Refer to NIS		
Does the proposed development require the preparation of an Environmental Impact Assessment Report?			✓
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?			✓
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?			✓

16. Services:

Proposed Source of Water Supply:

Existing connection: [☒] New Connection: [☐]

Public Mains: [☒] Group Water Scheme: [☐] Private Well:[☐]

Other (please specify):

Name of Group Water Scheme (where applicable):

The development will be supplied with potable water via the existing 50 mm diameter Uisce Éireann connection serving the site. A Connection Agreement has been secured from Uisce Éireann.

See engineering services report, submitted as part of this planning application, for further detail.

Proposed Wastewater Management / Treatment:

Existing: [☒] New:[☐]

Public Sewer: [☒] Conventional septic tank system: [☐]

Other on-site treatment system: [☐] Please Specify:

Foul wastewater will discharge via the existing 100 mm diameter connection to the combined Uisce Éireann sewer network.

A Connection Agreement has been secured from Uisce Éireann.

See engineering services report, submitted as part of this planning application, for further detail.

Proposed Surface Water Disposal:

Public Sewer / Drain:[☒] Soakpit:[☐]

Watercourse: [☐] Other: [☐] Please specify:

The surface water drainage proposals have been developed to reduce the peak discharge currently entering the combined sewer on Steeven's Lane. A hydrobrake is proposed to restrict surface water runoff to a maximum discharge rate of 2 l/s.

Due to spatial constraints within the site, conventional attenuation measures such as attenuation tanks were not considered viable. Accordingly, attenuation is proposed via a permeable paving system with an underlying stone sub-base to provide stormwater storage

See engineering services report, submitted as part of this planning application, for further detail.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [☒] No:[☐] See Appendix E of this application form <i>The Irish Examiner – 17th August 2026</i> <i>The Herald – 17th August 2026</i>
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [☒] No:[☐] See Appendix F of this application form. <i>Location of the site notices is shown on Planning Drawing 27057-00-DTM-DR-RLA-AR-0100</i> <i>Site notice erected 17th August 2026</i>
Details of other forms of public notification, if appropriate e.g. website
<i>Standalone website created which includes all the application documentation:</i> www.steevenslane110kvsubstation.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Coimisiún Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.
Enclosed: Yes: [☒] No:[☐] <i>Pre-application Consultation with An Coimisiún Pleanála (5th September 2025– MS Teams Meeting) Refer to ACP-322700-25 - ACP SID confirmation included as Appendix A of this application form</i> <i>Pre-application Consultation with Dublin City Council (9th June 2026 –MS Teams Meeting)</i> <i>(*Further details on pre-planning consultation to date can be found in Section 2.5 of the Planning and Environmental Considerations Report, submitted as part of this planning application)</i>
Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.
Enclosed: Yes: [☒] No:[☐] See Appendix B of this application form

19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.
<i>N/A – No EIAR required</i>

20. Application Fee:

Fee Payable	€100,000 – This has been paid to An Coimisiún Pleanála by EFT (Payment ref: ABP-322700-25) See Appendix H of this application
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	 <i>(Antía Prados Castro, MWP - Agent on behalf of ESB)</i>
Date:	<i>25th August 2026</i>

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

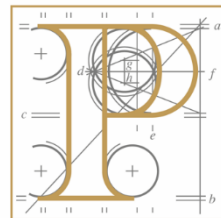
Schedule of Application Form Appendices

Appendix A	ACP SID Determination Letter
Appendix B	Schedule of Prescribed Bodies and Notification Letters
Appendix C	Applicant letter of Consent to Agent
Appendix D	Landowner Consent Letter
Appendix E	Newspaper Notices
Appendix F	Copy of Site Notice
Appendix G	Schedule of Planning Drawings
Appendix H	Confirmation of Payment

Appendix A

ACP SID Determination Letter

Our Case Number: ABP-322700-25



An
Coimisiún
Pleanála

The Electricity Supply Board (ESB)
ESB Head Office
27 Fitzwilliam Street Lower
Dublin 2
Dublin 2
D02 KT92

Date: 11 February 2026

Re: Proposed installation of a new 110/38kV/MV station
at a site currently located within the Diageo Complex which fronts onto Steeven's Lane, Dublin 8

Dear Sir / Madam,

Please be advised that following consultations under section 182E of the Planning and Development Act 2000, as amended, the Commission hereby serves notice that it is of the opinion that the proposed development falls within the scope of section 182A of the Planning and Development Act 2000, as amended. Accordingly, the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 182A of the Planning and Development Act 2000, as amended. Any application for approval for the proposed development must therefore be made directly to An Coimisiún Pleanála under section 182A(1) of the Act.

Please also be informed that the Commission considers that the pre-application consultation process in respect of this proposed development is now closed.

The following is a list of prescribed bodies to be notified of the application for the proposed development.

1. Minister for Housing, Local Government and Heritage
2. Minister for the Environment, Climate and Communications
3. Dublin City Council
4. National Transport Authority
5. Transport Infrastructure Ireland
6. An Taisce
7. Fáilte Ireland
8. Heritage Council
9. An Chomhairle Ealaíon
10. Irish Water
11. Commission for Regulation of Utilities
12. Inland Fisheries Ireland
13. Health Service Executive (National Business Service Unit, National Environmental Health Service, HSE, 2nd Floor Oak House, Millennium Park, Naas, Co Kildare, W91 KDC2)

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

list of decided cases on the website on the Wednesday following the week in which the decision is made.

In accordance with the fees payable to the Commission and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the person who submitted the pre-application consultation fee. As only one meeting was required in this case, a refund of 3,500 will be sent to you in due course.

The following contains information in relation to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

Judicial review of An Coimisiún Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Commission decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Commission.

The validity of a decision taken by the Commission may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Commission. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

If you have any queries in the meantime, please contact the undersigned officer of the Commission or email sids@pleanala.ie quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email
(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

PP. AWS

Ellen Moss
Executive Officer
Direct Line: 01-8737285

VC11A

Teil
Glaio Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
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Appendix B

Schedule of Prescribed Bodies and Notification Letters

SCHEDULE OF PRESCRIBED BODIES NOTIFIED IN RELATION TO THE APPLICATION

Minister for Housing, Local Government and Heritage
Minister for Climate, Energy and the Environment
Dublin City Council
National Transport Authority
Transport Infrastructure Ireland
An Taisce
Fáilte Ireland
Heritage Council
An Chomhairle Ealaíon
Uisce Éireann
Commission for Regulation of Utilities
Inland Fisheries Ireland
Health Service Executive
National Monument Service
National Parks & Wildlife Services

Our Ref: ap/27057

Date: 25th August 2026

Minister for Housing, Local Government and Heritage

Development Applications Unit
Government Offices,
Newtown Road, Wexford,
Y35 AP90

manager.dau@npws.gov.ie

Re: Planning Application for Strategic Infrastructure Development under Section 182A of the Planning and development Act (As Amended)

Subject: Proposed 110kV Substation at a site fronting onto Steeven's Lane, Dublin 8 D08 C9D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8.

Dear Sir/Madam

Malachy Walsh and Partners (MWP) on behalf of the applicant, The Electricity Supply Board (ESB), gives notice of its intention to make an application to An Coimisiún Pleanála ('the Commission') under Section 182A of the Planning and Development Act 2000, as amended, for approval for development of a new 110kV/MV substation -at a site fronting onto Steeven's Lane, Dublin 8 D08 C9D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8.

Part of the Proposed Development is located within the Diageo lands that are subject to an Industrial Emissions (IE) Licence (Ref. no. P0301-04). Parts of the proposed development are also located within the curtilage of a number of Protected Structures (RMP DU018-440, RMP DU018-473, RMP DU018-474, RMP DU018-020346, RMP DU018-468).

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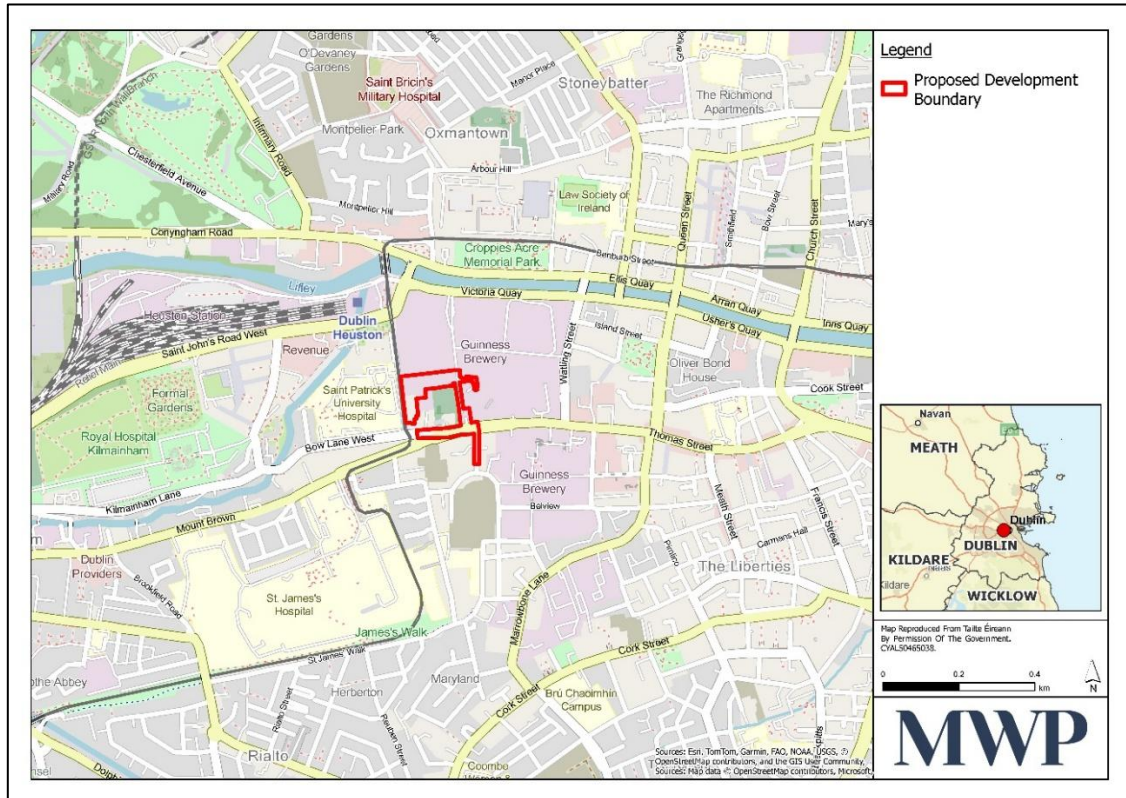


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Yours sincerely,



Antía Prados

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Our Ref: ap/27057

Date: 25th August 2026

Minister for Climate, Energy and the Environment

Tom Johnson House,
Haddington Road,
Dublin 4, D04K7X4

PlanningNotifications@dcee.gov.ie

Re: Planning Application for Strategic Infrastructure Development under Section 182A of the Planning and development Act (As Amended)

Subject: Proposed 110kV Substation at a site fronting onto Steeven's Lane, Dublin 8 D08 C9D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8.

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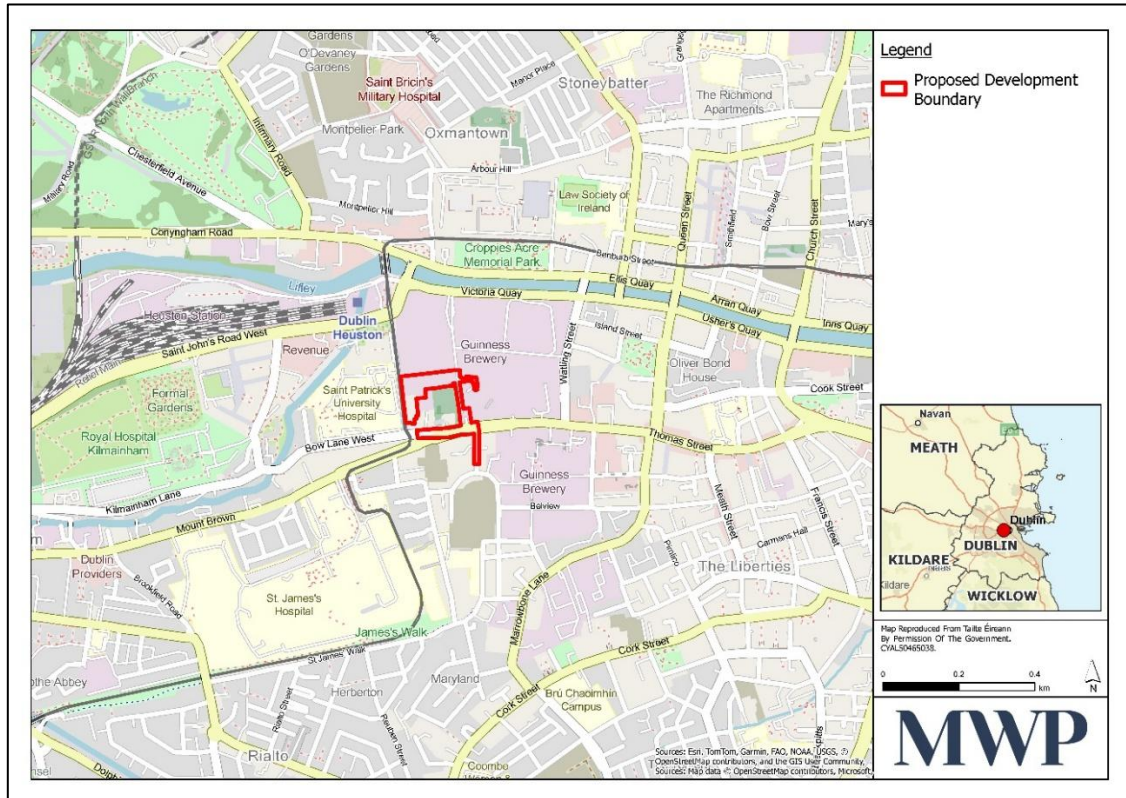


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Our Ref: ap/27057

Date: 25th August 2026

Planning Department
Dublin City Council
Civic Offices
Wood Quay
Dublin 8, D08 RF3F

planning@dublincity.ie

Re: Planning Application for Strategic Infrastructure Development under Section 182A of the Planning and development Act (As Amended)

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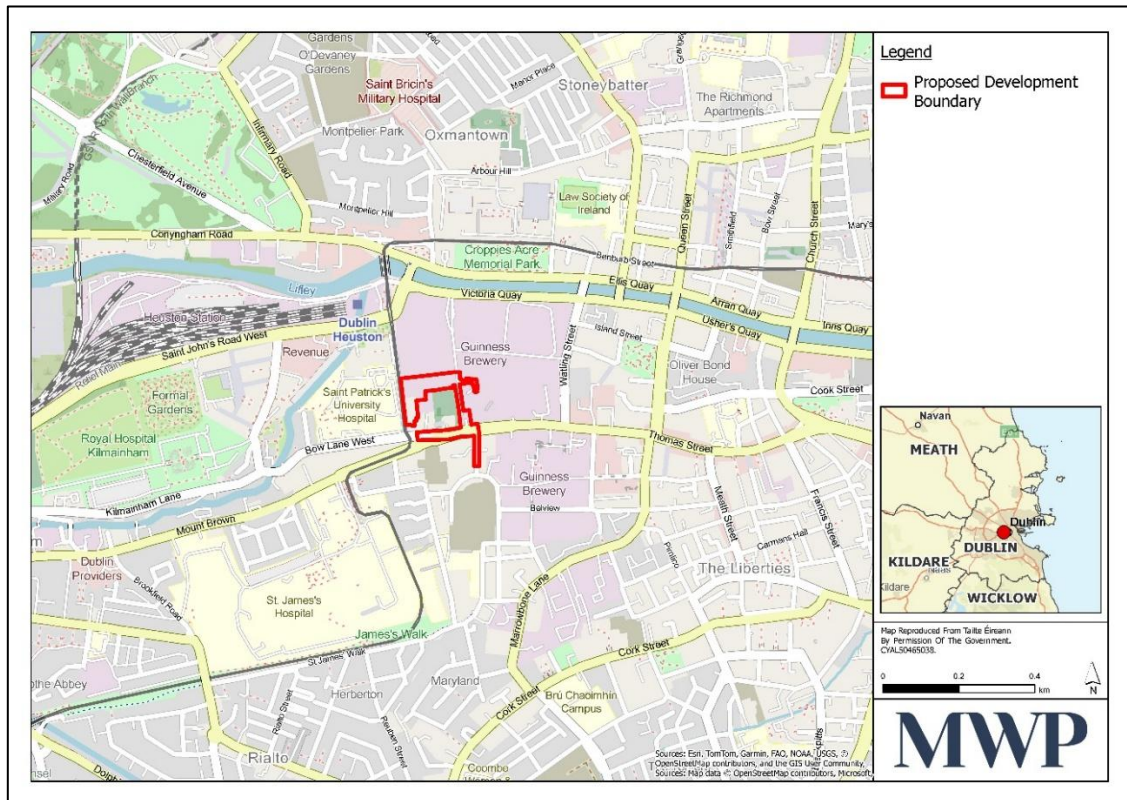


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As required by An Coimisiún Pleanála, you are also requested to keep a copy of the planning application available for public inspection/purchase at The Offices of Dublin City Council, Civic Offices, Wood Quay, Dublin 8, D08RF3F from the 1st September 2026 in accordance with the terms of the public notice. A copy of the application is enclosed for this purpose.

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For MWP

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Date: 25th August 2026

National Transport Authority

Haymarket House,
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Dublin 7 D07 CF98

info@nationaltransport.ie

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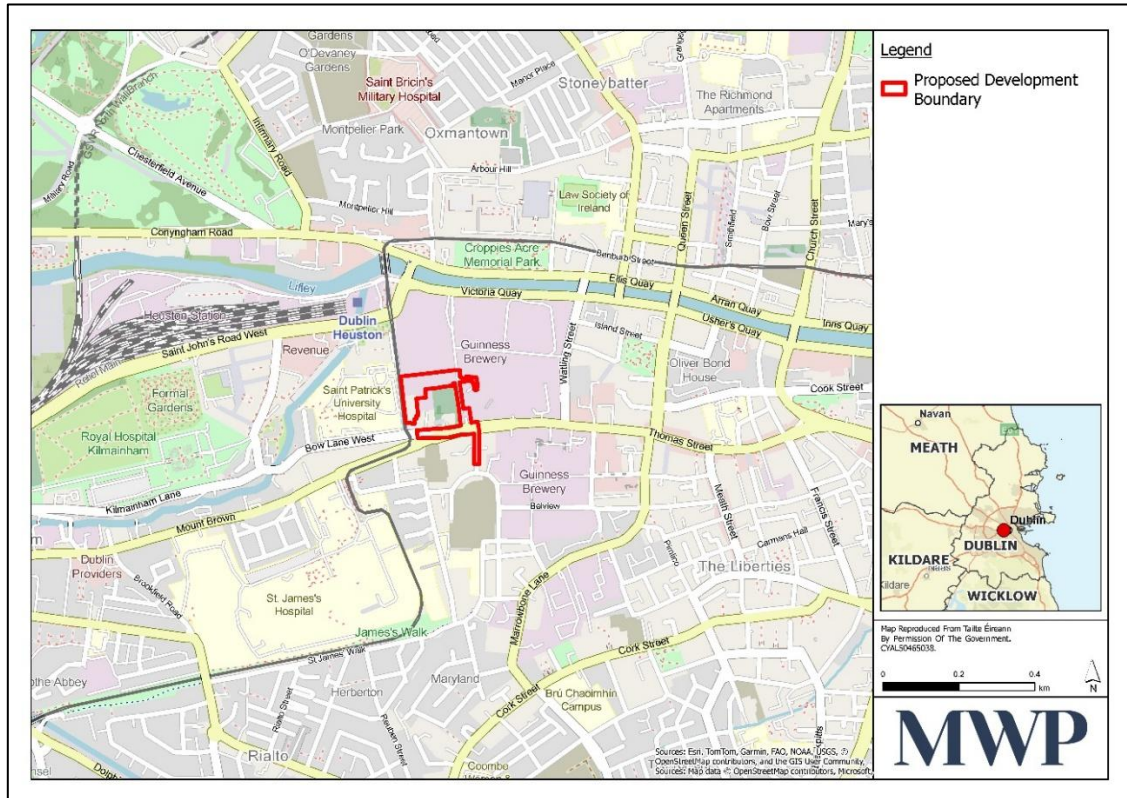


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Thank you in advance for your cooperation in this matter.

Yours sincerely,



Antía Prados

For MWP

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Our Ref: ap/27057

Date: 25th August 2026

Transport Infrastructure Ireland

Land Use Planning,

Parkgate Business Centre,

Parkgate Street,

Dublin 8, D08 DK10

landuseplanning@tii.ie

Re: Planning Application for Strategic Infrastructure Development under Section 182A of the Planning and development Act (As Amended)

Subject: Proposed 110kV Substation at a site fronting onto Steeven's Lane, Dublin 8 D08 C9D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8.

Dear Sir/Madam

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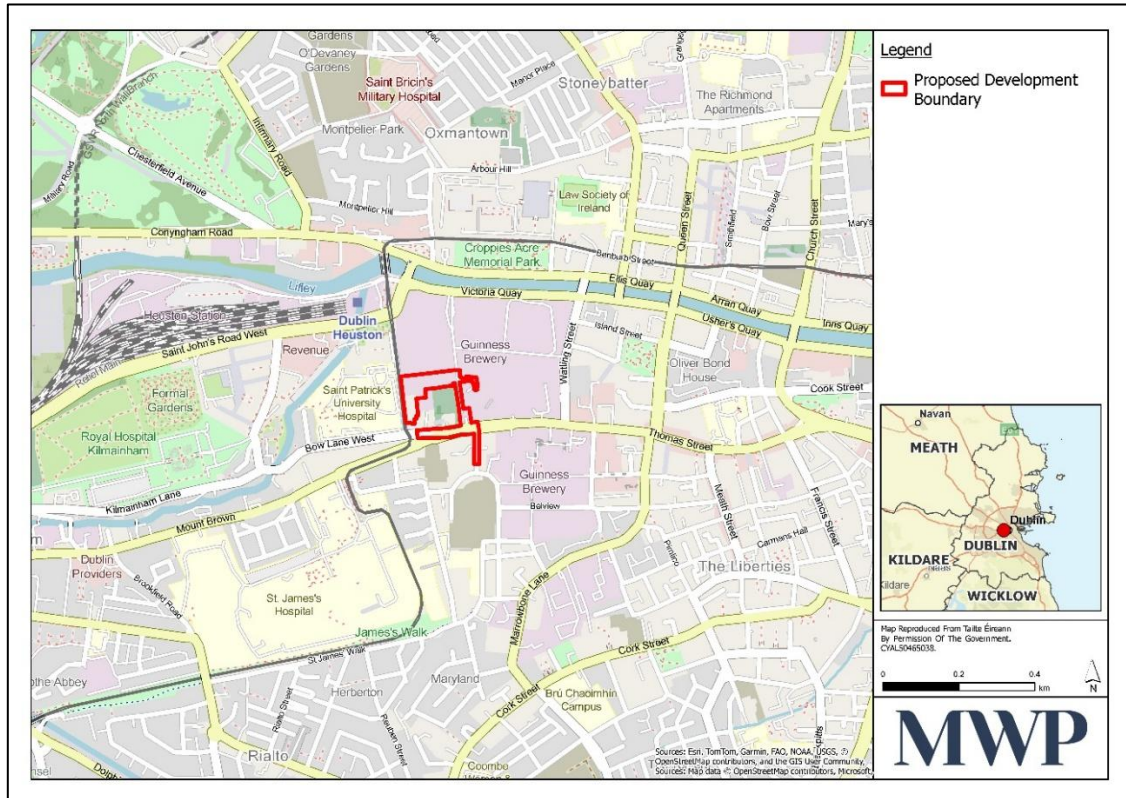


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Our Ref: ap/27057

Date: 25th August 2026

An Taisce

Tailors' Hall,
Back Lane,
Dublin 8, D08 X2A3

planningreferrals@antaisce.org

Re: Planning Application for Strategic Infrastructure Development under Section 182A of the Planning and development Act (As Amended)

Subject: Proposed 110kV Substation at a site fronting onto Steeven's Lane, Dublin 8 D08 C9D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8.

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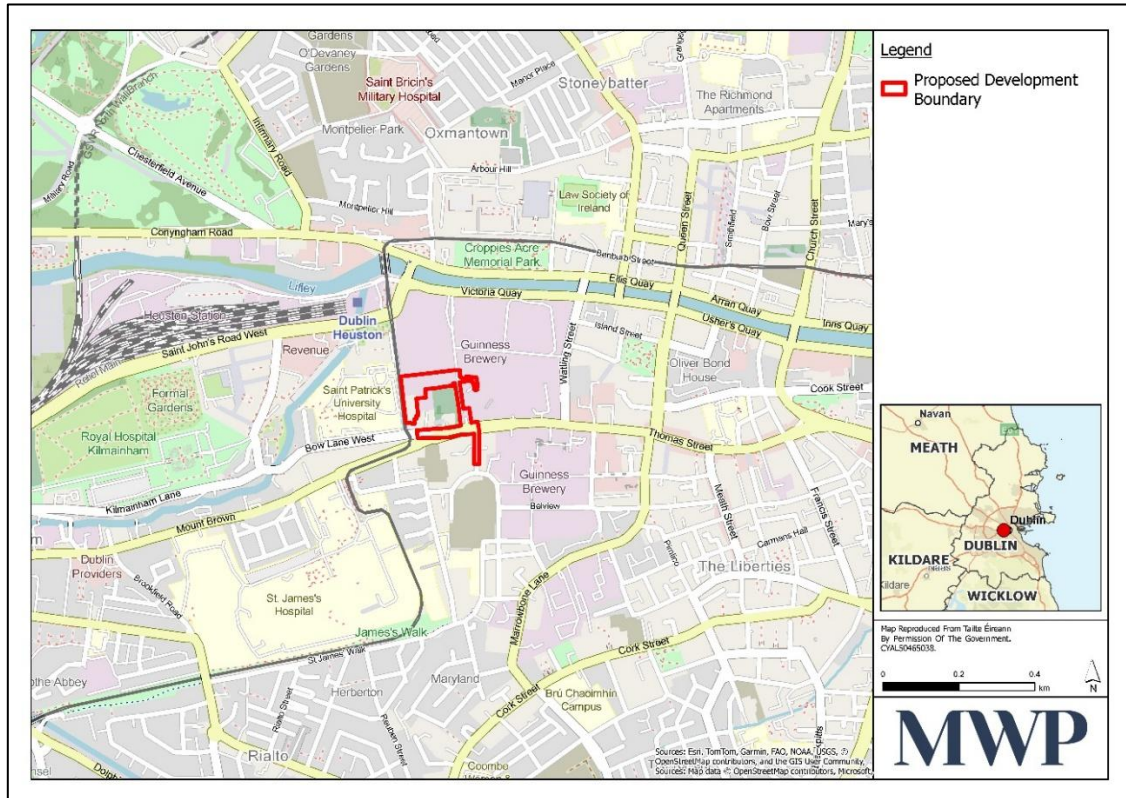


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Our Ref: ap/27057

Date: 25th August 2026

Fáilte Ireland

Planning and Environment

88–95 Amiens Street,

Dublin 1, D01 WR86

planningapplications@failteireland.ie

Re: Planning Application for Strategic Infrastructure Development under Section 182A of the Planning and development Act (As Amended)

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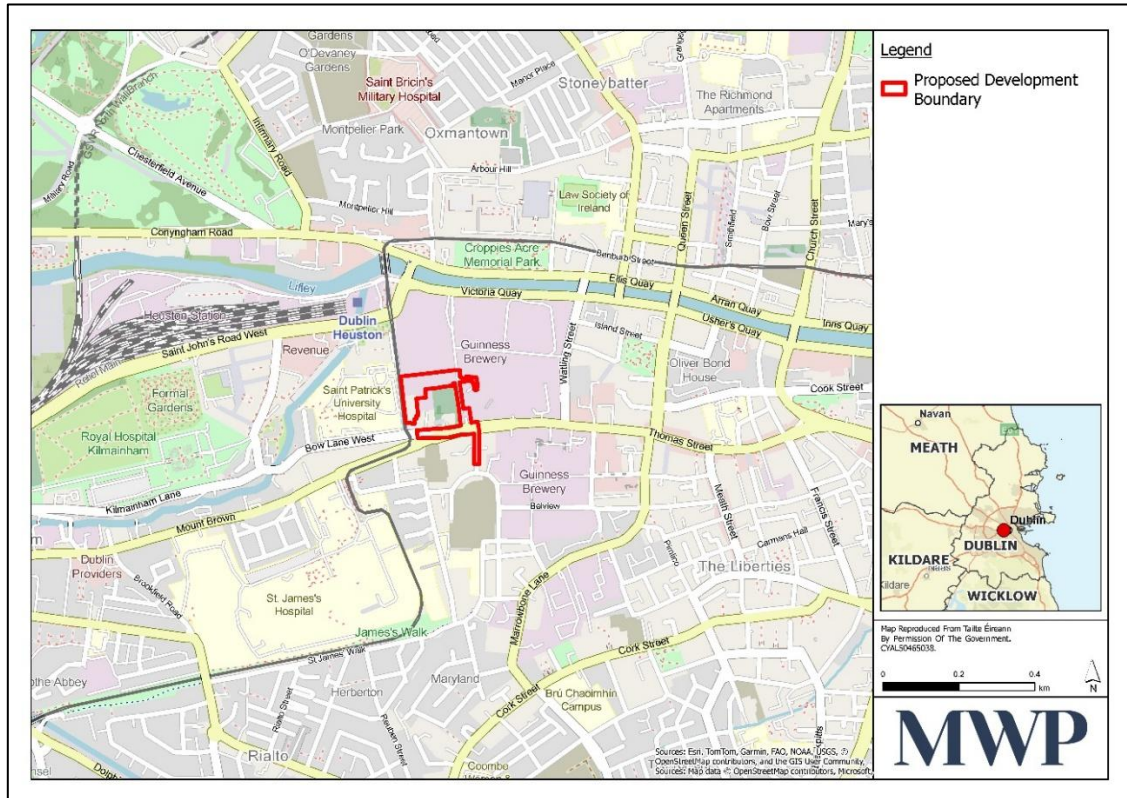


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For MWP

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Our Ref: ap/27057

Date: 25th August 2026

The Heritage Council

Áras na hOidhreachta,

Church Lane,

Kilkenny R95 X264

planning@heritagecouncil.ie

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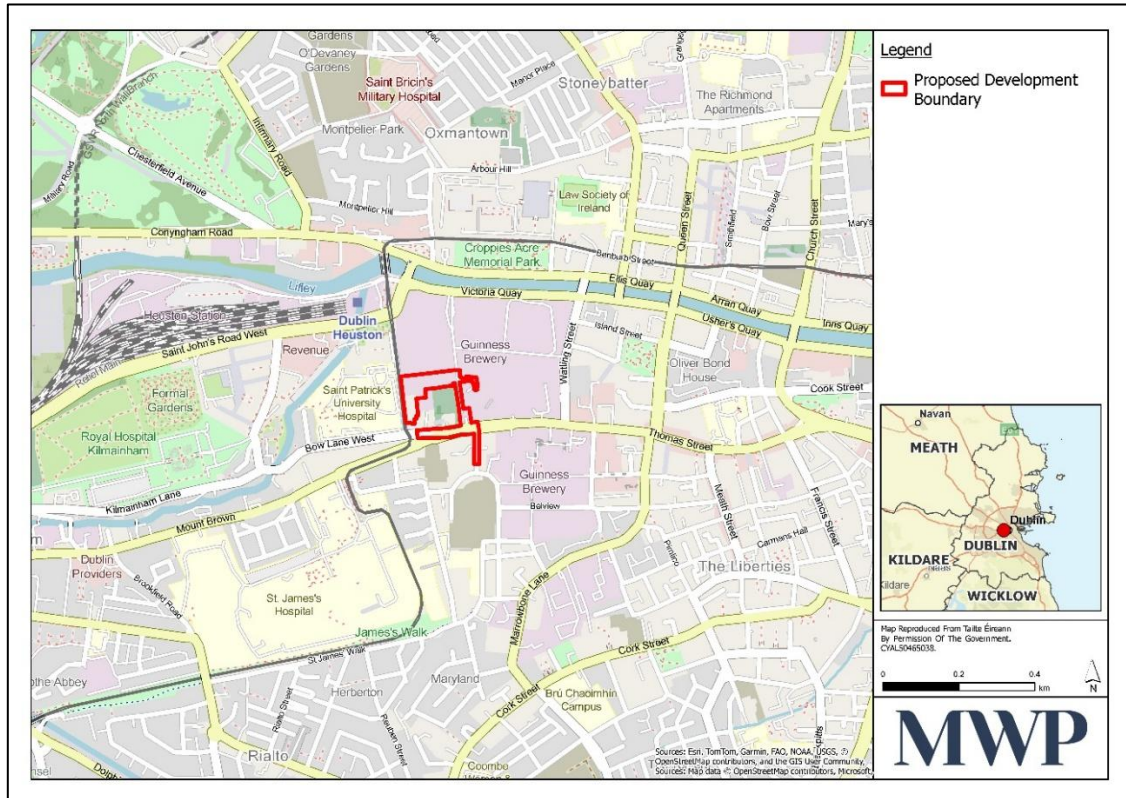


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Our Ref: ap/27057

Date: 25th August 2026

An Chomhairle Ealaíon

70 Merrion Square,
Dublin 2, D02 NY52

planning@artscouncil.ie

Re: Planning Application for Strategic Infrastructure Development under Section 182A of the Planning and development Act (As Amended)

Subject: Proposed 110kV Substation at a site fronting onto Steeven's Lane, Dublin 8 D08 C9D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8.

Dear Sir/Madam

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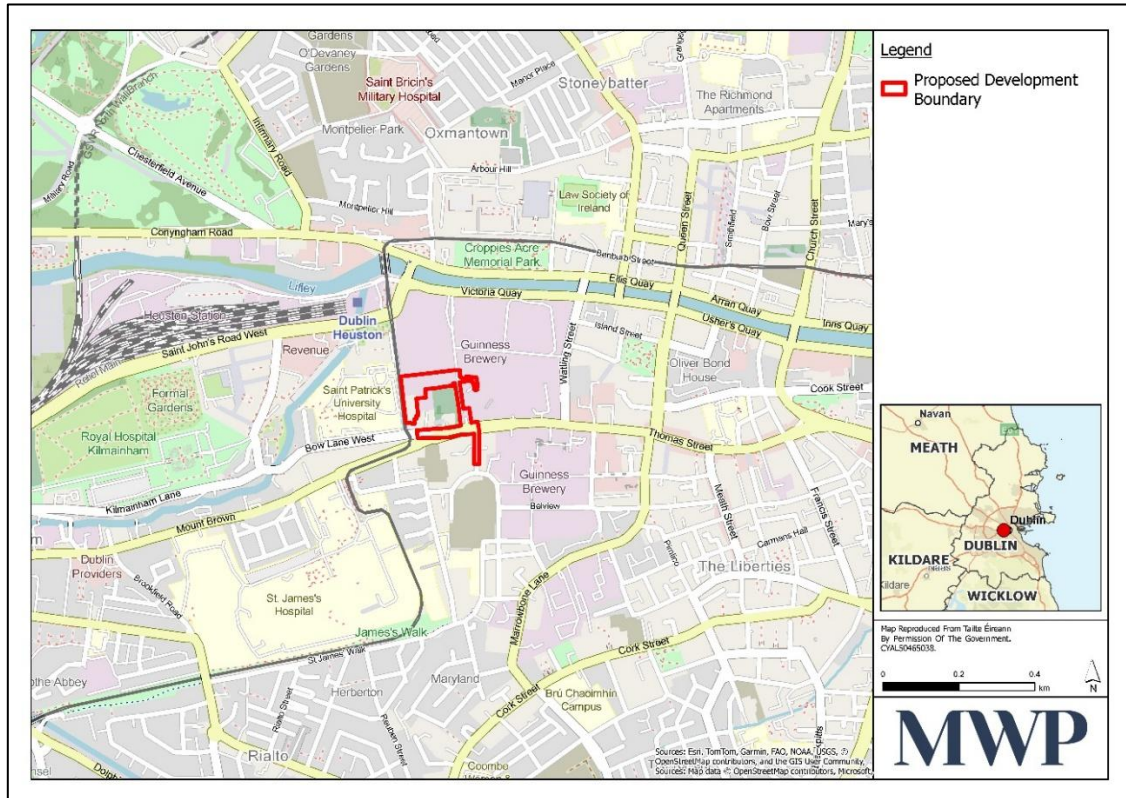


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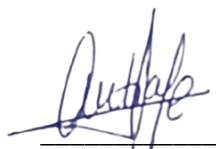
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Our Ref: ap/27057

Date: 25th August 2026

Uisce Éireann

Colvill House

24–26 Talbot Street

Dublin 1, D01 NP86

planning@water.ie

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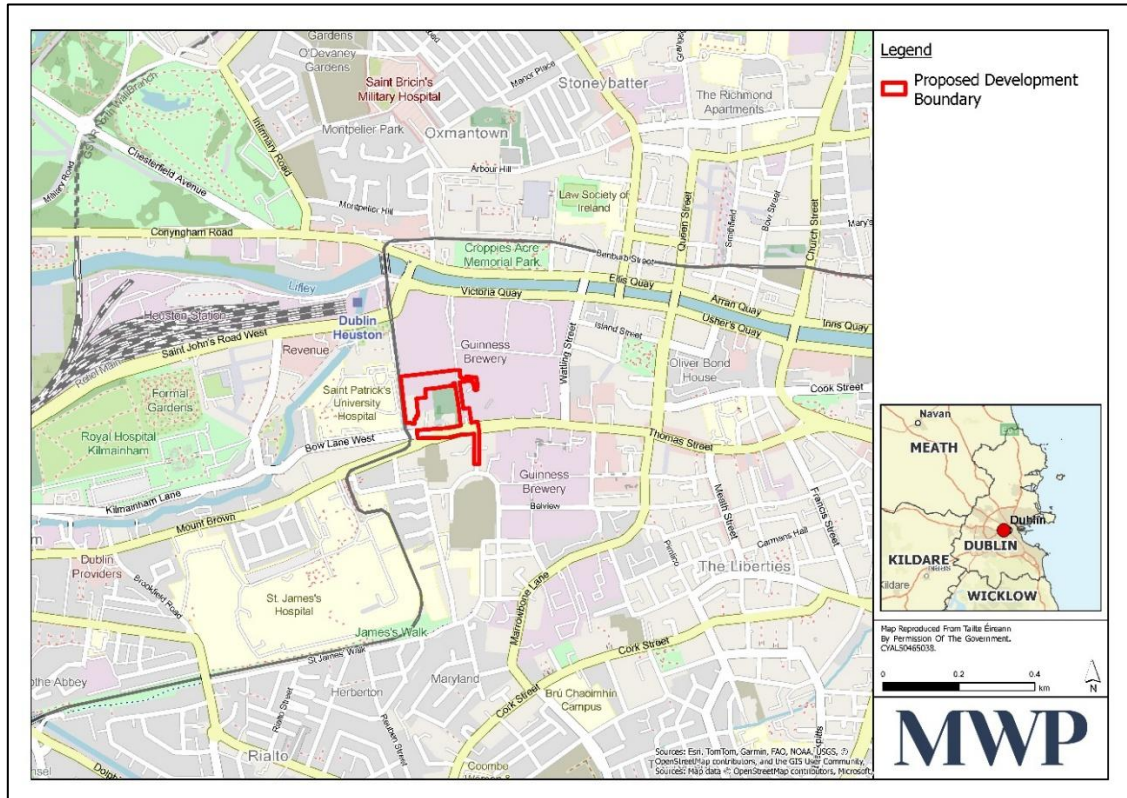


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Our Ref: ap/27057

Date: 25th August 2026

Commission for Regulation of Utilities

The Grain House

The Exchange

Belgard Square North

Tallaght

Dublin 24, D24 PXW0

planning@cru.ie

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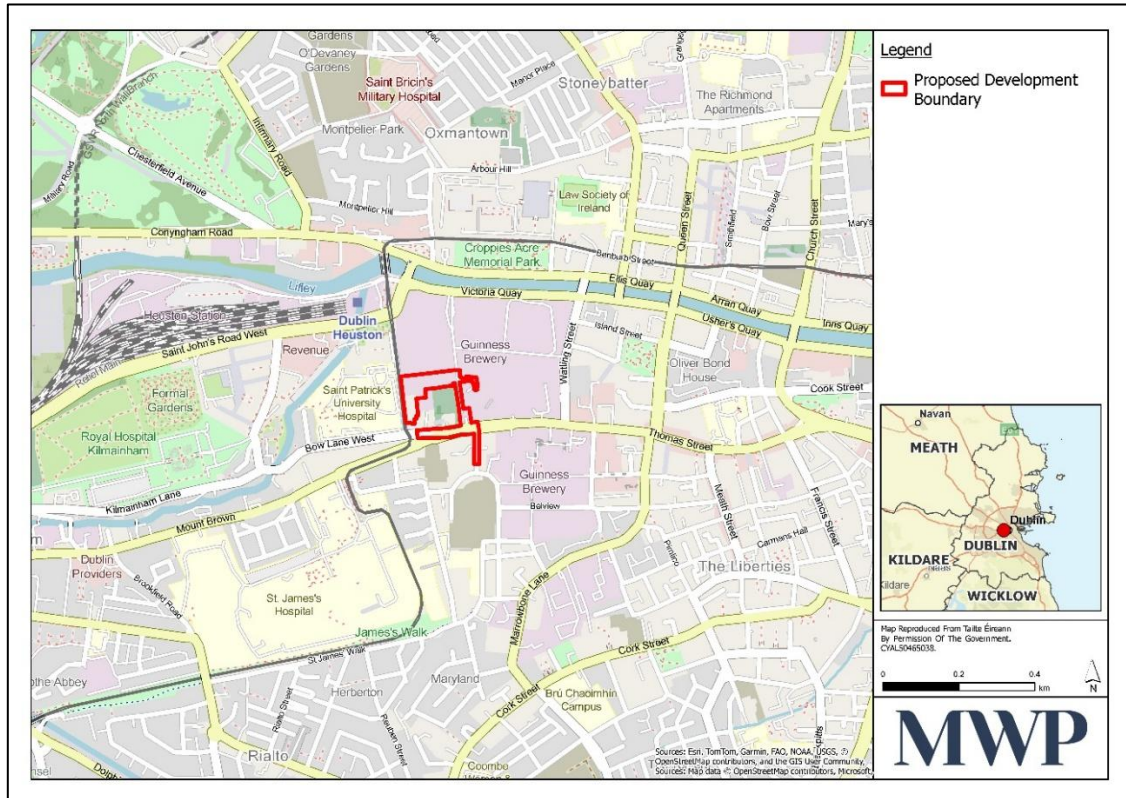


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Antía Prados

For MWP

antia.prados@mwp.ie

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Our Ref: ap/27057

Date: 25th August 2026

Inland Fisheries Ireland

3044 Lake Drive

Citywest Business Campus

Dublin 24, D24 CK66

dublin@fisheriesireland.ie

Re: Planning Application for Strategic Infrastructure Development under Section 182A of the Planning and development Act (As Amended)

Subject: Proposed 110kV Substation at a site fronting onto Steeven's Lane, Dublin 8 D08 C9D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8.

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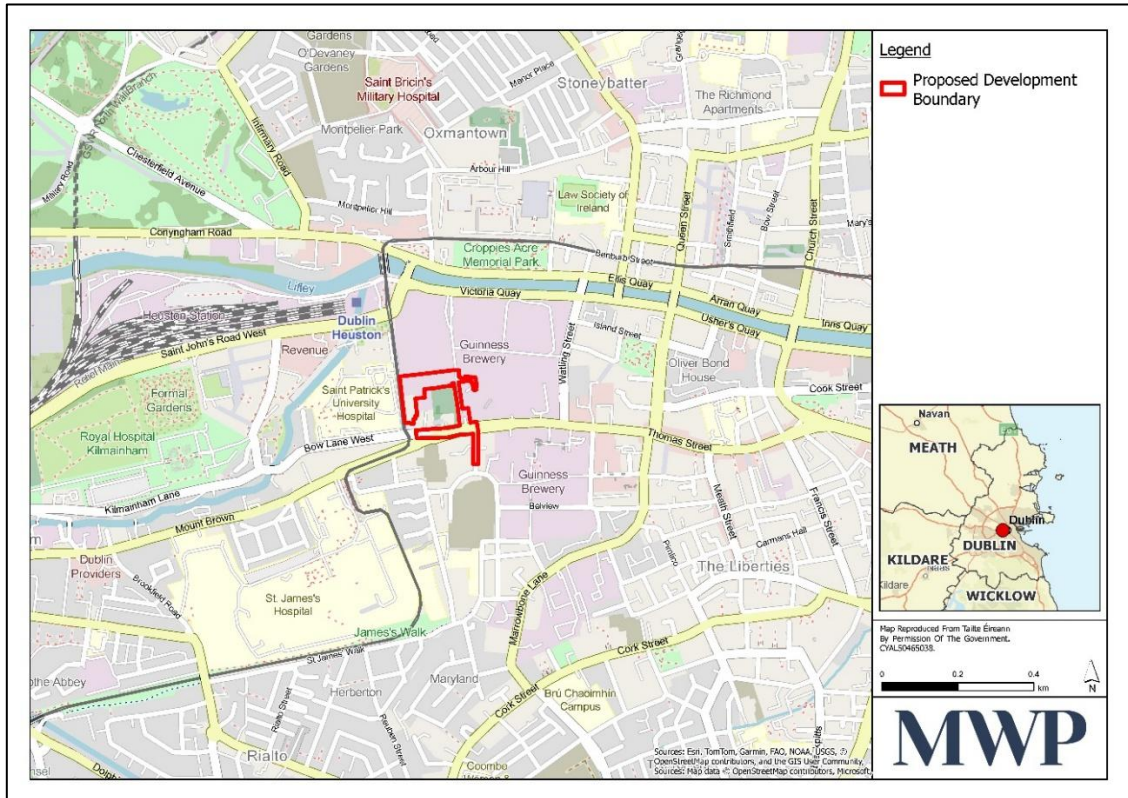


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Yours sincerely,



Antía Prados

For MWP

antia.prados@mwp.ie

Our Ref: ap/27057

Date: 25th August 2026

Health Service Executive National Business Service Unit,

National Environmental Health Service,

2nd Floor Oak House,

Millennium Park, Naas,

Co Kildare, W91 KDC2

ehs@hse.ie

environmental.health@hse.ie

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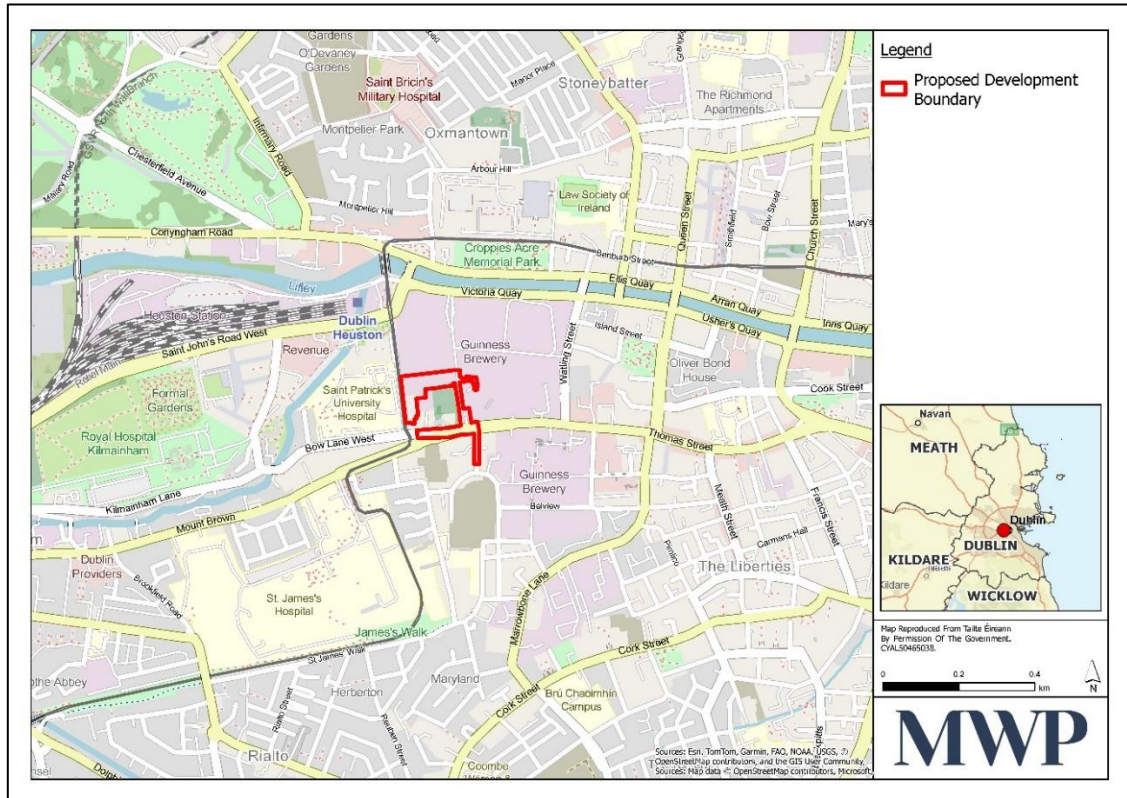


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Our Ref: ap/27057

Date: 25th August 2026

National Monument Services

**Department of Housing, Local Government and Heritage,
Custom House,
Dublin 1**

manager.dau@npws.gov.ie

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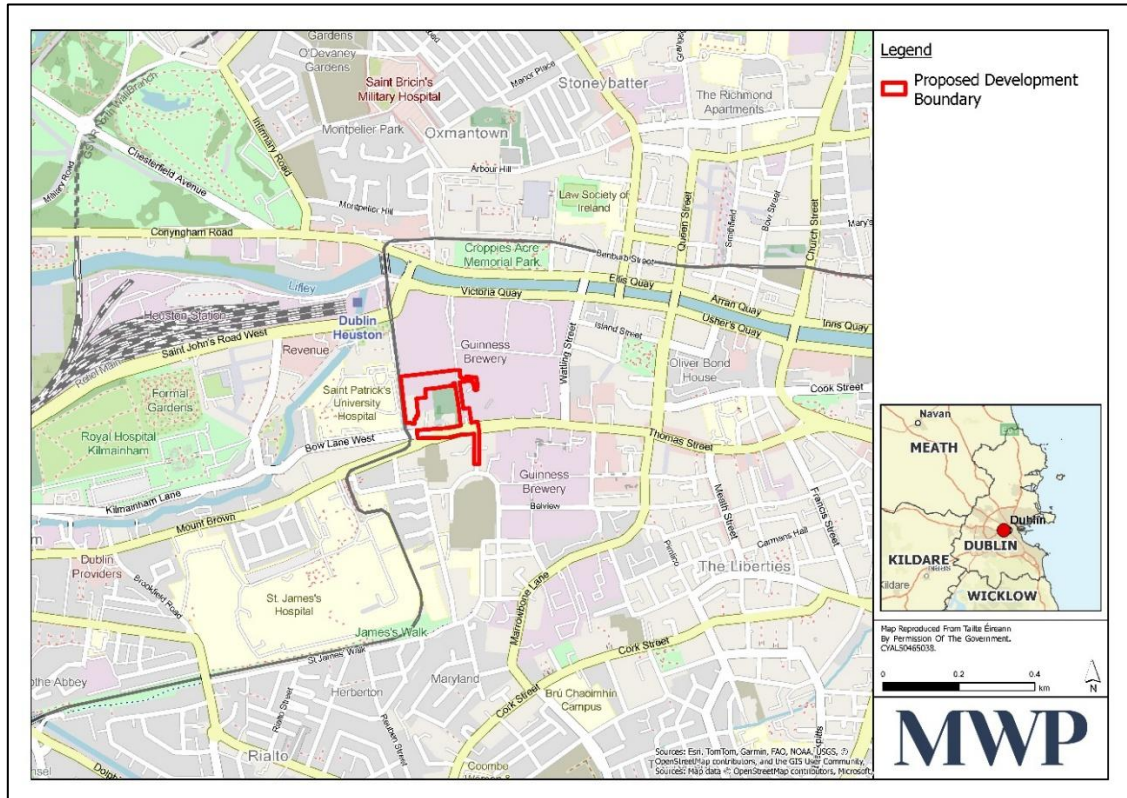


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Our Ref: ap/27057

Date: 25th August 2026

National Parks and Wildlife Service

Development Applications Unit
Government Offices,
Newtown Road, Wexford,
Y35 AP90

manager.dau@npws.gov.ie

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1. Demolition of all existing buildings on site including a former office building, warehouse and storage shed;

Directors John Lee BE HDipSHWW CEng FIEI FConsEI | Brian Sayers BE MSc CEng MIEI | Ian Brosnan BE CEng MIEI MICE MStructE FConsEI |
Tim Hurley BEng MEngSc CEng MIEI | Micheál Fenton BE MSc CEng MIEI |
Ken Fitzgerald BSc Surv Dip CEcon PG Dip Planning EIA CZM | David Aherne BE CEng MIEI MCIBSE

Associate Directors Caitríona Fox BA MSc | Olivia Holmes BSc MSc CEng MIEI MCIWEM | Donal Spillane BE BSc CEng FIEI |
David Lapthorne BE MSc DIC CEng MIEI | Richard Leonard BE CEng MIEI | Paddy Curran BE MSc DIC CEng MICE |
Conor Healy BEng CEng MIEI | Shane Fitzpatrick BEng CEng MIEI | Tony Dunlea BEng CEng MIEI

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Registered Office Park House, Bessboro Road, Blackrock, Cork, Ireland



2. The construction of 110 kV / MV substation compound with the following electrical plant within the substation:
 - A two storey 110 kV / MV Gas Insulated Switchgear (GIS) building (c. 559 m²; 14.1 m in height);
 - Two banded 110 kV / MV transformers in transformer bays (c. 5.75 m in height) and surrounding fire walls (c.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. The installation of six 110kV underground cables (UGC) circuits connecting the proposed Steeven's Lane 110kV substation to key locations, including:
 - Loop-in connection joint bays on the existing Francis Street – Heuston Square 110kV circuit at Bow Lane West and Echlin Street / James' Street;
 - Diageo's 110kV 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' Street.

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

The Proposed Development has been the subject of a Pre-application Stage consultation for Strategic Infrastructure with An Coimisiún Pleanála (Ref: ABP-322700-25). An Coimisiún Pleanála has determined that the Proposed Development falls within the Strategic Infrastructure Development consent process under Section 182A of the Planning and Development Act 2000, as amended. In confirming that this Proposed Development is a Strategic Infrastructure Development it has identified prescribed bodies required to be notified in relation to this planning application. Accordingly, we are notifying you that the application has been lodged with An Coimisiún Pleanála.

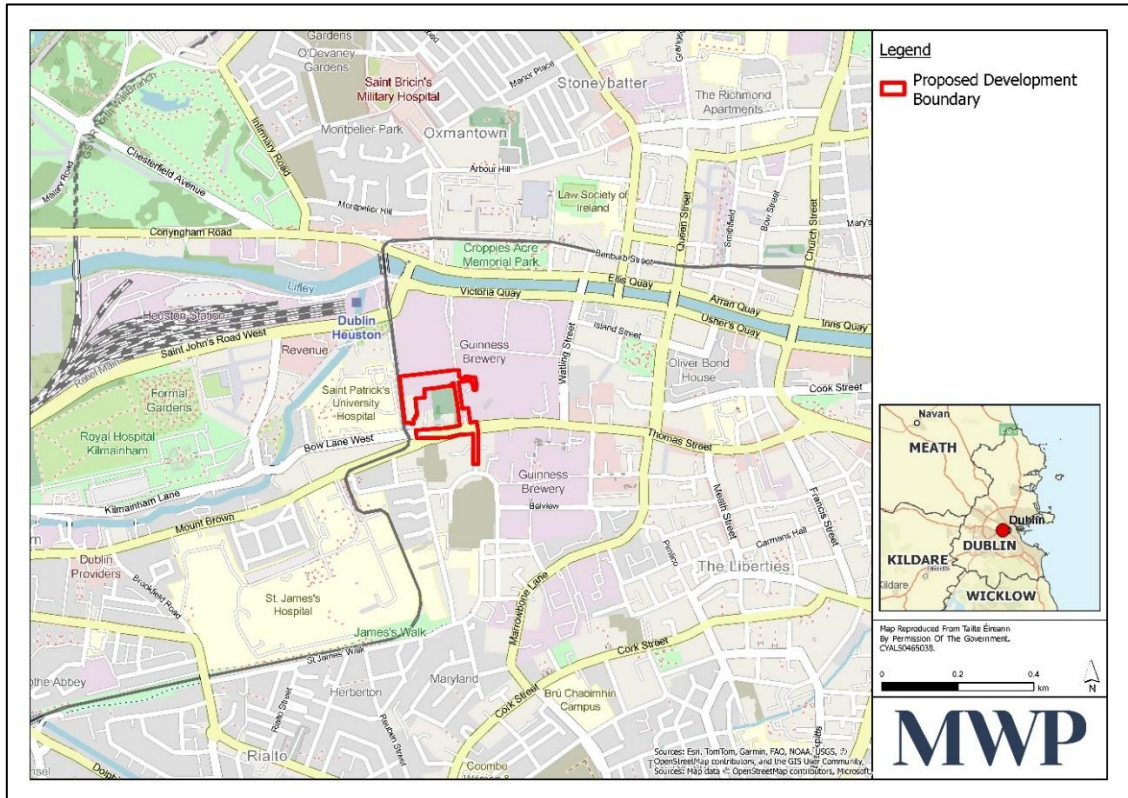


Figure 1 Location of Proposed Development

The SID application and associated documentation, including a Natura Impact Statement (NIS), may be viewed or downloaded at the standalone project website: www.steevenslane110kvsbustation.ie. An electronic or hard copy of the documentation can also be provided on request.

Submissions or observations may be made only to An Coimisiún Pleanála at 64 Marlborough Street, Dublin, relating to:

- the implications of the proposed development for proper planning and sustainable development;
- the likely effects on the environment of the proposed development; and
- the likely adverse effects on the integrity of a European site, if carried out.

Such submissions / observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent;
- the subject matter of the submission or observation; and
- the reasons, considerations and arguments on which the submission or observation is based in full.

Directors John Lee BE HDipSHWW CEng FIEI FConsEI | Brian Sayers BE MSc CEng MIEI | Ian Brosnan BE CEng MIEI MICE MStructE FConsEI |
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Registered Office Park House, Bessboro Road, Blackrock, Cork, Ireland



Any submissions/observations must be received by An Coimisiún Pleanála no later than 5.30 pm on **20th October 2026**.

You are advised that An Coimisiún Pleanála may in respect of the application for approval decide to:

- a) (i) grant the approval, or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified, or
- (iii) grant approval in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions,
- b) refuse to approve the proposed development.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Tel: 01 8588100), sids@pleanala.ie.

Thank you in advance for your cooperation in this matter.

Yours sincerely,



Antía Prados

For MWP

antia.prados@mwp.ie

ENGINEERING AND ENVIRONMENTAL CONSULTANTS

Directors John Lee BE HDipSHWWCEng FIEI FConsEI | Brian Sayers BE MSc CEng MIEI | Ian Brosnan BE CEng MIEI MICE MStructE FConsEI |
Tim Hurley BEng MEngSc CEng MIEI | Micheál Fenton BE MSc CEng MIEI |
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Appendix C

Applicant letter of Consent to Agent



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Innealtóireacht agus Mórthionscadail,
An Taobhlach, Cé na Canálach Móire,
Baile Átha Cliath 2, D02 E7K8, Éire

Engineering and Major Projects,
The Sidings, Grand Canal Quay,
Dublin 2, D02 E7K8, Ireland

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin,
D01 V902,

22nd July 2026

Re: Steeven's Lane 110 kV substation, Dublin 8
Applicant: Electricity Supply Board (ESB)

Dear Sir / Madam,

I, Robert O'Toole, hereby authorise Malachy Walsh and Partners to submit this planning application on behalf of the Electricity Supply Board to An Coimisiún Pleanála and that all communications will be issued to Malachy Walsh and Partners.

The proposed development, which is the subject of this application, comprises the development of a 110 kV Substation at a site fronting onto Steeven's Lane, Dublin 8 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, St. James's Street and Echlin Street, Dublin 8.

Yours sincerely:

Robert O'Toole,
Civil Planning Design Team Leader,
ESB (Applicant)

Appendix D

Landowner Consent Letter

DIAGEO

Ireland

Diageo Ireland Unlimited Company
St James's Gate
Dublin 8
Ireland

ESB Engineering & Major Projects
The Sidings,
Grand Canal Quay,
Dublin 2,
D02 E7K8

10 July 2026

Re: Landowner consent for submission of planning application by ESB for 110 kV substation and associated works.

Dear Sir/Madam,

As the registered owner of the lands identified on the attached drawing titled "27057-00-DTM-DR-RLA-AR-0100", I consent to my lands being included within the red line boundary of any planning application(s) made by or on behalf of Electricity Supply Board for the development of a 110 kV substation and associated works on the specified land.

Yours faithfully,

Signed by:

Jack Curran

5F58FA68B1A045A...

Diageo Ireland Unlimited Company



NOTES

1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, BILLS OF QUANTITIES, ARCHITECTURAL SERVICES AND ENGINEERING DRAWINGS.
2. ALL LEVELS ARE IN METRES RELATED TO:
DATUM: ORDNANCE DATUM MALIN HEAD
REFERENCE SYSTEM: IRISH TRANSVERSE MERCATOR (ITM)
GEOID: OSGM15
3. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
4. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
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6. AERIAL IMAGERY, WHEN USED, IS SOURCED FROM MICROSOFT BING IMAGES THROUGH THE OPEN LICENSING AGREEMENT WITH AUTODESK.
7. RLB AREA - 1.73 HECTARES



EXTENT OF DIAGEO LANDS

WAYLEAVE / RIGHT-OF-WAY

ITM Coodinates Centre Point:
714054.734108

LEVELS SHOWN ARE BASED ON
TOPOGRAPHICAL SURVEY INFORMATION

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PARTIES

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TAILTE EIREANN REF:
Map Sheets 3263-03, 3263-04, 3263-08
3263-09, 3263-13, 3263-14

LOCATION OF SITE NOTICE

ORDNANCE SURVEY MAP
scale 1:1000 at A1

Appendix E

Newspaper Notices

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Planning Notices

Planning Notices

**PLANNING AND DEVELOPMENT ACT 2000,
AS AMENDED**
Notice of Direct Planning Application to An Coimisiún Pleanála
for Approval in Respect of a Strategic Infrastructure
Development (SID)
(Electricity Transmission Development)
Dublin City Council

In accordance with Section 182A of the Planning and Development Act 2000, as amended, the Electricity Supply Board (ESB) gives notice of its intention to make an application for approval to An Coimisiún Pleanála for the construction of a 110kV Substation at a site fronting onto Steeven's Lane, Dublin 8 D08 C9D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8.

Part of the Proposed Development is located within the Diageo lands that are subject to an Industrial Emissions (IE) Licence (Ref. no. P0301-04). Parts of the proposed development are also located within the curtilage of a number of Protected Structures (RMP DU018-440, RMP DU018-473, RMP DU018-474, RMP DU018-020346, RMP DU018-468).

The Proposed Development will consist of a 110 kV / MV electrical substation and will include the following elements:

1. Demolition of all existing buildings on site including a former office building, warehouse and storage shed;
2. The construction of 110 kV / MV substation compound with the following electrical plant within the substation:
 - A two storey 110 kV / MV Gas Insulated Switchgear (GIS) building (c. 559 m2; 14.1 m in height);
 - Two banded 110 kV / MV transformers in transformer bays (c. 5.75 m in height) and surrounding fire walls (c.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 north-eastern 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. The installation of six 110kV underground cables (UGC) circuits connecting the proposed Steeven's Lane 110kV substation to key locations, including:
 - Loop-in connection joint bays on the existing Francis Street – Heuston Square 110kV circuit at Bow Lane West and Echlin Street / James' Street;
 - Diageo's 110kV 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' Street.
4. The 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' Street.

The applicant is seeking a ten-year permission for the purposes of construction of the proposed development as outlined above. A Natura Impact Statement (NIS) has been prepared in respect of the Proposed Development and will accompany the application to An Coimisiún Pleanála.

The planning application, including the NIS, may be inspected free of charge, or purchased on payment of the specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours, for a period of seven weeks commencing on 1st September 2026 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01V902
- The Offices of Dublin City Council, Civic Offices, Wood Quay, Dublin 8, Co. Dublin, D08RF3F

The application may also be viewed or downloaded at the stand-alone project website: www.steevenslane110kVsubstation.ie.

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission') 64 Marlborough Street, Dublin, D01 V902 during the above-mentioned period of seven weeks relating to:

- the implications of the proposed development for proper planning and sustainable development;
- the likely effects on the environment of the proposed development; and
- the likely adverse effects on the integrity of a European site, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission no later than 5.30p.m. on the 20th October 2026. Such submissions / observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent;
- the subject matter of the submission or observation; and
- the reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions / observations which do not comply with the above requirements cannot be considered by the Commission.

The Commission may at its absolute discretion hold an oral hearing on the application (for further details see "A Guide to Public Participation in Strategic Infrastructure Development" at www.pleanala.ie).

The Commission may in respect of an application for approval decide to –

- i. approve the proposed development, or
- ii. make such modifications to the proposed development as it specifies in its decision and approve the proposed development as so modified, or
- iii. approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- iv. refuse to approve the proposed development.

and may attach to an approval under paragraph (i), (ii) or (iii) such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01 8588100).

A person may question the validity of any such decision by the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended.

Practical information on the review mechanism can be accessed on the Commission's website (www.pleanala.ie) under the heading 'Judicial Review Notice'. This information is also available on the Citizens Information Service website at www.citizensinformation.ie.

Signed: (Antia Prados, MWP, Reenpoint, Blennerville, Tralee, Co. Kerry, acting as agent on behalf of ESB).

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In Memoriam

Death Notices

O'Sullivan
34TH ANNIVERSARY
Treasured memories, today and always, of our darling daughter, SARAH, Bayswater Cottage, Castle Road, Blackrock, who died on August 17, 1992.
*Forever in our hearts.
Forever five.*
(Sadly missed by Daddy, Mummy, Aidan, Cian, Rory and Shane).

Death Notices

CANNIFFE JOHN, August 14, 2026. Peacefully in the wonderful care of the staff at Tallaght University Hospital. Beloved husband of Mary and much loved father of Brian and Paul. Sadly missed by his brother Martin, daughters-in-law Cathy and Joanne, his grandchildren Ciara, Mark, Conor, Hannah and Oliver, his extended family and wide circle of friends. May his soul rest in peace. Reposing at Panagans Rathfarnham Funeral Home, Willbrook Road on Tuesday, August 18 from 5pm to 7pm. Removal on Wednesday morning August 19 to Terenure College Chapel arriving for a 10.30am Funeral Mass, followed by burial in Kilmashogue Cemetery.

CREMIN (Cork Road, Coachford): On August 15, 2026, at Cork University Hospital, SHEILA, predeceased by her husband Paddy and baby son Anthony. Deeply regretted by her sister Mary, nephew John-Paul, brother-in-law Jim, also Synjen and Maura. Reposing in St Patrick's Church, Coachford, (P12RY80) on Tuesday August 18 from 7.30pm until 8.30pm with prayers. Requiem Mass on Wednesday August 19 at 12.00 Noon funeral afterwards to St. John's Cemetery, Coachford.
May she rest in peace.

FINN DAN (Ballinbritt, Carrigtwohill, Co. Cork): On August 15, 2026, peacefully, at home in the loving care of his family. Beloved husband of the late Kathleen (née Hawkes), much loved father of Martina and Michael, adoring grandad of Patrick, loving brother of Billy, Mick, Bunty (Eileen), Kay and Mary. Sadly missed by his loving family, Patrick's mother Clara, sisters-in-law, brothers-in-law, nephews, nieces, relatives, kind neighbours and friends. May Dan Rest In Peace. Reposing at his home in Ballinbritt, Carrigtwohill, on Monday, August 17 from 5pm–8pm. Arriving for Requiem Mass in St. Mary's Church, Carrigtwohill on Tuesday, August 18 at 3pm followed by burial in St. Mary's Cemetery, Carrigtwohill.

Family Notices

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KIRSTEIN (Ardfallen Estate, Douglas, Cork): On August 13, 2026, peacefully, at Darraglynn Nursing Home, in the loving care of all the staff, NOEL, beloved and much cherished partner of Nuala O'Sullivan, dear brother of Betty (Hallay) and the late Fr. Jim Kirstein S.M.A.. Sadly missed by his loving partner, sister, nieces Mary, Elizabeth and Margaret, grandnieces Miriam and Fiona, brother-in-law Günter, Mary's husband Bernhard, the extended O'Sullivan family: Una, Vincent, Carmel and Cyril, relatives and friends. Reposing at the Wilton Funeral Home, Sarsfield Road of Jerh. O'Connor Ltd. on Tuesday (August 18) from 5.00pm to 6.00pm. Requiem Mass at 11.00am on Wednesday (August 19) in St. Joseph's S.M.A. Church, Wilton. Funeral afterwards to St. Finbarr's Cemetery.
"May be rest in peace"

MADDEN (Ballinhassig and late of Kilmichael, Co. Cork): On August 16, 2026, peacefully, at Cork University Hospital, BREDA (née O'Riordan), dearly loved wife of the late Denis and much-loved mother of Clare (Galnan), Kieran, Colman, Helen (O'Callaghan) and the late Declan. Sadly missed by her loving family, sister Margaret, brother Connie, sons-in-law Finbarr and Pat, daughters-in-law Sheila (née Mulcahy) and Sheila (née Murray), grandchildren Niamh, Aoife, Brian, Órla and Eimear, sister-in-law Kathleen, nephews, nieces, relatives, neighbours and a wide circle of friends. Reposing at the Temple Hill Funeral Home, Boreennanna Road of Jerh. O'Connor Ltd. on Monday (August 17) from 4.00pm to 5.00pm. Requiem Mass at 2.00pm on Tuesday (August 18) in the Church of the Most Holy Heart of Mary, Goggin's Hill ('The Mountain Chapel'). Funeral afterwards to adjoining Cemetery.
"May she rest in peace"

MURPHY EILEEN ANNE (Née O'Connor), Sandymount, Dublin 4 and Tullycross, Co. Galway. Passed away peacefully in the excellent care of the staff of St. Vincent's Private Hospital, on August 14, 2026. Deeply regretted by her husband Dr. Dan Murphy (formerly of Merriorn Road and the HSA), her brother Michael, sister Anne Barnett, brother-in-law Andy Slater, nieces, nephews, Aunt Eileen Sheahan, cousin Joe Sheahan, extended family and friends. May Eileen Anne rest in peace. Reposing at Cunningham's Funeral Home, Lucan, K78R2C1 on Tuesday evening from 6 o'clock to 7 o'clock. Requiem mass on Wednesday, August 19, in St. Mary's Church, Croom, Co. Limerick, V35R972 at 11.0 o'clock a.m., followed by burial at Castletown Congers Cemetery, Co. Limerick.

TURPIN (Glannire and late of Carrigtwohill, Co. Cork): On August 14th, 2026, peacefully, at home, NORA (née Deasy), beloved wife of the late Eugene, loving mother of Eileen, Stephen, Bertie, Anne (Murphy), Eoin and Val, sister of the late Kathleen, James, Val and Con, mother-in-law of the late Eddie. Sadly missed by her loving family, daughters-in-law Pearl, Carey, Lorraine and Marguerite, adored grandchildren Alan, Owen, Amy, Katie, Una, Nicole, Eugene and Valerie, nephew, nieces, relatives, neighbours and friends. Requiem Mass at 2.30pm today (Monday) (August 17th) in St. Joseph's Church, Springhill, Glannire. Funeral afterwards to Dun Bolg Cemetery. House strictly private, please.
"May she rest in peace"

HERALD
Motoring
CarsIreland.ie

FORD



19

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€11,150

2019 Ford Transit Connect BASE SWB 1.5 75PS M6 3 SEAT 4DR, 1.5L, Diesel, Manual, 137,700 km, Tax 10/26, NCT 04/27, Van, Full Service History, Perfect working order, Central Co. Laois
Tel: 086 7917157
www.carsireland.ie/4515722

HYUNDAI



19

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€15,250

2019 Hyundai Kona KAUAI EV 5DR AUTO, Electric, Electric, Automatic, 106,000 km, Tax 03/27, NCT 02/27, MPV, Central Locking, Electric Windows, ABS Brakes, Airbag, Cruise Co. Wexford
Tel: 085 8899382
www.carsireland.ie/4514119



16

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€12,250

2016 Hyundai Tucson 1.7 CRDI S BL/DR 2WD 5DR, 1.7L, Diesel, Manual, 187,000 km, Tax 08/26, NCT 11/26, Estate, Central Locking, Electric Windows, ABS Brakes, Airbag, Cruise Co. Louth
Tel: 089 9621759
www.carsireland.ie/4504725

JAGUAR



05

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€8,500

2005 Jaguar XJ6 3.0L V6 Petrol, Automatic, 174k kms =108 k miles NCT 02/27, Stunning Luxury Car, Immaculate, Fully Serviced, Dual A/C Climate Control, Grey Leather, Factory Co. Dublin
Tel: 087 3215404
www.carsireland.ie/4515322

KIA



13

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€3,800

2013 Kia Optima PLATINUM '17 4DR, 1.7L, Diesel, Manual, 1,990,000 km, Tax 06/26, NCT 09/26, Saloon, Central Locking, Electric Windows, ABS Brakes, Airbag, Cruise Control, Co. Sligo
Tel: 087 2727511
www.carsireland.ie/4512857

LEXUS



05

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€7,999

2005 Lexus GS 300 3.0L V6 Petrol Automatic, Stunning Luxury Car, Immaculate Condition, Fully Serviced, NCT OCT 27, Cream Leather, Dual A/C Climate, 2 Keys. High Spec. Co. Dublin
Tel: 087 3215404
www.carsireland.ie/4515335

NISSAN



20

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€18,995

2020 Nissan Qashqai 1.3 SV MY19 4DR PET, 1.3L, Petrol, Manual, 83,279 km, Tax 08/26, NCT 01/28, MPV, Central Locking, Electric Windows, ABS Brakes, Airbag, Cruise Co. Kerry
Tel: 086 2080107
www.carsireland.ie/4511676

PEUGEOT



23

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€20,950

2023 Peugeot 2008 GT EV 156BHP 5DR AUTO, Electric, Electric, CVT, 39,000 km, Tax 04/27, NCT 03/27, Hatchback, Central Locking, Electric Windows, ABS Brakes, Airbag, Cruise Co. Wicklow
Tel: 085 2738206
www.carsireland.ie/4516303

VAN REMOVALS

★ SMART MOVERS Thinking of moving home, office, we are a nationwide service. We will also remove all unwanted items from your home. No skips needed. Free Quote. Tel 0871782441

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

NEWSPAPER NOTICE
PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED
Notice of Direct Planning Application to An Coimisiún Pleanála for Approval in Respect of a Strategic Infrastructure Development (SID) (Electricity Transmission Development)
Dublin City Council

In accordance with Section 182A of the Planning and Development Act 2000, as amended, the Electricity Supply Board (ESB) gives notice of its intention to make an application for approval to An Coimisiún Pleanála for the construction of a 110kV Substation at a site fronting onto Steeven's Lane, Dublin 8 D08 C9D0 and associated underground grid connection works located in lands within the Diageo site complex and within the public road network along Bow Lane West, James's Street and Echlin Street, Dublin 8. Part of the Proposed Development is located within the Diageo lands that are subject to an Industrial Emissions (IE) Licence (Ref. no. P0301-04). Parts of the proposed development are also located within the curtilage of a number of Protected Structures (RMP DU018-440, RMP DU018-473, RMP DU018-474, RMP DU018- 020346, RMP DU018-468).

The Proposed Development will consist of a 110 kV / MV electrical substation and will include the following elements:

- Demolition of all existing buildings on site including a former office building, warehouse and storage shed;
- The construction of 110 kV / MV substation compound with the following electrical plant within the substation:
 - A two storey 110 kV / MV Gas Insulated Switchgear (GIS) building (c. 559 m2; 14.1 m in height);
 - Two banded 110 kV / MV transformers in transformer bays (c. 5.75 m in height) and surrounding fire walls (c.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.
- The installation of six 110kV underground cables (UGC) circuits connecting the proposed Steeven's Lane 110kV substation to key locations, including:
 - Loop-in connection joint bays on the existing Francis Street – Heuston Square 110kV circuit at Bow Lane West and Echlin Street / James' Street;
 - Diageo's 110kV 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' Street.

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

- The 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' Street. The applicant is seeking a ten-year permission for the purposes of construction of the proposed development as outlined above.

A Natura Impact Statement (NIS) has been prepared in respect of the Proposed Development and will accompany the application to An Coimisiún Pleanála.

The planning application, including the NIS, may be inspected free of charge, or purchased on payment of the specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours, for a period of seven weeks commencing on 1st September 2026 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01V902
- The Offices of Dublin City Council, Civic Offices, Wood Quay, Dublin 8, Co. Dublin, D08RF3F

The application may also be viewed or downloaded at the stand-alone project website: www.steevenslane110kvsubstation.ie.

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission') 64 Marlborough Street, Dublin, D01 V902 during the above-mentioned period of seven weeks relating to:

- the implications of the proposed development for proper planning and sustainable development;
- the likely effects on the environment of the proposed development; and
- the likely adverse effects on the integrity of a European site, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission no later than 5.30p.m. on the 20th October 2026. Such submissions / observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent;
- the subject matter of the submission or observation; and
- the reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions / observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see "A Guide to Public Participation in Strategic Infrastructure Development" at www.pleanala.ie).

The Commission may in respect of an application for approval decide to –

- approve the proposed development, or
- make such modifications to the proposed development as it specifies in its decision and approve the proposed development as so modified, or
- approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- refuse to approve the proposed development.

and may attach to an approval under paragraph (i), (ii) or (iii) such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01 8588100).

A person may question the validity of any such decision by the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended.

Practical information on the review mechanism can be accessed on the Commission's website (www.pleanala.ie) under the heading 'Judicial Review Notice'. This

information is also available on the Citizens Information Service website at www.citizensinformation.ie.

Signed: (Antia Prados, MWP, Reenpoint, Blennerville, Tralee, Co. Kerry, acting as agent on behalf of ESB).

Date of erection of site notice: 17th August 2026

We have many cars.

CarsIreland.ie

No funny business.

Appendix F

Copy of Site Notice

SITE NOTICE

PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED

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The Proposed Development will consist of a 110 kV / MV electrical substation and will include the following elements:

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 - A two storey 110 kV / MV Gas Insulated Switchgear (GIS) building (c. 559 m²; 14.1 m in height);
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3. The installation of six 110kV underground cables (UGC) circuits connecting the proposed Steeven's Lane 110kV substation to key locations, including:
 - Loop-in connection joint bays on the existing Francis Street – Heuston Square 110kV circuit at Bow Lane West and Echlin Street / James' Street;
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- the likely effects on the environment of the proposed development; and
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Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission no later than 5.30p.m. on the **20th October 2026**. Such submissions / observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent;
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The Commission may in respect of an application for approval decide to –

- i. approve the proposed development, or
- ii. make such modifications to the proposed development as it specifies in its decision and approve the proposed development as so modified, or
- iii. approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- iv. refuse to approve the proposed development.

and may attach to an approval under paragraph (i), (ii) or (iii) such conditions as it considers appropriate.

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Signed: (Antia Prados, MWP, Reenpoint, Blennerville, Tralee, Co. Kerry, acting as agent on behalf of ESB).

Date of erection of site notice: 17th August 2026

Appendix G

Schedule of Planning Drawings

Schedule of Planning Drawings

Drawing Number	Drawing Title	Sheet Size	Scale	Rev
Architectural Drawings				
27057-00-DTM-DR-RLA-AR-0100	Site Location Map	A1	1:1000	Rev 1.1
27057-00-DTM-DR-RLA-AR-0101	Existing Site Layout Plan	A1	1:200	Rev 1.2
27057-00-DTM-DR-RLA-AR-0102	Proposed Site Layout Plan	A1	1:200	Rev 1.2
27057-00-DTM-DR-RLA-AR-0150	Proposed Entrance Gate	A1	1:25 / 1:200	Rev 1.2
27057-00-DTM-DR-RLA-AR-0400	Existing Plans/ Sections/ Elevations of Demolition of Textile House	A1	1:200	Rev 1.1
27057-00-DTM-DR-RLA-AR-0401	Existing Plans/ Sections/ Elevations of Demolition of Disused Office Building	A1	1:200	Rev 1.1
27057-00-DTM-DR-RLA-AR-0402	Proposed Ground Floor Plan	A1	1:100	Rev 2.1
27057-00-DTM-DR-RLA-AR-0403	Proposed First Floor Plan	A1	1:100	Rev 2.0
27057-00-DTM-DR-RLA-AR-0404	Proposed Roof Plan	A1	1:100	Rev 2.1
27057-00-DTM-DR-RLA-AR-0501	Existing & Proposed Contiguous Elevations (West)	A1	1:200	Rev 1.3
27057-00-DTM-DR-RLA-AR-0502	Existing & Proposed Contiguous Sectional Elevations (East)	A1	1:200	Rev 1.3
27057-00-DTM-DR-RLA-AR-0503	Existing & Proposed Contiguous Sectional Elevations (North)	A1	1:200	Rev 1.4
27057-00-DTM-DR-RLA-AR-0504	Existing & Proposed Contiguous Sectional Elevations (South)	A1	1:200	Rev 1.3
27057-00-DTM-DR-RLA-AR-0505	Existing & Proposed Contiguous Elevations (North)	A1	1:200	Rev 1.2
27057-00-DTM-DR-RLA-AR-0601	Existing & Proposed Contiguous Sectional Elevations (West)	A1	1:200	Rev 1.3
27057-00-DTM-DR-RLA-AR-0602	Existing & Proposed Contiguous Sectional Elevations (North)	A1	1:200	Rev 1.2
Structural Drawings				
27057-01-L00-DR-MWP-SE-1111	Transformer Bund Layout	A1	1:50	Rev 3
27057-01-ZZZ-DR-MWP-SE-1211	Transformer Bund Section	A1	1:10 / 1:50	Rev 3
Civil Drawings				
27057-00-DTM-DR-MWP-CE-0103	Proposed Site Levels	A1	1:200	Rev 4
27057-00-DTM-DR-MWP-CE-0110	Volumetric Analysis	A1	1:200	Rev 3
27057-00-DTM-DR-MWP-CE-0120	Ireland Context Location Map	A1	1:1500	Rev 1
27057-00-DTM-DR-MWP-CE-0122	Proposed Development Layout	A1	1:500	Rev 2
27057-00-DTM-DR-MWP-CE-0123	Temporary Construction Compound Layout	A1	1:250	Rev 2
27057-00-DTM-DR-MWP-CE-0150	Proposed Entrance Layout and Sightlines	A1	1:200	Rev 1
27057-00-ZZZ-DR-MWP-CE-0201	Existing Ground Profiles (Sheet 1 of 2)	A1	1:200	Rev 3
27057-00-ZZZ-DR-MWP-CE-0202	Existing Ground Profiles (Sheet 2 of 2)	A1	1:200	Rev 3
27057-00-ZZZ-DR-MWP-CE-0300	Access Road Longitudinal Section	A1	1:100	Rev 2
27057-00-ZZZ-DR-MWP-CE-0301	Proposed Site Cross Sections (Sheet 1 of 3)	A1	1:150	Rev 4
27057-00-ZZZ-DR-MWP-CE-0302	Proposed Site Cross Sections (Sheet 2 of 3)	A1	1:150	Rev 3
27057-00-ZZZ-DR-MWP-CE-0303	Proposed Site Cross Sections (Sheet 3 of 3)	A1	1:150	Rev 3
27057-00-DTM-DR-MWP-CE-2100	Proposed Drainage and Watermain Layout	A1	1:200	Rev 3
27057-00-DTM-DR-MWP-CE-2400	Compound Drainage Details	A1	1:10 / 1:20	Rev 2
27057-00-DTM-DR-MWP-CE-2500	Cable Trench Details	A1	1:10	Rev 2
27057-00-DTM-DR-MWP-CE-2501	Joint Bay General Arrangement and Details	A1	1:25 / 1:50	Rev 0
27057-00-DTM-DR-MWP-CE-2502	110kV Trench Cross Section for Crossing Over Culverts or Services	A1	1:20	Rev 1
27057-00-DTM-DR-MWP-CE-2503	110kV Trench Cross Section for Crossing Under Culverts or Services	A1	1:20 / 1:50	Rev 1

Appendix H

Confirmation of Payment

AN BORD PLEANALA
64 MARLBOROUGH ST
DUBLIN 1
Co Dublin 1

Document / Date
2003594998 / 30.07.2026

Your account with us
[REDACTED]

Dear Supplier

Your Bank Account has been credited as detailed below. Please allow 2 working days for payment.

If you have a query on the attached payment email [REDACTED]

If you have a query on outstanding invoices email [REDACTED].

Alternatively phone [REDACTED] Option 2. From outside Ireland [REDACTED] Option 2.

Note: Per Dept. Finance circular 43/2006: Payments are at all times conditional on the suppliers having a valid tax clearance certificate. For vendor outside Republic of Ireland , this must be supplied to the ESB.

Our Document	Your Document	Date	Deductions	Net Payment
1904108029	ABP-322700-25	22.07.2026	0.00	100,000.00
Sum total			0.00	100,000.00

VALUE DATE	30.07.2026	CURRENCY	EUR	AMOUNT	100,000.00
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