Outlook

ACP-324596-26 SID for a Proposed 110kV Substation at a site fronting onto Steeven's Lane, and associated underground grid connection works

From Housing Manager DAU <Manager.DAU@npws.gov.ie>
Date Tue 10/20/2026 12:37 PM
To SIDS <sids@pleanala.ie>

1 attachment (227 KB)
SID-DC-2026-045.pdf;

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Our Ref: SID-DC-2026-045

Good afternoon,

Attached are heritage-related observations/recommendations for the above-mentioned consultation. Please acknowledge receipt of same.

Kind regards,
Amy

Amy Thornton
Executive Officer
———
An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais, Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90
Government Offices, Newtown Road, Wexford, Co Wexford, Y35 AP90

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Your Ref: ACP-324596-26
Our Ref: SID-DC-2026-045
(Please quote in all related correspondence)

20 October 2026

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

Via email to: sids@pleanala.ie

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

Proposed Strategic Infrastructure Development (SID): Proposed 110kV Substation at a site fronting onto Steeven's Lane 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.

A chara

I refer to correspondence received in connection with the above.

Outlined below are heritage-related observations/recommendations of the Department under the stated headings.

Archaeology

It is noted that the *Planning and Environmental Considerations Report* (PECR) submitted with the planning application documentation includes a desk-based Archaeological Impact Assessment which was carried out in relation to the proposed development by ACAS Ltd (PECR Appendix 8; dated 20 July 2026). The Department has reviewed the PECR and is broadly in agreement with the findings in relation to Archaeology and Cultural Heritage as set out therein.

Therefore, the Department advises that the following should be included as a condition of any grant of permission. Note these recommended conditions align with Sample Conditions

C4 and C5 as set out in *OPR Practice Note PN03: Planning Conditions* (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development and informed by the findings of the Environmental Impact Assessment Report.

Archaeological Requirements:

1. All mitigation measures in relation to archaeology and cultural heritage as set out in Appendix 8 of the PECR (dated 20 July 2026) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this Order.

2. A Project Archaeologist shall be appointed to oversee and advise on all aspects of the scheme from design, through inception to completion.

a) The Project Archaeologist shall liaise with the Department and the Planning Authority to agree in advance an overall strategy for archaeological works to be carried out both in advance of and in parallel with construction of the development.

b) This shall include the scope of any advance Archaeological Test Excavation and Archaeological Monitoring as well as any additional mitigation measures that may be required to protect archaeological heritage.

3. The Construction Environment Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Appendix 8 of the PECR (dated 20 July 2026) and by any subsequent archaeological investigations associated with the project. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.

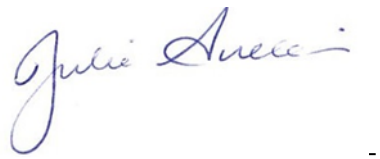
4. The Planning Authority and the Department shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation (either *in situ* or by record*)* of places, caves, sites, features or other objects of archaeological interest.

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

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas



Julie Sullivan
Assistant Principal
Development Applications Unit
Administration