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**Addition of the ‘ESB Substation, Corner of East Wall Road & Alexandra Road, Dublin 3’ to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.**

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**PHOTOGRAPH OF STRUCTURE**



**Introduction**

In accordance with Section 55 of the Planning & Development Act 2000 it is proposed to make the addition of **ESB Substation, Corner of East Wall Road & Alexandra Road, Dublin 3** to Dublin City Council’s Record of Protected Structures.

**Procedure Followed**

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to add **ESB Substation, Corner of East Wall Road & Alexandra Road, Dublin 3** to the Record of Protected Structures. The proposed addition of this structure was first advertised in the Irish Independent on the **10<sup>th</sup> of August 2017**. The public display period was from **Thursday, 10<sup>th</sup> of August 2017 to Thursday 21<sup>st</sup> of September 2017** inclusive.

**Request for Addition**

- James Kelleher of the Dublin Port Company.
- Minister for Culture, Heritage and the Gaeltacht and the National Inventory of Architectural Heritage (NIAH) Ref: 50011170.
- Motion passed by Central Area Committee 14/03/2017.

**Summary of Applicants’ Reasons for Seeking Addition:**

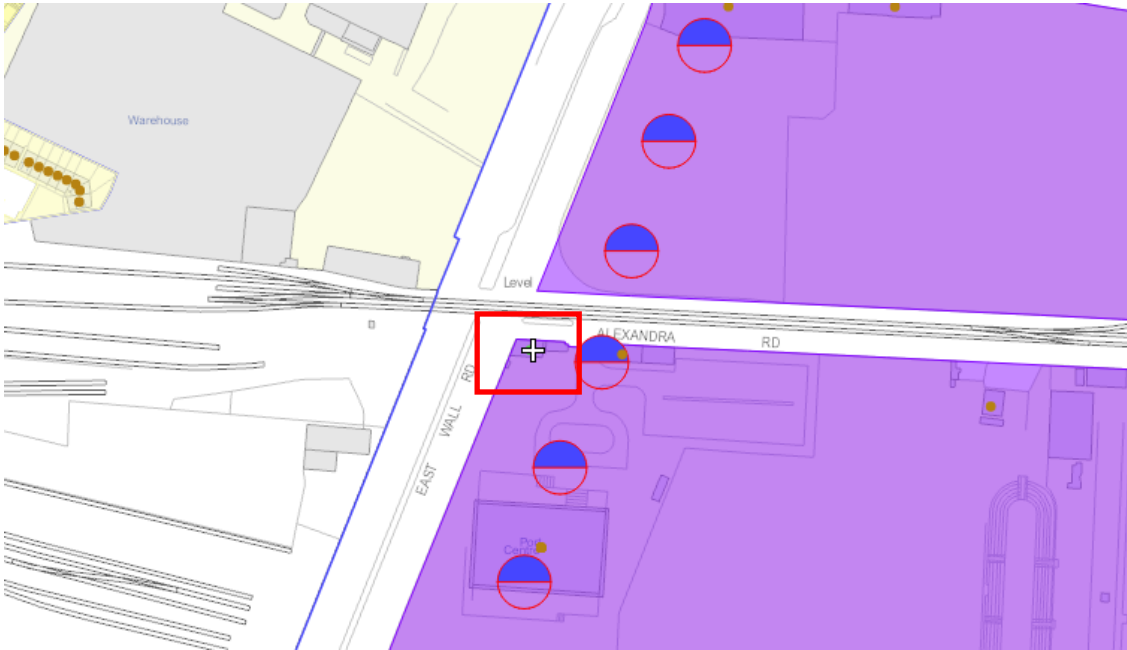
- The applicant, Mr James Kelleher of the Dublin Port Company, has sought the addition of the ESB Sub-station building on the corner of Alexandra Road and East Wall Road because it “is

under the threat of demolition” and “it is one of the few heritage buildings of significance in the area and DPC are keen to preserve it in view of its landmark position in the Dublin Port estate.”

- Minister for Culture, Heritage and the Gaeltacht (formerly Arts, Heritage, Regional, Rural and Gaeltacht Affairs): The substation has been assigned a Regional rating by the National Inventory of Architectural Heritage. It was included in the list of recommendations for inclusion on the RPS of structures deemed as being of ‘Regional’ significance or higher identified during Phase 1 & 2 of the Dublin Survey.

**Site Location & Zoning Map:**

The area is zoned Z7: *To provide for the protection and creation of industrial uses and facilitate opportunities for employment creation.*



**Recent Planning History:**

| Ref No.                 | Description  | Location   | Decision                        |
|-------------------------|--|--|---------------------------------|
| <a href="#">3452/15</a> | Public realm landscape works to port centre precinct | Port Centre, a 1.7ha site bounded by Alexandra Road & East Wall Road, Dublin 1 | GRANT PERMISSION<br>13-Oct-2015 |

**Summary Description and Historical Background (taken from NIAH inventory)**

|   |  |
|---|--|
| <p>ESB Substation, East Wall Road , Alexandra Road, Dublin 3</p>  |  |
| <p><b>NIAH Ref No:</b> 50011170</p>   |  |
| <p><b>Rating:</b> Regional</p>  |  |
| <p><b>Importance Values:</b> ARCHITECTURAL, ARTISTIC &amp; TECHNICAL</p>  |  |
| <p><b>Description:</b><br/>Detached corner-sited two-storey electricity substation, built c.1900, with single-bay break-fronted</p> |  |

front elevation and three-bay north side elevation, latter fronting onto Alexandra Road. Flat roof hidden behind brick parapet wall with moulded granite coping. Red brick walls laid in Flemish bond with brick plinth course, moulded brick string course between floors, stop-chamfered bowtell mouldings to corners and deep moulded brick cornice to base of parapet. Gauged brick round-headed window openings with granite sills and impost mouldings. Front west elevation has shallow breakfront with paired window openings to the first floor having timber casement windows and hood-mouldings. Gauged brick round-arched door opening to breakfront with further gauged brick arch and hood-moulding springing from pair of brick Doric piers on moulded plinth blocks. Double-leaf vertically-sheeted timber doors and timber over-panel opening onto pavement via granite step. To either side of breakfront is oculus formed in gauged moulded brick with four-pane timber lights. Three-bay north side elevation with bricked up windows except to ground floor having timber-framed overlights, with each bay flanked by full-height brick pilasters. East elevation is blank with cast-iron hopper and downpipe breaking through parapet wall. South elevation obscured by vegetative growth.

**Appraisal:**

This brick structure was built as a utilitarian piece of electrical infrastructure in the industrial Docklands area. The decorative brick detailing to the principal facades attests to the attention to aesthetic detail that remained so important into the early twentieth century while forming an attractive element on both streetscapes.

**Assessment of Special Interest Under the Planning & Development Act 2000**

The National Inventory of Architectural Heritage has assigned this building the following categories of special interest: Architectural, Artistic & Technical which corresponds to the consultant's report on special interest as follows:

1. The red-brick building is a structure of special architectural interest because of its design and treatment. The arrangement of pilasters and round-headed arched openings references Neoclassical architecture and gives the exterior of the building a visually appealing character. The use of gauged bricks in arch-heads and window openings, and moulded brickwork in the decorative dressings, such as pilasters and string-courses, is of artistic interest.
2. The sub-station is an historic landmark at a busy junction within the Dublin Port area and makes a significant contribution to the streetscape.
3. In an area where development and redevelopment of sites is commonplace, the sub-station is an important part of the locality's architectural heritage.
4. The purpose-built transformer sub-station is of special technical interest as it is one of the earliest industrial heritage buildings constructed by the fledgling state, c.1922, and because of the extant technical equipment including early 20<sup>th</sup>-century switches and ammeters. Note: Any proposed removal of historic electrical equipment shall be subject to agreement prior to removal to ensure it is adequately recorded and salvaged.

**Significance/NIAH Rating:**

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area. The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

The NIAH has assigned ESB Substation, Corner of East Wall Road & Alexandra Road, Dublin 3 a Regional rating. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

**Submissions/Objections Received**

No submissions were received in relation to the addition of this structure.

**Response to Submissions/Objections**

No response required.

**Conclusion:**

The applicants' reasons for seeking addition, together with the NIAH assessment, have been considered and it is concluded that the structure is of special interest (as described above) and, therefore, merits inclusion on the Record of Protected Structures.

**Meeting of the Area Committee**

The proposed addition of the structure was originally brought forward to the Central Area Committee on the 14<sup>th</sup> of March 2017 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

**Recommendation**

That Dublin City Council notes the contents of Report No.403/2017 and approves the addition of **ESB Substation, Corner of East Wall Road & Alexandra Road, Dublin 3** to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000. The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

**Richard Shakespeare**

Assistant Chief Executive