

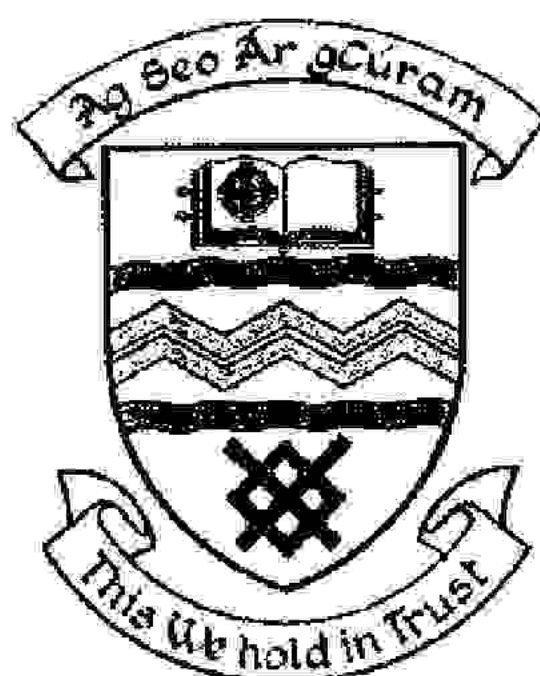
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0455	
1. Location	Grange Castle International Business Park, Kilmahuddrick and Grange and Nangor Townlands, Nangor Road, Clondalkin, Dublin 22.		
2. Development	<p>To construct a Bio-technology Campus for the manufacture and development of pharmaceutical products.</p> <p>The development consists of the following:</p> <p>A three storey administration and laboratory building sized 15,000 sq. metres approx., a three storey secondary production and packaging building sized 36,000 sq. metres approx. a five storey primary production building sized 27,300 sq. metres approx. a five storey development building sized 26,000 sq. metres approx. a two storey warehouse and material management building sized 14,000 sq. metres approx. a two storey utilities building sized 5,800 sq. metres approx. together with external utilities such as a 110 kv electrical substation and switchgear, two number 5 MVA combined heat and power electrical turbines, external cooling towers, (11 metres high approx.) tank farms, and tanks, pipe bridges, drum stores, a waste water neutralisation tank and external stacks (45 metres high approx.) and items of plant and equipment.</p> <p>The development also includes extensive landscaping and planted berming, an internal road network, security fencing, site signage and ancillary external works, together with car parking and external docks, encompassing an overall area of 85 acres approx.</p> <p>The development consists of an activity for which a licence under part IV of the Environmental Protection Agency Act, 1992 is required.</p> <p>An Environmental Impact Statement accompanies this application.</p>		
3. Date of Application	04/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Jacobs Engineering, Address: Merrion House, Merrion Road,		
5. Applicant	Name: AHP Manufacturing B.V., Address: Trading as Wyeth Medica Ireland, Little Connell, Newbridge, Co. Kildare.		

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6. Decision	O.C.M. No. 1833 Date 15/08/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

6. Decision	O.C.M. No. 1833 Date 15/08/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2140 Date 21/09/2000	Effect AP GRANT PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
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SOUTH DUBLIN COUNTY COUNCIL
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Jacobs Engineering,
Merrion House,
Merrion Road,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 2140	Date of Final Grant 21/09/2000
Decision Order Number 1833	Date of Decision 15/08/2000
Register Reference S00A/0455	Date 04/07/00

Applicant AHP Manufacturing B.V.,

Development To construct a Bio-technology Campus for the manufacture and development of pharmaceutical products.

The development consists of the following:

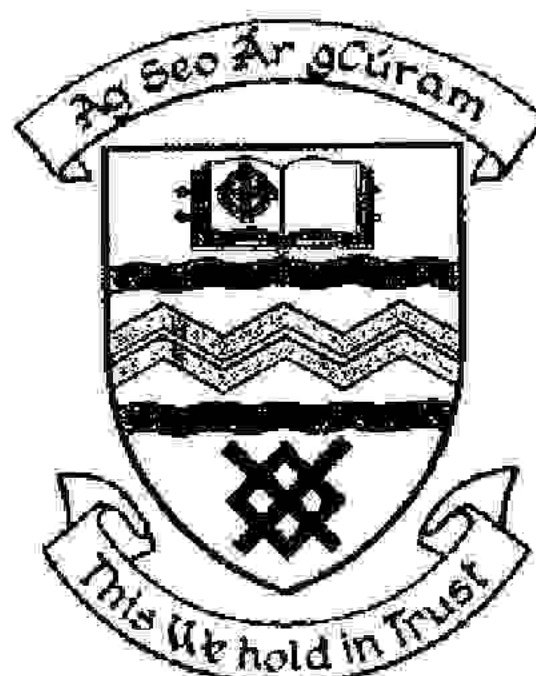
A three storey administration and laboratory building sized 15,000 sq. metres approx., a three storey secondary production and packaging building sized 36,000 sq. metres approx. a five storey primary production building sized 27,300 sq. metres approx. a five storey development building sized 26,000 sq. metres approx. a two storey warehouse and material management building sized 14,000 sq. metres approx. a two storey utilities building sized 5,800 sq. metres approx. together with external utilities such as a 110 kv electrical substation and switchgear, two number 5 MVA combined heat and power electrical turbines, external cooling towers, (11 metres high approx.) tank farms, and tanks, pipe bridges, drum stores, a waste water neutralisation tank and external stacks (45 metres high approx.) and items of plant and equipment.

The development also includes extensive landscaping and planted berming, an internal road network, security fencing, site signage and ancillary external works, together with

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car parking and external docks, encompassing an overall area of 85 acres approx.

The development consists of an activity for which a licence under part IV of the Environmental Protection Agency Act, 1992 is required.

An Environmental Impact Statement accompanies this application.

Location

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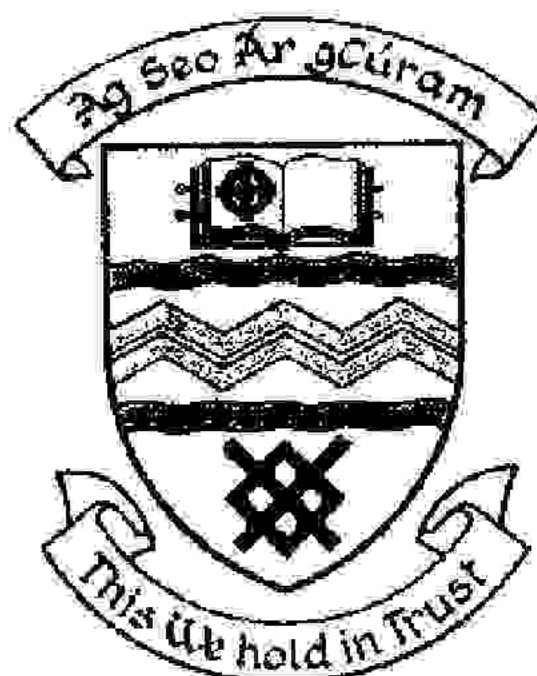
Floor Area 130721.00 Sq Metres
 Time extension(s) up to and including
 Additional Information Requested/Received /

A Permission has been granted for the development described above, subject to the following (15) Conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application on 04/07/00 as amended by Unsolicited Additional Information received on 07/07/00, save as may be required by the other conditions attached hereto.
 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 Permission is granted for a period of ten years only from the date of final grant of permission.
 REASON:
 In the interest of clarity and to ensure completion of the proposed development within the duration of the life of this permission.
- 3 Details of the colour and materials to be used on the external metal cladding and glazing (including samples) of the proposed buildings shall be submitted to the Planning Authority for written agreement within three months of the date of final grant of permission.
 REASON:
 In the interest of clarity and visual amenity.
- 4 Details of the type and source of natural stone to be used on the northern elevation of the proposed QA/QC building shall be submitted to the Planning Authority for written agreement within three months of the date of final grant of permission.
 REASON:
 In the interest of clarity and visual amenity.
- 5 The requirements of the Department of Defence as set out below shall be complied with in a manner to be agreed with the Planning Authority:-
 - (a) Medium intensity obstacle lighting to be used for the 45m high CHP stack which should also be day marked;
 - (b) Additional lighting at an intermediate level may also be required;
 - (c) Adequate numbers of lights should be provided so that the stacks are visible through 360 degrees;
 - (d) Emissions from the stack to be controlled so that visibility is not restricted in the vicinity of Casement Aerodrome runway approaches;
 - (e) A three dimensional (3-D) drawing/picture/record of

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the proposed development to be submitted to the
 Department of Defence for the information of the Air
 Corps.

REASON:

In the interest of the safe operation of Casement Aerodrome.

- 6 In the event of decommissioning or change of use of the proposed development from the production of pharmaceutical products the appropriate Development Plan car parking standard shall apply to any proposed new development.

REASON:

In the interest of clarity, traffic safety and orderly development.

- 7 The proposed Mobility Management Plan shall be implemented in full and shall include the production of an annual report for submission to the Planning Authority and an annual review of the Plan in consultation with the Planning Authority.

REASON:

In the interest of orderly development and traffic safety.

- 8 The proposed landscape masterplan shall be implemented in full and details of a full landscape specification and planting programme shall be submitted to the Planning Authority for written agreement within three months of the date of final grant of permission.

REASON:

In the interest of clarity and visual amenity.

- 9 The developer shall notify Duchas, in writing, of his/her intention to carry out site preparation works at the proposed development site at least three weeks in advance of the commencement of works. The developer shall employ a qualified archaeologist to carry-out archaeological monitoring of all sub-surface works undertaken on the site, including the removal of topsoil, the excavation of trenches for foundations, services and roadways etc. Should archaeological material be discovered in the course of archaeological monitoring, the developer shall facilitate the archaeologist in fully recording the material and shall notify Duchas and the Planning Authority. Within six weeks of the completion of archaeological monitoring, the developer shall submit a report describing the results of the monitoring to Duchas and the Planning Authority.

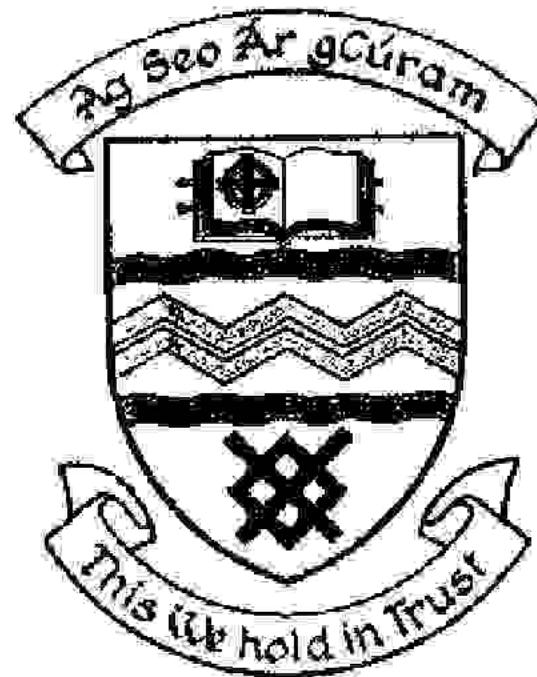
REASON:

In the interest of the recording and protection of any items of archaeological interest on the application site.

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10 The requirements the Planning Authority with regard to road design shall be complied with as follows:-

- (a) All proposed road design details shall be submitted in writing and agreed with the Planning Authority. No road works are to proceed without the agreement of the Planning Authority.
- (b) The construction depth of the access roadway shall be in accordance with the construction depth of the road carriageway throughout the business park. All construction of kerbs, verges, footpaths and cycleways shall be similar in nature to that in-situ; Note: Details are available from the Road Design Department.
- (c) All setting out of proposed roadways and alterations to existing roadways shall be the responsibility of the developer and all lines and levels shall be set out in such time as to enable Statutory Undertakers plant and other privately or publicly owned services or supplies to be installed, altered or removed.
- (d) The drainage of any new sections of roadway shall be submitted to the Planning Authority and the developer shall be responsible for the installation of all new drainage lines and associated features.
- (e) All proposed accesses shall have adequate sight lines and the relevant signage and lining. In the vicinity of the roundabout vision splays shall be agreed in writing with the Planning Authority and any bunds, planting, fences, signage shall be set back to these vision splays.
- (f) The provision of temporary access to the site from the adjacent roads for constructional plant shall be subject to the written agreement of the Planning Authority. At each location the access shall be limited to a clearly defined location. The standard layout and construction shall be suitable in all respects for the type of traffic to use it and shall be designed and constructed to cause the minimum interference to traffic on the road. Full details of each access shall be submitted to the Planning Authority for agreement at least two weeks before entry at that point.

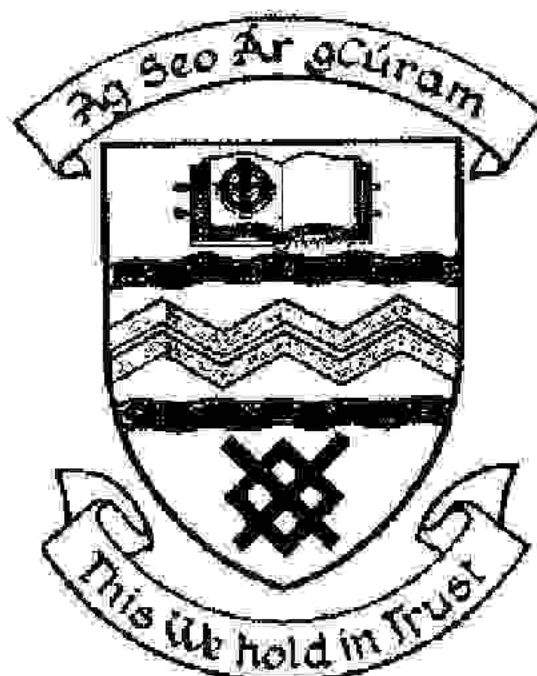
REASON:

In the interest of traffic safety and orderly development.

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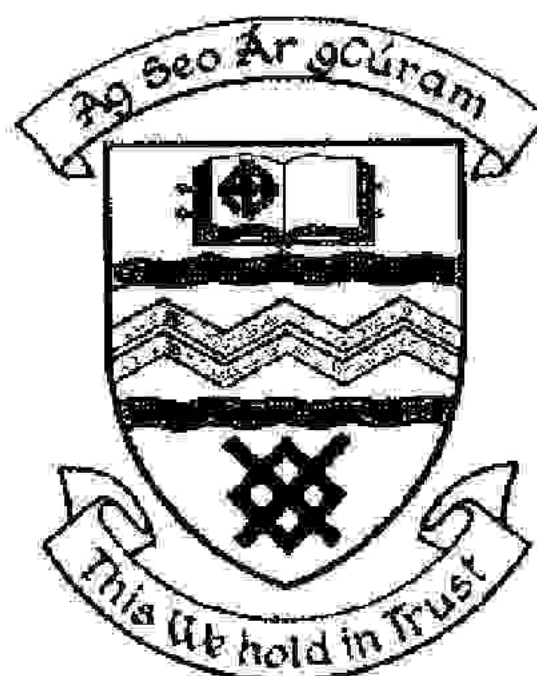
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- 11 The requirements of the Planning Authority with regard to construction activity shall be compiled with as follows:-
- (a) Adequate notification shall be provided to Planning Authority of all operations on the existing roadway which may interfere with other operations being carried out by or on the behalf of South Dublin County Council.
 - (b) Where proposed works encroach onto adjoining roads, adequate temporary road signage shall be used during the execution of these works. Vehicles not engaged in the construction of the works, which are the property of the contractor, subcontractors or employees shall not be parked on or adjacent to the roundabout or on any section of this site where they may obstruct sight distances.
 - (c) The developer shall take particular care to avoid damage to roads, footpaths, grass margins and other surfaces outside of the authorised site and shall be liable for the cost of repairing, to the satisfaction of the Planning Authority and/or the owner, all such damage caused by his operations. He shall take precautions to prevent spillage of diesel fuel or other solvents. He shall also prohibit the use of tracked plant on road surfaces outside of the site unless suitably approved protective measures are taken to safeguard the integrity of the road surfaces. Any damage so caused shall be made good by the developer at his own expense.
 - (d) The developer shall erect advance warning signs to satisfy statutory requirements on the adjacent public roads.
 - (e) That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
 - (f) No spoil shall be dumped over or in the vicinity of the existing carriageways.
 - (g) The developer's Contractor shall liase with the relevant South Dublin County Council Contractors who under Council granted contracts may have possession of the entire Business Park including the road

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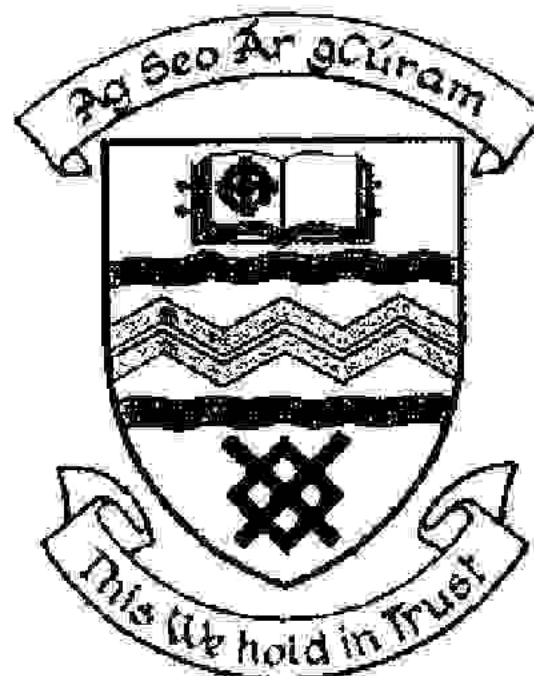
network or the adjoining sites; namely the Outer Ring Road and the Dual Carriageway.

- (h) The developer shall take precautions to avoid damage to land and property outside the authorised site and on completion of the works, the developer shall at his own cost, repair and make good to the satisfaction of the Planning Authority any such damage resulting from both temporary occupation of land necessary for the carrying out of the work and gaining access to the site. All unauthorised work carried out by the developer outside of the authorised site shall be at the developer's own expense and with the written approval of the landowner concerned. The developer shall take all necessary precautions to safeguard all existing buildings and works from damage by construction activity, plant operation, blasting operations, ground movement and settlement and all other activities associated with the execution of the contract. The developer shall make all necessary records (photographic or otherwise) of existing structures and other properties that could be affected by execution of the works prior to the commencement of construction.
- (i) The developer shall comply with the maximum legal permissible loads for public roads in Ireland and where requested by the Planning Authority shall provide evidence of compliance with regard to delivery of material to site. Pumping of water onto a public road or private property shall not be permitted. Heavy discharges to gullies and storm drains shall have silt traps incorporated in the temporary discharge arrangement. Any damage so caused shall be made good by the developer at his own expense.
- (j) The positions of all services of State Authorities, Local Authorities, Statutory Undertakers, mains and services and public authorities sewers shall be verified by the developer who shall satisfy himself as to the exact position of such apparatus. The developer shall liaise fully with and take all measures required by any statutory undertaker or public authority for the support and full protection of the pipes, ducts, cables and other apparatus during the progress of the Works. He shall keep the Planning Authority informed of such liaison and

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measures. In the case of diversion of an existing installation, the developer is to bear all charges.

- (k) The developer shall, before opening any section of work, pursue his own investigations concerning the location of services and by opening up an adequate number of hand excavated trial holes, determine the exact location of all services crossing on or in close proximity to the proposed works. The developer shall carry out an electro-magnetic survey of the line in order to locate the exact position of all underground cables. The developer shall be responsible for ensuring that a non-interrupted supply in these existing services is maintained at all times unless otherwise agreed in writing by the authority concerned. The developer shall notify all the relevant authorities and utility owners sufficiently (min. 2 weeks) in advance of this excavation works at each location so that all necessary precautions may be taken. He shall make good any damage resulting from his operations. A copy of the as constructed details of the roadway is to be lodged with the Planning Authority for future reference. Details of the as diverted services to be lodged with the Planning Authority for future reference.

REASON:

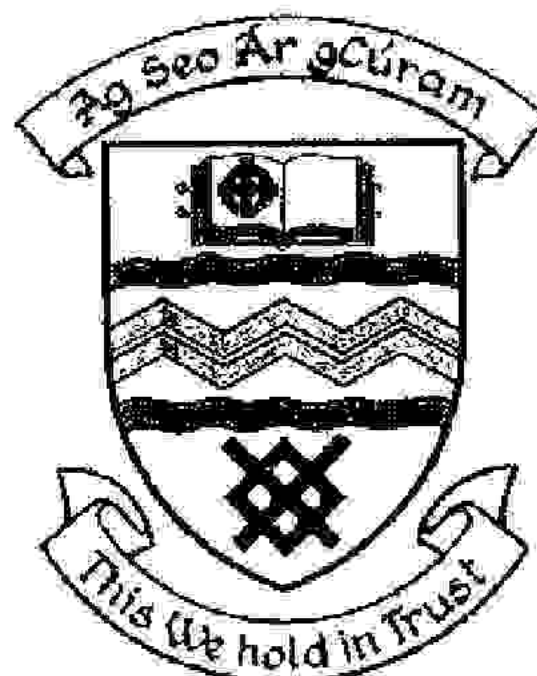
In the interest of orderly development, public safety and the amenities of the area.

- 12 The requirements of the Planning Authority with regard to foul drainage shall be complied with as follows:-
- (a) The developer shall ensure full and complete separation of foul and surface water systems.
 - (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (c) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Protection Agency an Integrated Pollution Control Licence, or from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.

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- (d) Each point of discharge to sewer shall be monitored in accordance with the terms of the IPC licence.
- (e) All waste-water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Details of the proposed grease removal system shall be submitted to the Planning Authority for written agreement within three months of the date of final grant of permission.

REASON:

In the interest of orderly development, public safety and the amenities of the area.

13 The requirements of the Planning Authority with regard to surface water drainage shall be complied with as follows:-

- (a) The developer shall ensure full and complete separation of foul and surface water systems.
- (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (c) All surface water runoff from truck parking/ marshalling areas shall be routed via an appropriate petrol/oil/diesel interceptor before discharging to the public sewer. Details of the proposed interceptor, including design and selection criteria, ref. drg. no. G400, shall be submitted to the Planning Authority for written agreement within three months of the date of final grant of permission.
- (d) All redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system.
- (e) All liquid storage tanks shall be adequately bunded.

REASON:

In the interest of orderly development and public health.

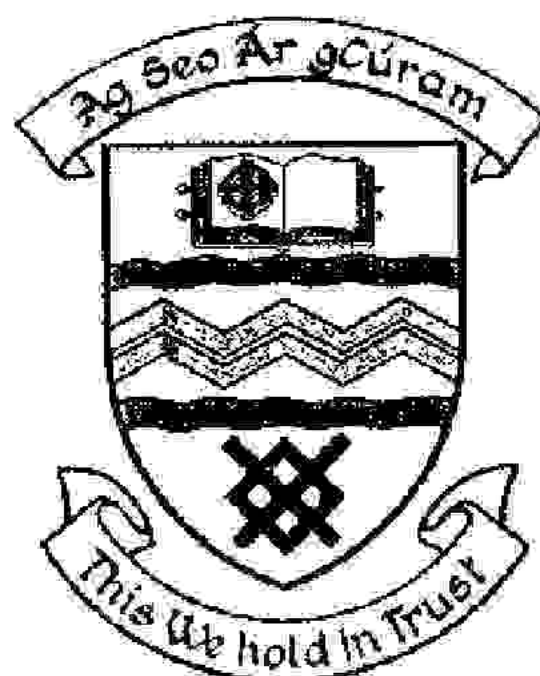
14 The requirements of the Planning Authority with regard to water supply shall be complied with as follows:-

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- (a) All connections, swabbing, chlorination and tappings of County Council mains shall be carried out by South Dublin County Council personnel at applicant's prior expense.
- (b) The proposed watermain layout shall be in accordance with Part B of 1997 Building Regulations and details of proposed watermain sizes, valve, meter and hydrant layout and proposed points of connections to existing watermains shall be submitted to the Planning Authority for written agreement within three months of the date of final grant of permission.
- (c) 24hr storage shall be provided on site.
- (d) A Magflow meter as specified by South Dublin County Council shall be installed on the feeder main to the site. A telemetry outstation compatible with South Dublin County Council's existing telemetry system shall be installed on the feeder main to the site. These and all associated works shall be installed and connected to the Council's telemetry system at the developer's expense.
- (e) The temporary connection to the site compound shall be metered for water charges for the duration of construction. The meter and connection shall be installed at the developer's expense.
- (f) The maximum rate of water draw off from the public supply shall be subject to written agreement between the developer and South Dublin County Council.

REASON:

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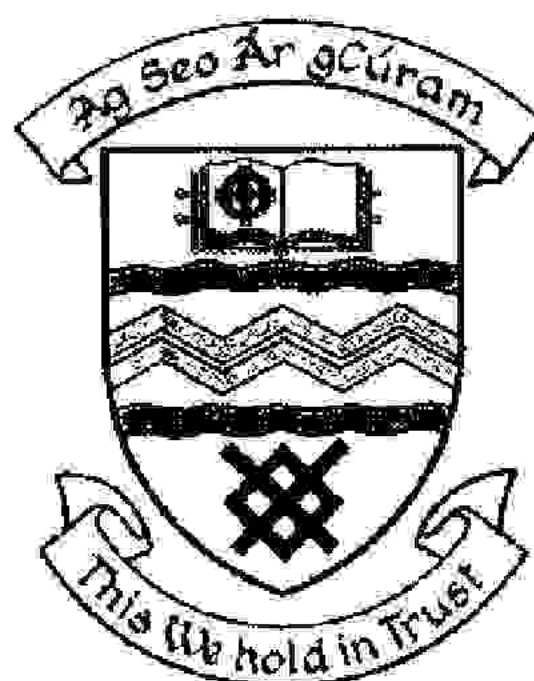
- 15 Before development is commenced, the developer shall lodge with South Dublin County a cash deposit, a bond of an Insurance Company, or other security to the value of £680,000 (Six Hundred and Eight Thousand Pounds) EUR 863,420 (Eight Hundred and Sixty Three Thousand Four Hundred and Twenty Euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or part thereof for the satisfactory completion of the development.

REASON:

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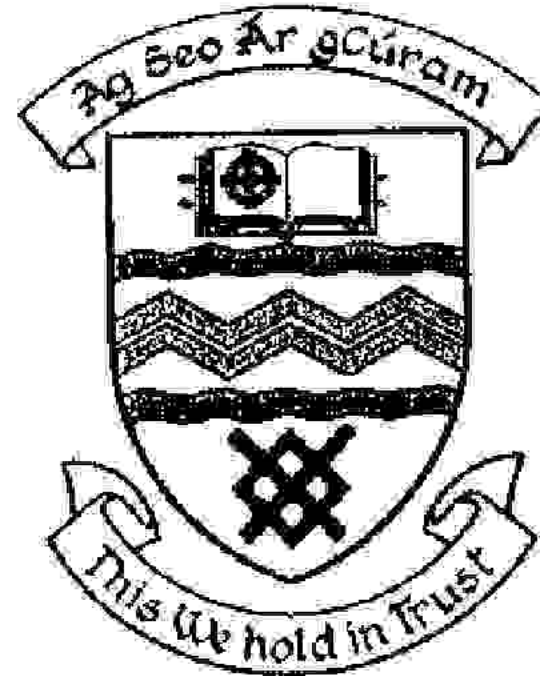
To ensure the satisfactory completion and maintenance of the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


.....21/09/00
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1833	Date of Decision 15/08/2000
Register Reference S00A/0455	Date: 04/07/00

Applicant AHP Manufacturing B.V.,

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A three storey administration and laboratory building sized 15,000 sq. metres approx., a three storey secondary production and packaging building sized 36,000 sq. metres approx. a five storey primary production building sized 27,300 sq. metres approx. a five storey development building sized 26,000 sq. metres approx. a two storey warehouse and material management building sized 14,000 sq. metres approx. a two storey utilities building sized 5,800 sq. metres approx. together with external utilities such as a 110 kv electrical substation and switchgear, two number 5 MVA combined heat and power electrical turbines, external cooling towers, (11 metres high approx.) tank farms, and tanks, pipe bridges, drum stores, a waste water neutralisation tank and external stacks (45 metres high approx.) and items of plant and equipment.

The development also includes extensive landscaping and planted berming, an internal road network, security fencing, site signage and ancillary external works, together with car parking and external docks, encompassing an overall area of 85 acres approx.

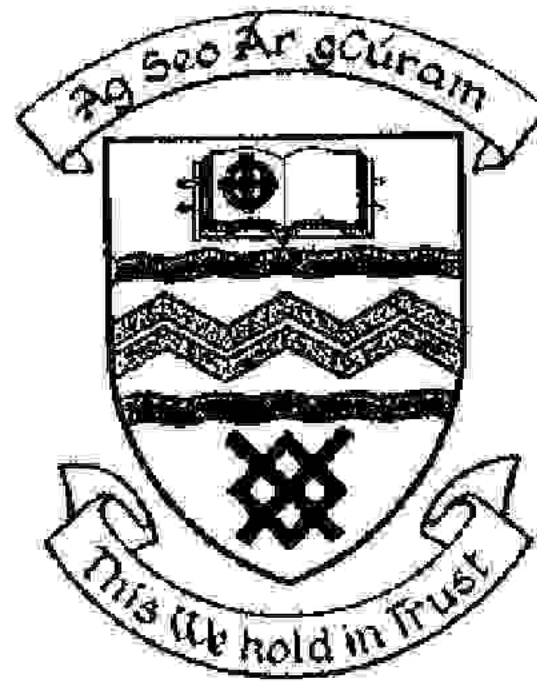
The development consists of an activity for which a licence under part IV of the Environmental Protection Agency Act, 1992 is required.

Jacobs Engineering,
Merrion House,
Merrion Road,
Dublin 4.

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An Environmental Impact Statement accompanies this application.

Location Grange Castle International Business Park, Kilmahuddrick and Grange and Nangor Townlands, Nangor Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

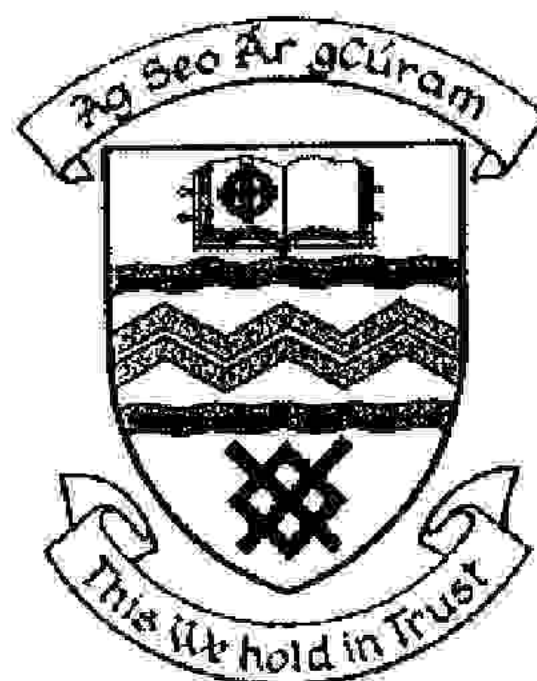
Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Marian Jones 15/08/00
for SENIOR ADMINISTRATIVE OFFICER

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application on 04/07/00 as amended by

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Unsolicited Additional Information received on 07/07/00,
save as may be required by the other conditions attached
hereto.

REASON:

To ensure that the development shall be in accordance with
the permission and that effective control be maintained.

- 2 Permission is granted for a period of ten years only from
the date of final grant of permission.

REASON:

In the interest of clarity and to ensure completion of the
proposed development within the duration of the life of this
permission.

- 3 Details of the colour and materials to be used on the
external metal cladding and glazing (including samples) of
the proposed buildings shall be submitted to the Planning
Authority for written agreement within three months of the
date of final grant of permission.

REASON:

In the interest of clarity and visual amenity.

- 4 Details of the type and source of natural stone to be used
on the northern elevation of the proposed QA/QC building
shall be submitted to the Planning Authority for written
agreement within three months of the date of final grant of
permission.

REASON:

In the interest of clarity and visual amenity.

- 5 The requirements of the Department of Defence as set out
below shall be complied with in a manner to be agreed with
the Planning Authority:-

- (a) Medium intensity obstacle lighting to be used for
the 45m high CHP stack which should also be day
marked;
- (b) Additional lighting at an intermediate level may
also be required;
- (c) Adequate numbers of lights should be provided so
that the stacks are visible through 360 degrees;
- (d) Emissions from the stack to be controlled so that
visibility is not restricted in the vicinity of
Casement Aerodrome runway approaches;

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- (e) A three dimensional (3-D) drawing/picture/record of the proposed development to be submitted to the Department of Defence for the information of the Air Corps.

REASON:

In the interest of the safe operation of Casement Aerodrome.

- 6 In the event of decommissioning or change of use of the proposed development from the production of pharmaceutical products the appropriate Development Plan car parking standard shall apply to any proposed new development.

REASON:

In the interest of clarity, traffic safety and orderly development.

- 7 The proposed Mobility Management Plan shall be implemented in full and shall include the production of an annual report for submission to the Planning Authority and an annual review of the Plan in consultation with the Planning Authority.

REASON:

In the interest of orderly development and traffic safety.

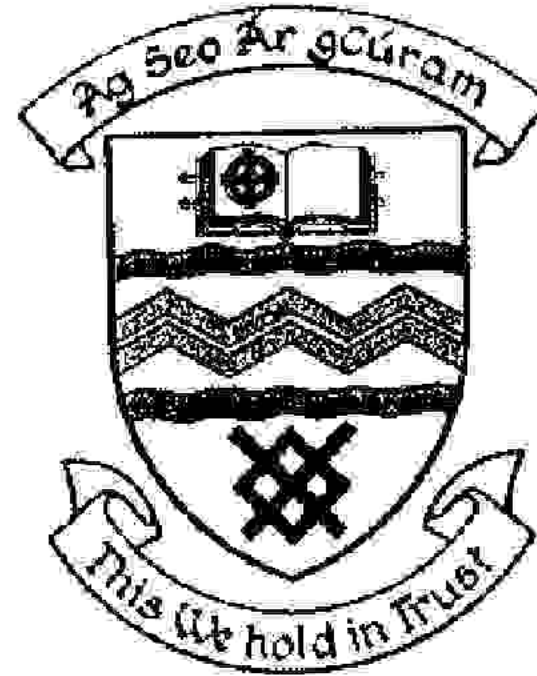
- 8 The proposed landscape masterplan shall be implemented in full and details of a full landscape specification and planting programme shall be submitted to the Planning Authority for written agreement within three months of the date of final grant of permission.

REASON:

In the interest of clarity and visual amenity.

- 9 The developer shall notify Duchas, in writing, of his/her intention to carry out site preparation works at the proposed development site at least three weeks in advance of the commencement of works. The developer shall employ a qualified archaeologist to carry-out archaeological monitoring of all sub-surface works undertaken on the site, including the removal of topsoil, the excavation of trenches for foundations, services and roadways etc. Should archaeological material be discovered in the course of archaeological monitoring, the developer shall facilitate the archaeologist in fully recording the material and shall notify Duchas and the Planning Authority. Within six weeks

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of the completion of archaeological monitoring, the developer shall submit a report describing the results of the monitoring to Duchas and the Planning Authority.

REASON:

In the interest of the recording and protection of any items of archaeological interest on the application site.

- 10 The requirements the Planning Authority with regard to road design shall be complied with as follows:-
- (a) All proposed road design details shall be submitted in writing and agreed with the Planning Authority. No road works are to proceed without the agreement of the Planning Authority.
 - (b) The construction depth of the access roadway shall be in accordance with the construction depth of the road carriageway throughout the business park. All construction of kerbs, verges, footpaths and cycleways shall be similar in nature to that in-situ; Note: Details are available from the Road Design Department.
 - (c) All setting out of proposed roadways and alterations to existing roadways shall be the responsibility of the developer and all lines and levels shall be set out in such time as to enable Statutory Undertakers plant and other privately or publicly owned services or supplies to be installed, altered or removed.
 - (d) The drainage of any new sections of roadway shall be submitted to the Planning Authority and the developer shall be responsible for the installation of all new drainage lines and associated features.
 - (e) All proposed accesses shall have adequate sight lines and the relevant signage and lining. In the vicinity of the roundabout vision splays shall be agreed in writing with the Planning Authority and any bunds, planting, fences, signage shall be set back to these vision splays.

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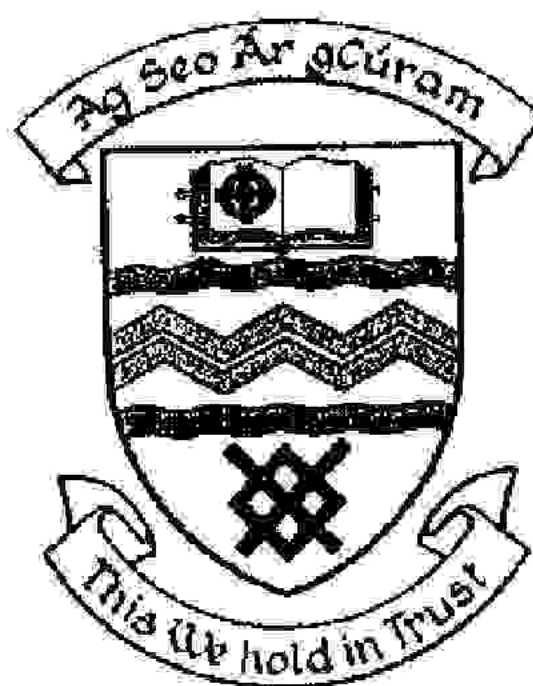
- (f) The provision of temporary access to the site from the adjacent roads for constructional plant shall be subject to the written agreement of the Planning Authority. At each location the access shall be limited to a clearly defined location. The standard layout and construction shall be suitable in all respects for the type of traffic to use it and shall be designed and constructed to cause the minimum interference to traffic on the road. Full details of each access shall be submitted to the Planning Authority for agreement at least two weeks before entry at that point.

REASON:

In the interest of traffic safety and orderly development.

- 11 The requirements of the Planning Authority with regard to construction activity shall be compiled with as follows:-
- (a) Adequate notification shall be provided to Planning Authority of all operations on the existing roadway which may interfere with other operations being carried out by or on the behalf of South Dublin County Council.
 - (b) Where proposed works encroach onto adjoining roads, adequate temporary road signage shall be used during the execution of these works. Vehicles not engaged in the construction of the works, which are the property of the contractor, subcontractors or employees shall not be parked on or adjacent to the roundabout or on any section of this site where they may obstruct sight distances.
 - (c) The developer shall take particular care to avoid damage to roads, footpaths, grass margins and other surfaces outside of the authorised site and shall be liable for the cost of repairing, to the satisfaction of the Planning Authority and/or the owner, all such damage caused by his operations. He shall take precautions to prevent spillage of diesel fuel or other solvents. He shall also prohibit the use of tracked plant on road surfaces outside of the site unless suitably approved protective measures

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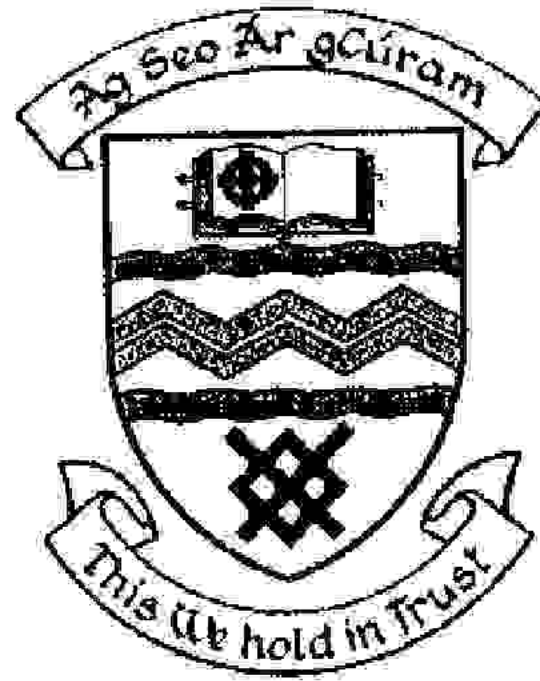
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are taken to safeguard the integrity of the road surfaces. Any damage so caused shall be made good by the developer at his own expense.

- (d) The developer shall erect advance warning signs to satisfy statutory requirements on the adjacent public roads.
- (e) That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
- (f) No spoil shall be dumped over or in the vicinity of the existing carriageways.
- (g) The developer's Contractor shall liaise with the relevant South Dublin County Council Contractors who under Council granted contracts may have possession of the entire Business Park including the road network or the adjoining sites; namely the Outer Ring Road and the Dual Carriageway.
- (h) The developer shall take precautions to avoid damage to land and property outside the authorised site and on completion of the works, the developer shall at his own cost, repair and make good to the satisfaction of the Planning Authority any such damage resulting from both temporary occupation of land necessary for the carrying out of the work and gaining access to the site. All unauthorised work carried out by the developer outside of the authorised site shall be at the developer's own expense and with the written approval of the landowner concerned. The developer shall take all necessary precautions to safeguard all existing buildings and works from damage by construction activity, plant operation, blasting operations, ground movement and settlement and all other activities associated with the execution of the contract. The developer shall make all necessary records (photographic or otherwise) of existing structures and other properties that could be

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affected by execution of the works prior to the commencement of construction.

- (i) The developer shall comply with the maximum legal permissible loads for public roads in Ireland and where requested by the Planning Authority shall provide evidence of compliance with regard to delivery of material to site. Pumping of water onto a public road or private property shall not be permitted. Heavy discharges to gullies and storm drains shall have silt traps incorporated in the temporary discharge arrangement. Any damage so caused shall be made good by the developer at his own expense.
- (j) The positions of all services of State Authorities, Local Authorities, Statutory Undertakers, mains and services and public authorities sewers shall be verified by the developer who shall satisfy himself as to the exact position of such apparatus. The developer shall liaise fully with and take all measures required by any statutory undertaker or public authority for the support and full protection of the pipes, ducts, cables and other apparatus during the progress of the Works. He shall keep the Planning Authority informed of such liaison and measures. In the case of diversion of an existing installation, the developer is to bear all charges.
- (k) The developer shall, before opening any section of work, pursue his own investigations concerning the location of services and by opening up an adequate number of hand excavated trial holes, determine the exact location of all services crossing on or in close proximity to the proposed works. The developer shall carry out an electro-magnetic survey of the line in order to locate the exact position of all underground cables. The developer shall be responsible for ensuring that a non-interrupted supply in these existing services is maintained at all times unless otherwise agreed in writing by the authority concerned. The developer shall notify all the relevant authorities and utility owners

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sufficiently (min. 2 weeks) in advance of this excavation works at each location so that all necessary precautions may be taken. He shall make good any damage resulting from his operations. A copy of the as constructed details of the roadway is to be lodged with the Planning Authority for future reference. Details of the as diverted services to be lodged with the Planning Authority for future reference.

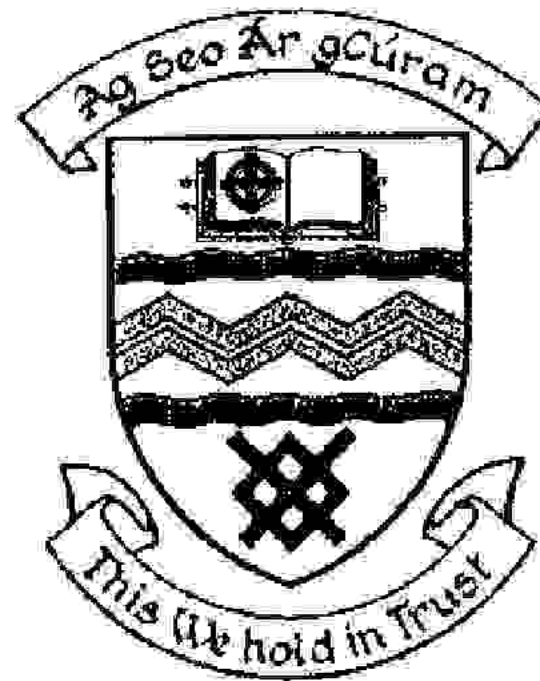
REASON:

In the interest of orderly development, public safety and the amenities of the area.

12 The requirements of the Planning Authority with regard to foul drainage shall be complied with as follows:-

- (a) The developer shall ensure full and complete separation of foul and surface water systems.
- (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (c) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Protection Agency an Integrated Pollution Control Licence, or from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.
- (d) Each point of discharge to sewer shall be monitored in accordance with the terms of the IPC licence.
- (e) All waste-water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer. Details of the proposed grease removal system shall be submitted to the Planning Authority for written agreement within three months of the date of final

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grant of permission.

REASON:

In the interest of orderly development, public safety and the amenities of the area.

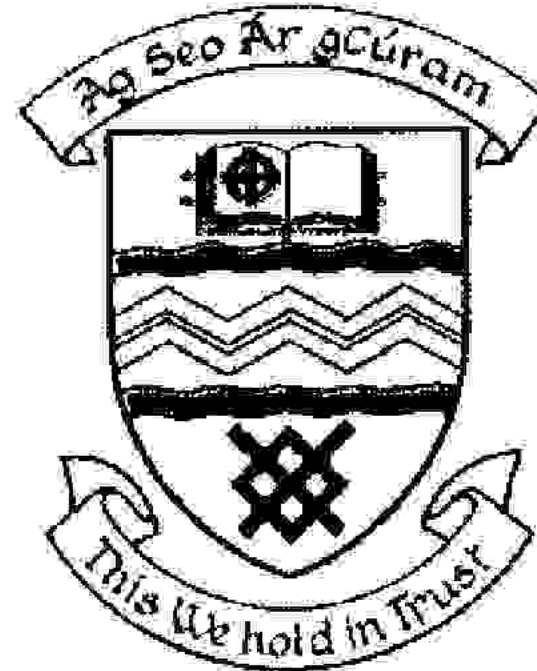
- 13 The requirements of the Planning Authority with regard to surface water drainage shall be complied with as follows:-
- (a) The developer shall ensure full and complete separation of foul and surface water systems.
 - (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (c) All surface water runoff from truck parking/marshalling areas shall be routed via an appropriate petrol/oil/diesel interceptor before discharging to the public sewer. Details of the proposed interceptor, including design and selection criteria, ref. drg. no. G400, shall be submitted to the Planning Authority for written agreement within three months of the date of final grant of permission.
 - (d) All redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system.
 - (e) All liquid storage tanks shall be adequately bunded.

REASON:

In the interest of orderly development and public health.

- 14 The requirements of the Planning Authority with regard to water supply shall be complied with as follows:-
- (a) All connections, swabbing, chlorination and tappings of County Council mains shall be carried out by South Dublin County Council personnel at applicant's prior expense.

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- (b) The proposed watermain layout shall be in accordance with Part B of 1997 Building Regulations and details of proposed watermain sizes, valve, meter and hydrant layout and proposed points of connections to existing watermains shall be submitted to the Planning Authority for written agreement within three months of the date of final grant of permission.
- (c) 24hr storage shall be provided on site.
- (d) A Magflow meter as specified by South Dublin County Council shall be installed on the feeder main to the site. A telemetry outstation compatible with South Dublin County Council's existing telemetry system shall be installed on the feeder main to the site. These and all associated works shall be installed and connected to the Council's telemetry system at the developer's expense.
- (e) The temporary connection to the site compound shall be metered for water charges for the duration of construction. The meter and connection shall be installed at the developer's expense.
- (f) The maximum rate of water draw off from the public supply shall be subject to written agreement between the developer and South Dublin County Council.

REASON:

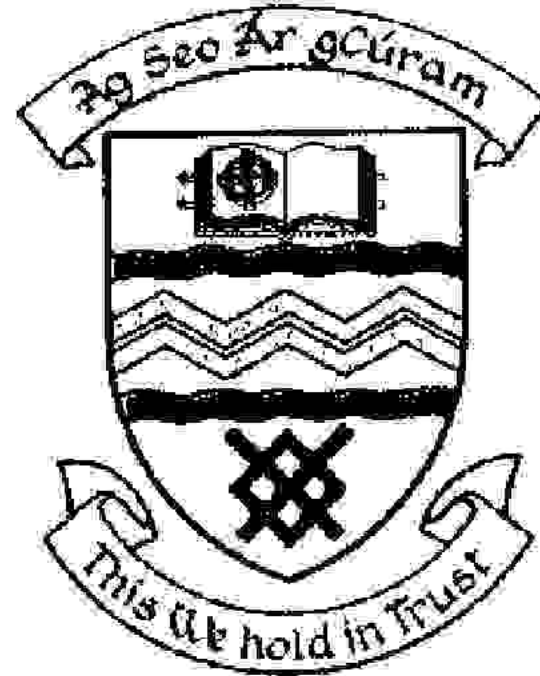
In the interest of orderly development and public health.

- 15 Before development is commenced, the developer shall lodge with South Dublin County a cash deposit, a bond of an Insurance Company, or other security to the value of £680,000 (Six Hundred and Eight Thousand Pounds) EUR 863,420 (Eight Hundred and Sixty Three Thousand Four Hundred and Twenty Euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or part thereof for the satisfactory completion of the development.

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REASON:

To ensure the satisfactory completion and maintenance of the
development.