

Comhairle Chontae Atha Cliath Theas

PR/0242/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0346 **Application Date:** 20-Dec-2021
Submission Type: New Application **Registration Date:** 20-Dec-2021

Correspondence Name and Address: IIPS - Integrated Project Services 2nd Floor, Block 43B, Yeats Way, Park West Business Park, Dublin 12

Proposed Development: New external Freezer Plant Platform Structure; single storey MRO Stores building within the existing construction compound; external Data Centre unit to the south of the existing Manufacturing Suites Building; airlock extension & relocated external double emergency exit doors to the south of the existing Manufacturing Suites Building; Pallet Storage building adjacent to the existing Drum Store West building within the Utility Yard and boiler Water Chemical Dosing Unit within the CUB yard and all associated site works.

Location: Grange Castle Business Park, New Nangor Road, Clondalkin, Dublin 22

Applicant Name: Pfizer Ireland Pharmaceuticals

Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.2 ha, which appears to be the sum of 6 No. areas outlined in red within an overall landholding (outlined in blue) which measures approximately 1.2Ha.

Site Description:

The subject site is located within the Grange Castle Business Park on the Nangor Road, Clondalkin, Dublin 2. The site forms part of an overall landholding known as the 'Pfizer Grange Castle Campus' which is a collection of buildings operated by Pfizer Ireland Pharmaceuticals.

Proposal:

Permission is sought for the following:

- **An External Freezer Plan Platform Structure** – A steel gantry housing refrigeration equipment affixed to the eastern elevation of the existing Warehouse building located towards the northeastern corner of the campus. The gantry is approximately 8m above ground level, 7m in width and 22m in length. The re-alignment of the internal circulation road is required to facilitate the proposed platform structure.

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- **An MRO Stores Building** – A steel framed structure with an approximate gross floor area of 493sq.m located in the southeastern corner of the campus behind an existing storage building. The proposed structure will function as a storage building and will have an approximate height of 7.7m, a length of 27.15m and a width of 19.5m, with a roller shutter access door in the northern elevation.
- **Data Centre** – Located within the curtilage of the existing yard area to the south of the manufacturing suites building. The Data Centre will have an estimated gross floor area of 32sq.m, a maximum height of 3.63m, an approximate width of 8.23m and an overall length of 5.44m (including a 1.21m platform).
- **Airlock** – An extension off the link corridor between the yard and the manufacturing suites building providing a holding area for items being moved into the Manufacturing Suites. The airlock has an approximate gross floor area of 38sq.m, a width of 6.4m, a length of 6.3m and a maximum height of 4.15m. The airlock will be accessed from an existing emergency exit door from the east-west circulation corridor, with a new emergency exit door installed directly to the east of the new airlock.
- **Pallet Store** – An enclosed pallet store building to replace the existing caged enclosure adjacent to the existing Drum Store West Building. The standalone steel frame structure will have an approximate gross floor area of 41sq.m, a length of 9.1m, a width of 5m and a maximum height of 4.17m.
- **Boiler Water Chemical Dosing Unit** – A new Boiler Water Chemical Dosing Unit adjacent to the existing Chemical Dosing Unit within the utility yard. The structure will be constructed of standalone steel frame structure will have an approximate gross floor area of 41sq.m, a length of 9.1m, a width of 5m and a maximum height of 4.17m.
- All ancillary site works above and below ground.

Zoning

The subject site is subject to zoning objective 'EE' - '*To provide for Enterprise and Employment Related Uses*' under the South Dublin County Council Development Plan 2016-2022.

DU017-080 Kilmahuddrick; Barrow, Ring Barrow is indicated on Development Plan Maps 2016-2022 in the vicinity of the subject site.

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SEA Dynamic Assessment

Overlap indicated with the *Records of Monuments and Places* layer owing to the proximity to DU017-080.

Consultations

Drainage and Water Services Section: Additional Information Required.

Irish Water: Additional Information Required.

Parks Section: No objection.

Roads Section: No objection

Heritage Officer: No report received

Inland Fisheries Ireland: No report received

HSE Environmental Health Officer: No objection, subject to conditions.

An Taisce: No report received

Department of Housing, Local Government and Heritage: No report received

Submissions/Observations /Representations

Final date for submissions/observations – 1st February 2022.

None received.

Recent Planning History

SD21A/0364 – Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22.

Proposal: Replacement of existing signs in approved locations including the high level signs on the western elevation of the Drug Substance Building and the northern elevation of the Administration QAQC Building with a halo lit company logo and lettering and a face lit company logo and lettering, respectively; the nonilluminated wall mounted company sign adjacent to the entrance on the northern elevation of the Administration QAQC Building with non-illuminated company logo and lettering; the non-illuminated signs on structures on the verge of the Business Park estate road to the west of the site; and the signage on the approved internally illuminated structure on the verge at the junction of the Business Park estate roads to the north west of the site. The development for retention permission consists of the retention of a non-illuminated sign installed on a structure on the verge of the Business Park estate road to the west of the site; non-illuminated signs installed on the boundary fence adjacent to two of the entrances to the site from the Business Park estate road;

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non-illuminated traffic direction signs installed on traffic sign poles adjacent to the southern entrance into the site and on the verge of the Business Park estate road to the west of the site; and a wall mounted non-illuminated sign with company logo and lettering adjacent to the entrance on the western elevation to the Central Utility building. **Decision:** Due 25th February 2022.

SD18A/0269 - Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22.

Proposal: Extension to an above ground natural gas installation consisting: of regulator/meter kiosk, boiler/generator kiosk, underground and aboveground pipework, 2.4m high chainlink and pallisade fencing, light columns and all ancillary services and associated site works. **Decision:** Permission granted, subject to conditions.

SD18A/0004 - Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22.

Proposal: Construction of an internal storage mezzanine, sized 75sq.m with an access stairs, located on the first floor of the existing Central Utility Building (C.B.U.) within an existing storage area. This application consists of a variation to a previous permitted development on an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. **Decision:** Permission granted, subject to conditions.

SD17A/0192 - Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22.

Proposal: Single storey Modular Laboratory extension sized 470sq.m and 4.5m high and located to the south of the existing QA/QC building. This Laboratory will be built in two equal phases. Single storey Modular Warehouse extension sized 476sq.m and 5.2m high located to the south of the existing warehouse. This consists of six equally sized modular cold storage units and associated external plant. This facility will be built in phases according to need. The conversion of the existing temporary construction related car park to a permanent car park for 220 car parking spaces including lighting and ancillary works located to the south of the existing QA/QC building. A new screen wall constructed of metal cladding around the existing waste handling yard located to the south of the existing yard on site. The new screen wall is 2m high on top of an existing screen wall 2.7m high. Minor modifications to the existing 2.3m high security fence to the north of the site. This application consists of a variation to a previously permitted development on an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. **Decision:** Permission granted subject to conditions.

SD16A/0236 - Grange Castle Business Park, Nangor Road, Clondalkin, Dublin

Proposal: A new 5 storey bio-pharmaceutical manufacturing building to be built in two phases. Phase 1 sized 20,320sq.ms and 28.2 meters high including a single storey link sized 1,203sq.m, and Phase 2 sized 14,320sq.m and 28.2 meters high, including a single storey link sized 750sq.m,

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located to the south of their existing Drug Substance Building. A single storey warehouse extension located to the south of the existing warehouse including new docking facilities sized 1,142sq.m and 11.2 meter high. A three storey extension located to the east of the existing laboratory building sized 1,328sq.m and 17.6 meters high. A new south elevation with new windows on the fourth floor of the existing drug substance building. New site works including 565 new car parking spaces of which 282 are relocated car parking spaces - 282 spaces lost due to the development footprint - located to the north of the site, together with a new bicycle parking facility, a new permanent heavy goods entrance at the current construction entrance to the south boundary of the campus and new fencing, 2.1 meters high, to the east, west and south side boundaries. Permanent car parking of 350 spaces for sustaining construction and contract personnel utilising a portion of the existing temporary contractor car park. Upon completion of the construction and commissioning activities, the remainder of the contractor car park will be decommissioned. A new single storey security building sized 56sq.m and revisions and alterations to the existing road, services and landscaping and new items of plant and equipment located in the existing and proposed yards, and associated pipe bridges. All associated site works. A 10 year planning permission is sought for this proposed development. The application consists of a variation to a previously permitted development on an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application, and it will be available for inspection or purchase at the office of the Planning Authority. **Decision:** Permission granted subject to conditions.

SD07A/0308 - Wyeth Biopharma Campus, Grangecastle International Business Park, Clondalkin, Dublin 22

Proposal: Alterations to the existing previous planning permission, no's S00A/0455 and S01A/0790, consisting of the following; proposed single storey Recycling Facility to include compactor, balers, skip and pallet handing within an enclosed yard of 624sq.m approximately including a roofed area of 110sq.m approximately with a height of 3.8m minor alterations to site works, utilities, site lighting and the like. **Decision:** Permission granted subject to conditions.

SD06A/0111 - Wyeth Biopharma Campus, Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22.

Proposal: Construct alterations and extensions to the existing permitted Biotechnology Campus for the manufacture and development of pharmaceutical products (reference previous planning permission No's. S00A/0455 and S01A/0790). The development consists of the following: a three-storey extension including roof mounted louvred screens to the previously permitted Product Development Building with new floor area of 4,263sq.m approx., a reduction in the footprint and floor area of the previously permitted Product Development Building together with revised elevations and a change to the permitted phasing of the previously permitted Product Development Building. This application consists of a minor variation to a previously permitted development of

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an activity for which a licence under Part IV of the Environmental Protection Agency Act, 1992 is in place: reference is made to EPA Licence No. 652 as granted on the 6th December, 2005. **Decision:** Permission granted subject to conditions.

SD04A/0658 - Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22. Permission sought for 5 no. flag poles to existing main entrance and revised site signage and 2 no. new bicycle and smoking shelters and the permanent use of construction related bicycle shelters at the existing permitted Biotechnology Campus (Planning Ref. S00A/0455 and Planning Ref. SD03A/0643) for the manufacture and development of pharmaceutical products. This application consists of a minor variation to a previously permitted development of an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 is required. **Decision:** Permission granted subject to conditions.

SD03A/0247 - Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22. Retention and upgrading of a temporary construction warehouse as a warehouse and associated link structure at existing permitted Biotechnology Campus (Planning Ref: S00A/0455) for the manufacture and development of pharmaceutical products. This application consists of a minor variation to a previously permitted development of an activity for which a licence under Part IV of the Environmental Protection Agency Act, 1992 is required and will be notified to the Environmental Protection Agency. **Decision:** Permission granted subject to conditions.

S01A/0790 - Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22. Construct alterations and extensions to existing permitted Biotechnology Campus (Planning Ref. S00A/0455) for the manufacture and development of pharmaceutical products. The development consists of the following: A three-storey extension including a roof mounted louvred screen to the previously permitted product development building with new floor area of 2.230 square metres approx., a reduction in the footprint and floor area of the previously permitted product development building together with revised elevations, a change to the permitted phasing of the previously permitted development building together with revised elevations to the Link Spine Building. This application consists of a minor variation to a previously permitted development of an activity for which a licence under Part IV of the Environmental Protection Agency Act, 1992 is required and will be notified to the Environmental Protection Agency. **Decision:** Permission granted subject to conditions.

S01A/0205 - Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22. Construct alterations and extensions to existing permitted Biotechnology Campus (Planning Ref. No: S00A/0455) for the manufacture and development of pharmaceutical products. The development consists of the following: A two-storey extension to the combined utilities building sized 2,070 square metres approx. and roof mounted louvered screen, a three-storey extension to the administration and laboratory building sized 405 square metres approx, the relocation of a 110kV electrical sub-station and switch gear, drum store, tank farm and water tanks and items of plant and

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equipment, together with revised landscaping works and internal road locations. This application consists of a minor variation to a previously permitted development of an activity for which a licence under Part 1V of the Environmental Protection Agency Act, 1992 is required and will be notified to the Environmental Protection Agency. **Decision:** Permission granted subject to conditions.

S00A/0455 – Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22.
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 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.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject scheme.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 1.12.0 Employment Lands

Section 4.2.0 Strategic Policy For Employment

Policy ET1 Economic and Tourism Overarching Policies and Objectives

It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.

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Policy ET2 Enterprise and/or Residential Led Development in Regeneration Zones

It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.

Policy ET3 Enterprise and Employment (EE)

It is the policy of the Council to support and facilitate enterprise and employment uses (hightech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 7.6.0 Major Accidents Directive

Policy IE6 Major Accidents

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

Section 8.0 Green Infrastructure

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

The energy targets set out in EU legislation have been translated into the National Renewable Energy Action Plan (NREAP) 2010 and the National Energy Efficiency Action Plan (NEEAP) 2013- 2020 (updated in 2014). Ireland plans to achieve the binding EU 2020 targets under the NREAP by delivering approximately 40% of energy consumption from renewable sources in the electricity sector, 12% in the heat sector and 10% in the transport sector.

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The NEEAP sets out how the Government aims to deliver a 20% reduction in energy demand (over average 2001-2005 levels) across the whole economy through a range of energy efficiency measures. The Government believes that the public sector should lead by example and has assigned an energy demand reduction target of 33% to the public sector.

ENERGY (E) Policy 1 Responding to European and National Energy Policy & Legislation

It is the policy of the Council to respond to the European and National Energy Programme through the County Development Plan – with policies and objectives that promote energy conservation, increased efficiency and the growth of locally based renewable energy alternatives, in an environmentally acceptable and sustainable manner.

10.1.0 Energy Planning in South Dublin County

South Dublin County Council has adopted a proactive approach to addressing the energy challenge by addressing energy use and efficiency in existing and new building stock and identifying low carbon and renewable energy opportunities in the County.

South Dublin County Council signed up to the EU Covenant of Mayors in June 2012. The Covenant of Mayors is an initiative of the European Commission that brings together Mayors from across Europe, in a shared voluntary commitment to reducing CO₂ emissions by a minimum of 20% by 2020.

South Dublin County Council took part in an EU funded energy project from May 2011 to November 2013, in partnership with the Town & Country Planning Association (TCPA) and eight other European local authorities. The EU Intelligent Energy Europe (IEE) supported Leadership for Energy Action & Planning (LEAP) project, aimed to increase the ability of participating local authorities to pioneer and promote the use of sustainable energy measures and the move towards a low carbon local economy, with minimal greenhouse gas emissions.

The main technical output arising from participation in the LEAP project has been the preparation of the South Dublin Sustainable Energy Action Plan 2013 (SEAP). The South Dublin SEAP analyses the County's energy consumption and carbon dioxide (CO₂), emissions and sets out a series of measures to reduce energy consumption and CO₂ emissions, through a range of energy actions across sectors. The SEAP was approved by the elected members of South Dublin County Council in May 2013 and was verified by the EU Covenant of Mayors – Joint Research Centre in April 2014.

ENERGY (E) Policy 2 South Dublin Spatial Energy Demand Analysis

It is the policy of the Council to implement the recommendations of the South Dublin Spatial Energy Demand Analysis (SEDA) in conjunction with all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County.

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E2 Objective 2:

To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.

E2 Objective 3:

To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment.

E2 Objective 4:

To support the recording and monitoring of renewable energy potential in the County in partnership with other stakeholders including the Sustainable Energy Authority of Ireland (SEAI) and City of Dublin Energy Management Agency (CODEMA).

E2 Objective 6:

To require, where feasibly practical and viable, the provision of PV solar panels in new public buildings (e.g. Council buildings, school buildings, hospitals, health centres, community centres, sports facilities, libraries, Garda stations etc), for electricity generation/storage and/or water heating so as to reduce energy costs, minimise carbon emissions and reduce our dependence on imported fossil fuels.

ENERGY (E) Policy 3 Energy Performance in Existing Buildings

It is the policy of the Council to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings.

E3 Objective 1:

To ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems and that energy efficiency and renewable energy measures are incorporated in accordance with national building regulations, policy and guidelines.

ENERGY (E) Policy 7 (Solar)

It is the policy of the Council to promote the development of solar energy infrastructure in the County, in particular for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity and views and prospects.

Section 10.2.5 SOLAR ENERGY

Section 11.2.1 Design Statements

Section 11.2.4 Regeneration Zone

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Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non Residential)

Section 11.4.4 Car Parking Design and Layout

Section 11.4.6 Travel Plans

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.6.3 Environmental Hazard Management

Section 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting

Section 11.6.4 Major Accidents – Seveso Sites

Section 11.6.5 Waste Management

Section 11.7.2 Energy Performance In New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007)

Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005)

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009)

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority (2010)

The Planning System and Flood Risk Management – Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Visual Amenity
- Public Health
- Water Services and Drainage
- Roads and Traffic
- Parks and Landscape
- Heritage

Zoning and Council Policy

The site is located in an area which is zoned 'EE' - *'To provide for Enterprise and Employment Related Uses'*.

The principle of the proposed development, comprising the addition of structures which are ancillary to the existing use at the subject site, is generally consistent with the zoning objectives and policies of the County Development Plan, subject to site-specific assessment below.

Visual Amenity

Each element of the proposed development shall be assessed below in the context of the relevant policy and the potential impact of the visual amenity.

External Freezer Platform Structure

The proposed External Freezer Platform Structure is located adjacent to the eastern elevation of the existing warehouse building and is comprised of a steel gantry housing refrigeration equipment. The gantry is approximately 8m above ground level, 7m in width and 22m in length.

The re-alignment of the internal circulation road is required to facilitate the proposed platform structure. It is noted that the Roads Department have no objection to the proposal.

Given that the proposed platform structures will be affixed to an existing building and will be located approximately 71.13m from the nearest boundary, the Planning Authority has no objection in principle to the structure in terms of the potential impact on visual amenity. The only concern regarding the proposed equipment located on the structure would be the potential noise arising from the operation. However, the Planning Authority is satisfied that the level of noise due to the normal operation of the proposed development can be addressed by way of CONDITION.

MRO Stores

The proposed MRO Stores building is located in the southeastern corner of the campus and is comprised of a steel framed structure with an approximate gross floor area of 493sq.m, an

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approximate height of 7.7m, a length of 27.15m and a width of 19.5m, with a roller shutter access door in the northern elevation. Having regard to the siting and scale of the proposed MRO stores building within the surrounding receiving context of the Pfizer Campus and approximately 55.3m from the eastern boundary of the lands, the Planning Authority considers that there will be no significant adverse impact on the visual amenity of the area. In this regard, there is no objection to the proposed MRO storage building.

Data Centre

The proposed Data Centre is comprised of a structure with an estimated gross floor area of 32sq.m, a maximum height of 3.63m, an approximate width of 8.23m and an overall length of 5.44m (including a 1.21m platform).

The Planning Authority notes that the proposed Data Centre will be located in the curtilage of the existing yard area to the south of the manufacturing suites building and will secure ongoing operations and retention of historical data in the event of an emergency or general maintenance works to the existing on-site Data Centre. The Planning Authority accepts the rationale for the proposed Data Centre and, having regard to the nature and scale of the proposed Data Centre, considers the proposal will not adversely impact the visual amenity of the subject site and surrounding context.

Airlock

The proposed airlock is comprised of an extension of the link corridor between the yard and the manufacturing suites building providing a holding area for items being moved into the Manufacturing Suites. The airlock has an approximate gross floor area of 38sq.m, a width of 6.4m, a length of 6.3m and a maximum height of 4.15m. The airlock will be accessed from an existing emergency exit door from the east-west circulation corridor, with a new emergency exit door installed directly to the east of the new airlock. Having regard to the nature and scale of the proposed airlock, the Planning Authority is satisfied that the proposal will not have an adverse impact on the visual amenity of the subject site and surrounding receiving context.

Pallet Store

The proposed Pallet Store is comprised of a standalone steel frame structure that will have an approximate gross floor area of 41sq.m, a length of 9.1m, a width of 5m and a maximum height of 4.17m. The eastern, western and southern elevations of the proposed structure will be blank, with the northern elevation including a centrally located roller shutter access door. The roof includes 3 No. translucent panels.

Having regard to the location of the proposed Pallet Store building in the centre of the Pfizer Campus and surrounded by buildings of a similar nature and scale, the Planning Authority is satisfied that the proposal will not have an adverse impact on the visual amenity of the subject site and surrounding receiving context.

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Boiler Water Chemical Dosing Unit

The proposed Boiler Water Chemical Dosing unit is comprised of a standalone steel frame structure with an approximate gross floor area of 41sq.m, a length of 9.1m, a width of 5m and a maximum height of 4.17m. The southern and western elevations of the structure will be blank, with access provided via bi-folding doors in the eastern elevation and ventilation provided through 4 No. vents in the northern elevation.

Whilst the Planning Authority does not have an issue with the principle of the proposed Boiler Water Chemical Dosing Unit, no information is provided in relation to the proposed water services and drainage infrastructure associated with the structure. Furthermore, it is noted that the Plan view of the proposed structure does not show any internal detail. In this regard, the Planning Authority considers that insufficient information has been provided to carry out a complete assessment of the proposal. This information can be provided by way of ADDITIONAL INFORMATION.

Public Health

- A Report was sought from Environmental Health Officer. No objection was indicated in relation to the proposed development, subject to the following conditions:
- No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 on Saturdays nor after 19:00 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
 - Any work outside of these hours shall only be permitted following a written request to the Planning Authority and subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.
- During the construction/demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
- Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

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- A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.
- The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site so as would give reasonable cause for annoyance to any person in any adjoining unit or public place in the vicinity.

Water Services & Drainage

The Drainage Section and Irish Water have assessed the proposed development and required the following ADDITIONAL INFORMATION:

- *'There is no report showing surface water attenuation calculations for proposed development. Submit a report showing surface water attenuation calculations for proposed development. Show what attenuation in m³ is required and what is provided in m³. Include the site area, the area of different surface types such as, green roofs, buildings, roads, permeable paving, green areas in m² and their respective run off coefficients. Also show the SAAR (Standard Annual Average Rainfall) value and site specific Met Eireann rain fall data. Show what surface water attenuation is provided and what is required in m³ for proposed development. All surface water should be attenuated by means of SuDs (Sustainable Drainage Syatems) where possible. The applicant must include SuDs as part of their development. Examples of such SuDs features are as follows but not limited to.*
 - *Permeable Paving*
 - *Grasscrete*
 - *Green Roofs*
 - *Swales*
 - *Tree pits*
 - *Planter boxes,*
 - *Other such SuDs*

If SuDs does not provide sufficient surface water attenuation, then show in a drawing how surface water will be attenuated for the proposed development. The drawing must show that surface water and foul water drainage systems are draining to separate pipe networks.

- *The applicant has not submitted water supply drawings for the proposed development. The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing:*

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datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>).

- *The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All works are to comply with Irish Water Standard Details for Wastewater Infrastructure available at (<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>).*

Roads and Traffic

The Roads Department has provided a Report in relation to the proposed development which states that:

'There is a localised realignment required of the existing 6 metre wide internal service road to accommodate the proposed Freezer Plant Platform gantry. It is anticipated that there will be no increase in goods traffic as a result of these applications. There is no requirement for additional car parking as none of the proposed structures relative to this application will result in additional staff'.

The Roads Department has indicated no objection to the proposed development.

Parks and Landscape

The Parks and Landscape Department has reviewed the proposed development and has no objections. However, the Planning Authority notes that the drawings provided by the Applicant do not appear to indicate the existing and proposed landscaping and Green Infrastructure at the subject site.

Having regard to Chapters 7 and 8 of the South Dublin County Development Plan 2016-2022, the Planning Authority considers that the proposed development represents an opportunity to enhance the Green Infrastructure provision at the subject site, which will in turn enhance the Green Infrastructure network, biodiversity and ecology of the subject lands and surrounding received context. The inclusion of new tree planting, grass verges, planters and green roofs would be welcomed. In this regard, the Planning Authority considers that the Applicant should be provided with an opportunity to demonstrate how the proposed development can enhance the Green

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Infrastructure network at the subject site. This can be addressed by way of ADDITIONAL INFORMATION.

Heritage

Although a Report was not received from the Heritage Officer at the time of writing this Report, it is considered that having regard to the nature and scale of the proposed development, there is unlikely to be an adverse impact on *DU017-080 Kilmahuddrick; Barrow, Ring Barrow*.

Other Considerations

Screening for Environmental Impact Assessment

Having regard to the nature and scale of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature and scale of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

Having regard to the 'EE' zoning objective of the site, and the nature and scale of the proposed development in the context of the existing Pfizer Campus, it is considered that the proposal is acceptable in principle. However, concerns arise which must be addressed to facilitate a complete assessment of the proposed development. In addition, the Water Services and Drainage Department require ADDITIONAL INFORMATION to facilitate a complete assessment of the proposed development.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The applicant is requested to provide details of the proposed drainage and water services infrastructure required to operate the proposed Boiler Water Chemical Dosing Unit. It is noted that the Plan view of the proposed structure does not show any internal details. In this regard, the applicant is requested to clarify whether the plan drawing provided shows the full detail of the proposed structure, if necessary amended plan drawings shall be provided.

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2. The proposed development represents an opportunity to enhance the Green Infrastructure provision at the subject site, which will in turn enhance the Green Infrastructure network, biodiversity and ecology of the subject lands and surrounding received context. The inclusion of new tree planting, grass verges, planters and green roofs would be welcomed. The applicant is requested to provide details of the existing and proposed landscaping and green infrastructure at the subject site.
3. (i) The applicant is requested to submit a report showing surface water attenuation calculations for proposed development. The Applicant is requested to detail what attenuation in m³ is required and what is provided in m³. Include the site area, the area of different surface types such as, green roofs, buildings, roads, permeable paving, green areas in m² and their respective run off coefficients. Also show the SAAR (Standard Annual Average Rainfall) value and site specific Met Eireann rain fall data. Show what surface water attenuation is provided and what is required in m³ for proposed development. All surface water should be attenuated by means of SuDs (Sustainable Drainage Systems) where possible. The applicant must include SuDs as part of their development. Examples of such SuDs features are as follows but not limited to.
 - o Permeable Paving
 - o Grasscrete
 - o Green Roofs
 - o Swales
 - o Tree pits
 - o Planter boxes,
 - o Other such SuDsIf SuDs does not provide sufficient surface water attenuation, the Applicant is requested to show on a drawing how surface water will be attenuated for the proposed development. The drawing must show that surface water and foul water drainage systems are draining to separate pipe networks.
- (ii) The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>).
- (iii) The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Ajs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All works are to comply with Irish Water Standard

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Details for Wastewater Infrastructure available at
(<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>).

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REG. REF. SD21A/0346

LOCATION: Grange Castle Business Park, New Nangor Road, Clondalkin, Dublin 22

Colm Harte

**Colm Harte,
Senior Executive Planner**

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date:

22/2/22


Eoin Burke, Senior Planner