

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Dublin 12**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number: 0242</b>	<b>Date of Decision: 22-Feb-2022</b>
<b>Register Reference: SD21A/0346</b>	<b>Registration Date: 20-Dec-2021</b>

**Applicant:** Pfizer Ireland Pharmaceuticals

**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

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-Dec-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

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.

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 m<sup>3</sup> is required and what is provided in m<sup>3</sup>. Include the site area, the area of different surface types such as, green roofs, buildings, roads, permeable paving, green areas in m<sup>2</sup> 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 m<sup>3</sup> 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](mailto: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 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](mailto: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>).

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to

publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD21A/0346

**Date:** 25-Feb-2022

Yours faithfully,

  
for **Senior Planner**