

Comhairle Chontae Atha Cliath Theas

PR/0364/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0022 **Application Date:** 26-Jan-2022
Submission Type: New Application **Registration Date:** 26-Jan-2022

Correspondence Name and Address: Michael McCormack 69, Lower Leeson Street, Dublin 2

Proposed Development: The construction of a 2-storey extension and any associated site works to the south elevation of the existing engineering stores in the administration offices building which comprises of construction of circa 34sq.m area with a maximum height of 9.4m to accommodate two storey units at Grange Castle Business Park, Grange Castle, Dublin 22. The application relates to development which comprises of an activity, which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1922 as amended.

Location: Takeda Ireland Limited, Grange Castle Business Park, Clondalkin, Dublin 22

Applicant Name: Takeda Ireland Limited

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: Stated as 3.68 Ha.

Site Visit: 01st March 2022

Site Description:

The overall Takeda site comprises a large irregular area of land of some 16 hectares, located within Grange Castle Business Park. The complex contains a substantial pharmaceutical manufacturing facility, with a number of buildings, associated storage tanks and car parking. The existing Takeda development lies to the north of the proposed development, beyond this lies open space and the grand canal. It is noted that the Takeda building in the northern section of the site is significantly higher than the surrounding buildings. Grange Castle lies to the east and south and open space lies to the west. The proposed development site is located within the northern part of the complex. There are a number of entrances to the complex which are heavily landscaped with planting, and high wide berms.

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Proposal:

The proposed development comprises:

- The construction of a 2-storey extension and any associated site works to the south elevation of the existing engineering stores in the administration offices building which comprises of construction of circa 34sq.m area with a maximum height of 9.4m to accommodate two storey units at Grange Castle Business Park, Grange Castle, Dublin 22.
- The application relates to development which comprises of an activity, which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1922 as amended.

Zoning:

The site is zoned EE *'To provide for enterprise and employment related uses'*.

Environmental Impact Statement:

Under previous Planning Application SD20A/0147 an Environmental Impact Assessment Report has been submitted, in line with the requirement under the fifth schedule of the Planning and Development Regulations 2001 (as amended) for EIA for chemical installations.

Consultations:

Environmental Services (Water Services) – No objection, subject to conditions.
Roads Department: No objection, subject to conditions.
Environmental Health Officer – No objection, subject to conditions.
Irish Water – No objection, subject to conditions.

Submissions/Observations /Representations:

None.

Relevant Planning History:

Application Site:

SD20A/0147

The proposed development comprises the construction of P3 Phase II expansion of the existing P3 biopharma production facility which includes the following:

- the construction of a circa 2,155sq.m, two storey biopharma production facility to a maximum height of circa 14.9m to be located to the south of the existing P3 building;
- single storey administration extension of circa 210sq.m to a maximum height of 4m to the north of the existing P3 building and internal modifications to the existing P3 building in addition to all associated site works including delivery area;
- courier pick up/drop off area with 5 parking spaces (including 1 accessible parking space and 1 E-car space);
- extension to existing external utilities yard (circa 485sq.m) for 3 heat pumps and other ancillary equipment;

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- new internal site circulation road and re-alignment of existing circulation road;
- 48 additional car parking spaces (including 3 accessible parking spaces and 5 E-car spaces);
- 24 covered bicycle stands, hard and soft landscaping and external lighting;
- there will be temporary site entrance and associated temporary access road located to the south east of the site during the construction phase all on 3.68 Hectare application site located within the Takeda Ireland facility at Grange Castle Business Park;
- an EIAR (Environmental Impact Assessment Report) is submitted with the application and relates to development comprising of an activity which requires and Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended. **Permission Granted**

SD18A/0169

New single storey electrical building at a height of 4.15m with an area of 136sq.m., an external utility yard for 2 low voltage containerised generators, 2 step up transformers and an above ground, double-skinned, banded, bulk storage fuel tank for the purpose of standby power generation. Modifications to existing berm and the addition of a new grassed berm are also to be included all on a 10.3 hectare site. This application relates to development on a site which carries out an activity that requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended. **Permission Granted**

SD18A/0092

Amendments to the previously approved application SD17A/0354: Increase of total main building floor area over both floors of 163sq.m, minor amendments to building elevation including changes to external doors and windows to both electrical building and main building, the relocation of the approved electrical building and reduction in area, the relocation of the approved nitrogen tank and the inclusion of a CO2 tank compound of approximately 28sq.m, removal of approved pump house from site plan, removal of pipe rack connection to existing pipe rack, relocation of bicycle shelter, relocation and reduction of car parking spaces from 81 to 47 (of these 2 are accessible and 4 are E-Car spaces). An EIAR (Environmental Impact Assessment Report) will be submitted with this application, all on an 8.2 hectare site at Grange Castle Business Park. This application relates to development which comprises of an activity which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended. **Permission Granted**

SD17A/0388

Amendments to the previously approved application SD17A/0019 consisting of: removal of escape stair to the west elevation of the main building and inclusion of escape ladder, re-arrangement of nitrogen storage area and decreased size of nitrogen tank, removal of VOC stack, removal of louvre screen to main building roof and replaced with steel handrail, inclusion of extra flues to main building roof, removal of pump house from site, re-arrangement of fencing to

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perimeter of main building. Amendments also include some changes to external doors and windows to both the electrical and main building. **Permission Granted**

SD17A/0354

Permission granted to Takeda Ireland Ltd. For the construction of a new facility to include the construction of a two storey biopharma production facility to a maximum height of 7.8 m, a single storey electrical building of 126sq.m, an external utility yard for tanks and equipment and a single storey pump house of 16sq.m. The main facility has a total floor area of 3012sq.m approx. The proposed development will further include building signage, bicycle shelter, waste storage area, pipe bridge, 81 car parking spaces (of these 4 spaces are accessible & 8 E-car spaces); new hard and soft landscaping and modifications to existing berm. Circulation roads and footpaths are also to be included. An EIAR (Environmental Impact Assessment Report) will be submitted with this application, all on an 8.2 hectare site. This application relates to development which comprises of an activity which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended. **Permission Granted**

SD17A/0118

The erection of 2 illuminated, 1.75m high x 4.7m wide Takeda company logo signs at heights of 36.945 metres to the north elevation & 30.945 metres to the east elevation of the existing 37.07metre high production building, and associated works. **Permission Granted**

SD17A/0019

Permission granted to Takeda Ireland Ltd. for the construction of a new predominantly single storey Pharma production facility at a height of 15.95m with partial 2 storey plant room & enclosed roof top plant platform, single storey electrical building 126sq.m, an external utility yard for tanks and equipment and a single storey pump house 16sq.m. The main facility has a total floor area of 2998sq.m approx. The proposed development will also include signage, bicycle shelter, smoking shelter, waste storage area, underground fire water storage tank, 37 car park spaces (of these 3 spaces are accessible & 4 E-Car Spaces); new hard and soft landscaping and modifications to existing berm, circulation roads and footpaths are also to be included, temporary construction access to east of the site, new site fence to match existing and retain existing temporary access point into new fence line for the purposes of emergency access only and all associated site works. An EIS (Environmental Impact Statement) will be submitted with this application, all on an 8.4 hectare site. This application relates to development which comprises of an activity which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended. **Permission Granted**

SD16A/0088

Site enabling works including demolition of existing vacant house and outbuildings (total floor area c.241sq.m), diversion of Baldonnell stream, provision of below ground attenuation. Development of 4 single storey data centres (DUB09, DUB10, DUB12, DUB13) located west of

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data centres DUB06 (existing), DUB07 & DUB08 (both granted under SD15A/0343), each data centre will contain the following: offices, computer and associated support areas, electrical component rooms, plant and associated equipment, plant at roof level and 5 flues each (each c.25m high) (gross floor area of each data centre c.17,598sq.m c.70,392sq.m in total). The height of each data centre will range between c.6.1m & c.13.3m high. Ancillary site works for connection to infrastructural services, as well as fencing, landscaping, perimeter service roads around the buildings. The provision for installation of heat dispersal infrastructure to facilitate the future potential recycling of waste heat energy by 3rd parties. 160 additional operational parking spaces (including universal accessible spaces). Provision of 20 bicycle parking spaces. Provision of 1 adiabatic water storage tank (c.273sq.m), 1 water treatment storage tank (416sq.m) and 2 pump houses (c.75sq.m each). Provision of 1,750 temporary construction worker parking spaces on adjoining Takeda and SDCC sites. All associated site development, service provision, landscaping and associated works. This application includes modifications to permission ref. SD15A/0343 in relation to the lands west of permitted DUB07 & DUB08 now forming part of the current application. An Environmental Impact Statement (EIS) has been submitted with this application. **Permission Granted**

SD16A/0044

Permission granted to Takeda Ireland Ltd. for the construction of a 254.32 sq.m extension of 13.0m x 21.02 x 8m high to the northern end of the existing drum store, and associated works. This application relates to a development which comprises or is for the purposes of an activity requiring an Integrated Pollution Control Licence. **Permission Granted**

SD13A/0107

Permission granted to Takeda Ireland Ltd. For construction of a 257sq.m extension 26m x 9.875m x 13.1m high to the southern end of the existing warehouse, including a 65sq.m plant mezzanine; construction of a visitor car park with 10 spaces to be located at the entrance to the site; construction of a staff car park with 26 spaces to be located along the northern boundary of the site. This application relates to a development which comprises or is for the purpose of an activity requiring an Integrated Pollution Control Licence. **Permission Granted**

Recent Relevant Enforcement History:

None found.

Pre-Planning Consultation:

PP046/20 - c.2,350 m2 expansion to the existing P3 production building (SD17A/0354).

Key points –

- existing height 7.8m – proposed 12m. Rationale for this required. Visual impact should be reduced as much as possible. LVIA and photomontages required.
- Connections to existing parkland important.
- CDP parking standards should be adhered to. Details of construction entrance required

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- Drainage – needs to be designed for SuDS. Irish Water pre-connection enquiry advised.
- Important to show how previous EIAR mitigation measures will be impacted on.

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.

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 (high-tech 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

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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

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Section 11.2.1 Design Statements

Section 11.2.4 Regeneration Zone

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

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

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Section 11.8.2 Appropriate Assessment

Assessment

The main issues for assessment relate to the following:

- Zoning and Council policy,
- Visual Impact,
- Residential Amenity
- Access and Parking,
- EHO
- Services and Drainage.

Zoning and Council policy

The application 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. The principle of the proposed warehouse extension is acceptable at this location. The suitability of the site for the proposal will be determined with regard to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan.

The application also relates to development which comprises of an activity, which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended.

The applicant Takeda Ireland Ltd manufacturer pharmaceutical products. The Development Plan defines Industry – Special as *the use of a building or part thereof or land for any industry which requires special assessment due to its potential for detrimental environmental effects*. Given that the proposed development is a prescribed class that warrants an EIA and an Industrial emissions licence from the EPA, it is considered to fall into this category.

As such, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan, the principle of the proposed extension is acceptable at this location.

Visual Impact

The proposal includes for the addition of an extension to the existing south elevation of the administrative office block structure within the northern side of the campus. The proposal projects 4.4m from the existing southern building line, is 8.3m in width and overall is 34sq.m in size. The ridge level height of the flat parapet roof is elevated slightly with the existing building height (9.4m). The proposed materials of horizontal insulated kingspan micro rib cladding panels which will match the materials of the existing structure both in style and form. The proposal includes for two 'hanel' storage units that encompass two storeys with no first level.

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Access to the 'hanel' storage units will be obtained internally from the ground floor with removal of the existing roller shutter doors. Internal finishes are not proposed for the 'hanel' units.

Having regards to the adjacent buildings, the nature of uses in proximity to the site it is considered that ample distance surrounds the site for this modest extension to be accommodate on the site. With regards to the scale and design the proposal would be similar to the prevalent type and style of development in the area. The proposed extension to the existing warehouse use is in keeping with the character of the area and will not adversely impact on the visual amenities of the surrounding area and is therefore deemed acceptable.

Residential Amenity

Considering the significant separation distances between the application site and the nearest sensitive residential dwellings, which is approximately 250m west-north-west and 350m to the north of the proposed development, it is not anticipated that the proposed development will have any undue impact on the residential amenity of the area.

Access and Parking

The footprint of the proposed extension is considered a moderate increase to the administrative office block, therefore no Roads related issues are envisaged. It is considered that adequate parking exists within the industrial estate and on the site is consistent with the requirements of the Development Plan.

The Roads Department report states: '*Small extension to existing development. 34sq.m in total. No amendments to roads or parking requirements*'.

The above comments are noted.

EHO

The EHO has no objections and standard conditions regarding noise and working hours shall be addressed by condition.

Surface Water Drainage

The surface water drainage department has no objections.

Flood Risk

Conditions have been offered and will be attached to the planning permission.

Irish Water

The Irish Water report has no objections subject to standard compliance and standards conditions.

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Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real 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.

Other Considerations

Development Contributions

Two Storey extension: 34sq.m.

SEA Monitoring Information

Building Use Type Proposed – Two Storey extension

Floor Area (sq. m.) – 34sq.m

Land Type - Greenfield

Site Area (Ha.) – 3.68

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2016 - 2022, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 -

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2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: In the interest of public health, public safety and environmental protection.
2. EHO Requirements.
 - (a) No heavy / noisy construction equipment or 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 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
 - (b) Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.
 - (c) 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.
 - (d) 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.
 - (e) The applicant shall put in place a pest control contract for the site for the duration of the construction works.
 - (f) 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).
 - (g) Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.
 - (h) Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.
 - (i) Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

REASON: For the health and safety purposes.

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3. Drainage - Surface Water.
 - (i) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - (ii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works
REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.
4. Drainage - Irish Water.
 - (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.
5. Further Development.

No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennae or equipment, unless authorised by a further grant of planning permission.
REASON: To protect the visual amenities of the area.
6. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.
REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.
7. Minimise Air Blown Dust.

During the construction and or 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. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.
REASON: In the interest of public health and to uphold the Council's policies set out in

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the South Dublin County Council Development Plan.

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3,357.84 (three thousand, three hundred and fifty seven euro and eighty four cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall 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 and to ensure that any such instances arising are remedied immediately.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: The applicant is advised that where industrial effluent is produced or stored a licence may be required under the provisions of the Waste Management Act.

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REG. REF. SD22A/0022

**LOCATION: Takeda Ireland Limited, Grange Castle Business Park, Clondalkin, Dublin
22**

Colm Harte

**Colm Harte,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date:

21/3/22


Eoin Burke, Senior Planner