

Comhairle Chontae Atha Cliath Theas

PR/0386/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0025 **Application Date:** 31-Jan-2022
Submission Type: New Application **Registration Date:** 31-Jan-2022

Correspondence Name and Address: Henry J. Lyons 51-54, Pearse Street, Dublin 2

Proposed Development: Retention and continuance of the use for a further two years of the temporary gas powered generation plant, that is located to the rear of the Takeda Ireland complex, that is sited within a walled year of 2,836sqm containing 12 generator units with associated flues (each 15m high), which was permitted initially for a period of three years under Reg Ref. SD16A/0345 and was subsequently extended for an additional period of 2 years from the 4th February 2020 under Condition no. 2 of permission granted under SD19A/0342 Vehicular access to the generation plan will remain from the permitted service road into Edgeconnex site and Grange Castle Business Park as originally permitted.

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

Applicant Name: EdgeConneX

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area : Stated as 0.7253Ha.

Site Description:

The subject site comprises a portion of lands within the EdgeConneX campus situated within Grange Castle Business Park. The site is occupied by an existing temporary gas generation plant that is located to the rear of the Takeda complex. Vehicular access to the site would remain from the permitted service road into the EdgeConneX site and Grange Castle Business Park permitted previously and which currently serves the existing temporary gas generation plant.

Protected Structures are located within c.220m to the north-west at the 12th Lock: RPS 118 (stone two storey industrial building); RPS 125 (single-stage canal lock); RPS 127 (bridge with stone capping). The pNHA Grand Canal (Site Code: 002104) is located within 200m to the north. The site is in close proximity to the Adamstown Road/R120 (West), Grange Castle Business Park (East) and the Grand Canal (North). A number of residential properties, which are

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located off the Adamstown Road are also in proximity of the site to the east. Lands to the north of the canal form part of the Clonburris Strategic Development Zone.

Proposal:

- Retention and continuance of the use for a further two years of the temporary gas powered generation plant, that is located to the rear of the Takeda Ireland complex, that is sited within a walled yard of 2,836sqm containing 12 generator units with associated flues (each 15m high), which was permitted initially for a period of three years under Reg Ref. SD16A/0345 and was subsequently extended for an additional period of 2 years from the 4th February 2020 under Condition no. 2 of permission granted under SD19A/0342 Vehicular access to the generation plant will remain from the permitted service road into EdgeConnex site and Grange Castle Business Park as originally permitted.

SEA Sensitivity:

The SEA Sensitivity Screening indicated no overlap with relevant layers.

It is noted that an area designated as SFRA B is located to the north west of the site. Protected structures are situated to the north-west of the site at the 12th Lock: RPS 118 (stone two storey industrial building); RPS 125 (single-stage canal lock); RPS 127 (bridge with stone capping). It is not considered that the proposed development will directly impact on the protected structures.

Zoning

The proposed site is subject to zoning objective 'EE'- *'To provide for enterprise and employment related uses'* in the south Dublin County Development Plan 2016-2022.

The route of the NTA Greater Dublin Cycle Network Plan is indicated on the Development Plan zoning map and runs along the Grand Canal to the north of the site.

Long term road proposal along the R120 to upgrade the existing road from Adamstown to Ballybane and Brownstown indicated on the Development Plan Maps to the west of the site.

Consultations:

- *Parks Department* – No objections.
- *Environmental Health Officer* – No objection subject to conditions.
- *Roads Section* – No objections.
- *Irish Water* – No objections subject to conditions.
- *Water Services* - No objections subject to conditions.
- *Waterways Ireland* – No report received at time of writing.

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- *TII* – No observations.
- *Sustainable Energy Ireland* – No report received at time of writing.
- *Inland Fisheries Ireland* – No objections.
- *Department of Defence* – No report received at time of writing.
- *Commission for Regulation of Utilities* - No report received at time of writing.

Submissions/Observations /Representations

None.

Relevant Planning History

Parent Permission

SD19A/0342 Retention and continuance of the use for a further two years of the temporary gas powered generation plant which is located to the rear of the Takeda Ireland complex, is sited within a walled yard of 2,836sq.m containing 12 generator units with associated flues (each 15m high) which was permitted for a period of three years on the 10th January 2017 under Condition no.3 of permission granted under Reg. Ref. SD16A/0345; vehicular access to the generation plant will remain from the permitted service road into the EdgeConneX site and Grange Castle Business Park as originally permitted. **Retention Permission Granted**

SD16A/0345 Construction of a new single storey data hall of 4,176sq.m as an extension to the immediate south of the data hall and single storey office (5,776sq.m) permitted under Reg. Ref. SD16A/0214 to create an overall development of 9,952sq.m. The new data hall will include plant at roof level, associated support services, 5 standby generators with associated flues (each 15m high) and services road. The development will also include a temporary gas powered generation plant within a walled yard containing 12 generator units with associated flues (each 15m high) to be located within and to the rear of the Takeda Ireland complex to the east side of the site. The development will also include a new two storey ESB substation (507sq.m) with associated transformer yard and single storey transformer building (157.5sq.m) to replace aforementioned temporary gas generation plant and will be located to north of entrance into the site from Grange Castle. The development will also include ancillary site works, including attenuation pond, connections to existing Grange Castle infrastructural services as well as fencing, signage, and will include new vehicular access to the generator farm and sub-station off the permitted service road as granted under Reg. Ref. SD16A/0214. The development will be enclosed with landscaping to all frontages. An Environmental Impact Statement (EIS) has been submitted with this application. **Permission Granted**

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Other Permissions

SD22A/0009 Retention and completion of amendments to the permitted internal road layout, internal fencing and other ancillary internal layout amendments that were permitted under SDCC Planning Ref. SD18A/0298. **Request Additional Information**

SD20A/0031 Relocation of the temporary gas powered generation plant for a further two years from lands to the rear of the Takeda Ireland complex to the east of the site; to lands to the immediate north-west within the Edgeconnex campus and to the immediate east of the data centre granted and built under Reg. Ref. SD17A/0141 and SD17A/0392; the relocated temporary gas powered generation plant will be enclosed within a walled yard of 2,836sq.m containing 12 generator units with associated flues (each 15m high) that was permitted for a period of three years on the 15th May 2017 under condition No. 4 of permission granted under Reg. Ref. SD17A/0027; vehicular access to the generation plant will remain from the permitted service road into the Edgeconnex site and Grange Castle Business Park as originally permitted. (Relates to access road only). **Permission Granted**

SD18A/0298 Amendment and completion of the permissions granted under Reg. Ref. SD16A/0214, SD16A/0345, SD17A/0141 and SD17A/0392 as well as the construction of two new single storey data halls and associated office areas and plant, with a gross floor area of 5,823sq.m. 1 new single storey data hall (1,857sq.m) plus single storey offices (719sq.m) will be located to the immediate east of the data hall that was permitted and subsequently extended under Reg. Ref. SD17A/0141 and SD17A/0392. The new data hall will include plant at roof level; associated support services, 4 standby generators with associated flues (each 15m high) and service road. 1 new single storey data hall (3,005sq.m) plus delivery bay (242sq.m) will be located to the north of the extended data centre granted under Reg. Ref. SD17A/0141 and SD17A/0392 and to the south of the permitted attenuation pond. The new data hall will include plant at roof level; associated support services, 8 standby generators with associated flues (each 15m high) and service road. Relocation and redesign of the two storey ESB substation (556sq.m) with associated transformer yard and single storey transformer building (180sq.m) permitted under SD16A/0345 to the immediate north of the entrance into the site from Grange Castle Business Park.

The development will also include a revised location for the sprinkler tank and pump room permitted under SD17A/0392, as well as a revision and extension to the permitted service road to provide vehicular access to all data halls and relocation of the 3 car parking spaces permitted under SD17A/0392 as well as the creation of 14 new spaces (17 spaces overall) and sheltered bicycle parking to serve this element of the development. The development will also include modifications to the attenuation pond, and to the landscaping previously permitted. The development will continue to include ancillary site works, connections to the existing Grange

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Castle infrastructural services as well as fencing and signage. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. (Relates to access road only). **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**

SD17A/0392 Amendment and completion of the permission granted under SD17A/0141 to facilitate a 125sq.m extension to the north and south of the permitted stand-alone single storey data hall of 1,515sq.m to create an extended stand-alone single storey data hall of 1,640sq.m. The permitted data hall will remain located as per SD17A/0141 - that is to the north of the data hall and its extension and to the west of the temporary gas powered generation plant permitted under Reg. Ref. SD16A/0214, SD16A/0345 and SD17A/0027 and to the immediate east of the R120. This amendment application will increase the height of the compound and data hall building by 1.2m - 1.96m and it will remain single storey. Internal alterations to the data hall layout are also proposed. No changes are proposed to the plant at roof level; associated support services, with a slight repositioning to the north of the 4 no. standby generators with associated flues (each 15m high). The development will include a revised location for the sprinkler tank and pump room, as well as revisions and extensions to the permitted service road and new access gate to provide vehicular access to the data hall and 3 car parking spaces permitted under SD17A/0141. The development will also include modifications to the landscaping to all frontages permitted under SD16A/0214, SD16A/0345 and SD17A/0141. This application also includes for revisions to the former access off the R120 that will allow emergency access only from this point into the site. It will continue to maintain local access to the rear of the property to the south of this former access as permitted and will reduce the number of car parking spaces permitted under SD16A/0214 from 26 to 25 car parking spaces. The development will continue to include ancillary site works, connections to existing Grange Castle infrastructural services as well as fencing and signage. No changes to the permitted attenuation pond is proposed. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. (Relates to access road only). **Permission Granted**

SD17A/0141 Construction of a new stand-alone data hall of 1,515sq.m that will be located to the north of the data hall and its extension, and to the west of the temporary gas powered generation plant permitted under Reg. Ref. SD16A/0214 and SD16A/0345 and to the immediate east of the R120. The new data hall will include plant at roof level; associated support services, 4 standby

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generators with associated flues (each 15m high). The development will also include ancillary site works, a new water tower, pump room and connections to existing Grange Castle infrastructural services as well as fencing, signage, and will include an extension to the permitted service road as granted under Reg. Ref. SD16A/0214 to provide vehicular access as well as 3 car parking spaces to serve this development. It will include modifications to the permissions granted under SD16A/0214 and SD16A/0345 that will include new and revised landscaping to all frontages as well as modifications to the attenuation pond and will maintain local access to the rear of the property to the south of the former access off the R120. An Environmental Impact Statement (EIS) has been submitted with this application. (Relates to access road only).

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/0027 Amendment of permission granted under SD16A/0345 that will relocate the temporary gas powered generation plant from lands to the rear of the Takeda Ireland complex to the east of the site, to lands to the immediate north of Phase 1 data hall and single storey office granted under SD16A/0214 and to the south of the ESB substation and transformer yard that was permitted under SD16A/0345. The relocated temporary gas powered generation plant will be enclosed within a walled yard containing 12 generator units with associated flues (each 15m high). The development will also include new vehicular access to the temporary generator plant off the permitted service road as granted under SD16A/0214. The development will be enclosed with revised landscaping from that granted under SD16A/0214. An Environmental Impact Statement (EIS) has been submitted with this application. (Relates to access road only).

Permission Granted

SD16A/0214 Construction of a single storey data centre (4,435sq.m) with plant at roof level: associated support services and 6 standby generators with associated flues (each 15m high): and single storey office and loading bay (1,341sq.m) as well as an electricity sub-station (63sq.m) with a total floor area of 5,839sq.m. The development will also include ancillary site works, including attenuation tank, to connect to existing Grange Castle infrastructural services as well as fencing, signage, services road, entrance gate, 26 car parking spaces including 2 disabled car parking spaces, as well as sheltered bicycle parking. The development will be enclosed with landscaping to all frontages. An Environmental Impact Statement (EIS) has been submitted with this application. An application for enabling works to facilitate this development has been made under Reg. Ref. SD16A/0176. (Relates to access road only). **Permission Granted**

SD16A/0044 Construction of a 254.32sq.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

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development which comprises or is for the purposes of an activity requiring an Integrated Pollution Control Licence. **Permission Granted**

SD13A/0107 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**

SD09A/0467 Two storey extension to the existing administration building; rearranging the internal layout of the existing building and adding floor space by filling in an existing void; a workshop yard; a kitchen yard; a consumable delivery yard; a smoking shelter; bicycle stands; additional car parking spaces and all associated landscaping and site works above and below ground. **Permission Granted**

SD09A/0466 A two storey modular office building, (15m x 9m x 6.7m high) and all associated site works above and below ground. **Retention Permission Granted**

SD09A/0112 A two storey extension linked to the existing administration building by means of a cylindrical entrance hall. The extension will accommodate a workshop, changing and toilet facilities, a canteen, office and related areas, storage and enclosed rooftop plant. Also for rearranging the internal layout of the existing administration building and adding floor space by filling in an existing void. Also the addition of a compound, a yard, a smoking shelter, bicycle stands, additional car parking spaces and all associated landscaping and site works above and below ground. **Permission Granted**

SD07A/1022/EP 1022 2 storey building block 'A' floor area .1850sq.m. incorporating 8 no. units having optional occupancy use including (a) light industry, (b) offices, (c) office based industry, vehicular, cycle & pedestrian access from Grange Castle Business Park existing distributor Road, site development works, roads, carparking, on site existing service connections, landscaping, screened refuse recycling, storage areas. (Relates to access road only). **Grant Extension of Duration**

SD07A/1022 2 storey building block 'A' floor area .1850sq.m. incorporating 8 no. units having optional occupancy use including (a) light industry, (b) offices, (c) office based industry, vehicular, cycle & pedestrian access from Grange Castle Business Park existing distributor Road, site development works, roads, carparking, on site existing service connections, landscaping, screened refuse recycling, storage areas. (Relates to access road only). **Permission Granted**

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SD06A/1025 The construction of 14 no. 2 storey light industrial /warehousing & ancillary office units within Blocks E, F & G located to southeast of site; 112 no. 4 storey office based industry/office units within Blocks A, B, C & D located to the north, south, southwest and west of site together with 2 no. basements, one under Block A consisting of 79 car spaces, 59 bicycle stands, storage and refuse store, one under Block E consisting of 95 car spaces, 32 bicycle stands, storage, refuse store and maintenance room; 2 no. single storey ESB substations located to the south and east; a single storey security building located at the entrance to the site to the east, site access from the Outer Ring Road via Grange Castle Business Park extended road: all with 500 no. surface carparking, 5 no. bicycle sheds, heavy landscaping, boundary treatment and site development works. (Relates to access road only). **Permission Refused**

SD05A/0452 Ground level signage at the entrance to our pharmaceutical plant site and elevated signage on main process building. Both signs are to be illuminated. Planning permission for the overall facility has been obtained previously from South Dublin County Council (Planning Ref. SD02A/0554 and Decision Order No. 3641 dated 21st November 2002) for the manufacture and development of pharmaceutical products. **Permission Granted**

SD02A/0554 Bulk Pharmaceutical Plant for the manufacture and development of pharmaceutical products. The development consists of the following: A two storey administration and laboratory building sized 1125 sq. metres approx., a five storey 37.15 metre high main production building size 5499 sq. metres approx., a utility building size 716 sq. metres approx., a single storey product/raw material warehouse sized 634 sq. metres approx., a single storey liquids drum storage building sized 360 sq. metres approx., a natural gas metering compound together with external utilities such as a 20 kv electrical substation and switch gear, tank farm, tanks, chiller plant, pipe-bridges, process and sprinkler water tanks and pumphouse, abatement plant, wastewater neutralisation tanks, firewater/attenuation pond, external stack (15 metres high approx.), gate house and items of plant and equipment. Access to the application site will be from the internal road network in the Business Park. 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, encompassing an overall area of 20 acres (8 ha approx.). The development consists of an activity for which an Integrated Pollution Control licence under Part IV of the Environment Protection Agency Act, 1992 is required. An Environmental Impact Statement accompanies this application. **Permission Granted**

Relevant Enforcement History

None recorded for subject site.

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Pre-Planning Consultation

No pre-planning consultation recorded for the subject application.

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 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

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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 11.2.5 Enterprise and Employment Areas
Section 11.2.7 Building Height
Section 11.2.8 Signage – Advertising, Corporate and Public Information

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

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Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

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).

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

Assessment

The main issues for assessment are compliance with zoning and Council policy, visual impact, access and parking, landscaping, services, drainage and flooding, air and noise, Environmental Impact Assessment and Appropriate Assessment.

Zoning and Council Policy

The site is located in an area zoned EE ‘to provide for enterprise and employment related uses’. Within this land use zoning Industry; general and light along with Science and Technology based Enterprises are ‘Permitted in Principle’.

The development comprises retention and continuance of the use for a further two years of an existing temporary gas powered generation plant. The applicant states on page 3 of the accompanying cover letter prepared by Marston Planning Consultancy that the further extension is required to bridge the gap between the end of the permission granted under SD19A/0342 and the ability to connect to the Coolderrig 110kV substation. It is stated “upon successful energization of the onsite substation and transition on the site power supplies, the gas plant will be decommissioned immediately and the site restored as per previous conditions under Reg Ref SD16A/0345 and SD19A/0342.

As the principle of the proposed temporary use is established at this location, this application will be assessed on its merits in accordance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan,

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It is noted that a rationale has been provided to justify the continued use of the temporary generator for a further two years.

Impact on Residential and Visual Amenity

No new development has been proposed as part of the current application. There is therefore no impact on visual amenity. The EHO has raised no objections, subject to conditions.

Access and Parking

Roads has raised no objections.

Landscaping

The Public Realm department have no comment or objection.

Air and Noise

The EHO has stated “*Marston Planning Consultancy on behalf of the applicant has documented details from the sub threshold EIAR and an acoustic report submitted previously in support of applications SD19A/0342 and SD16A/0345. They state that previous noise impact assessments remain valid and that it is being operated as authorised under both planning applications and its license to generate energy. The also state that noise monitoring indicates the site is in compliance with the relevant phase 2 noise condition of 45dBA at the nearest receiver and that the cumulative noise impact by phase 3 operations satisfy the 46.2dBA as outlined in condition 13 of development consent SD17A/0141.*

The above proposal is acceptable to Environmental Health subject to the following Conditions”.

Services, Drainage and Flooding

The Council's Water Services Department and Irish Water have reviewed the application and have no objection subject to conditions.

Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or

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projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Environmental Impact Statement

Not required for the subject application.

An EIS (now EIAR) was submitted as part of the application under Reg. Ref.SD17A/0027.

The primary elements of the environment that the original permission would impact, were addressed under the said permission.

An extract from the planner's report (SD17A/0027) is provided below.

The EIS considers the following topics; population and human health, landscape and visual assessment, traffic and transportation, archaeology and cultural heritage, noise and vibration, air quality and climate, biodiversity, lands and soils, water, waste management and material assets.

Subject to Article 108 of the Planning and Development Regulations 2001 (as amended) the Planning Authority is required to examine the adequacy of the EIS submitted. It is considered that the proposed EIS contains the information as set out in Schedule 6 of the Planning and Development Regulations (2001) as amended. The Non-Technical Summary provided adequately gives a summary of the prepared EIS under the headings. Section 18 of the EIS indicated that no difficulties were encountered when compiling the EIS.

It is considered that the information contained within the EIS allows for adequate assessment of the potential impacts of the proposed development on the receiving environment and complies with the requirements of Article 94 of the Planning and Development Regulations (2001).

Other Considerations

Development Contributions

The proposed development incorporates plant which is exempt from the Development Contributions.

Assessable area is NIL.

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SEA Monitoring Information

Building Use Type Proposed temporary gas power plant

Floor Area (sq.m.) 0sq.m (plant)

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.7253

Conclusion

Having regard to the 'EE' zoning objective of the site and existing and proposed development in the vicinity, it is considered that subject to compliance with the conditions set out below, the proposed development would not significantly detract from the character of the surrounding area, would be in accordance with the current South Dublin County Council Development Plan and would be acceptable in terms of traffic safety. As such, the proposed development would be in accordance with the proper planning and sustainable development of the area. It is, therefore, recommended that permission be granted subject to conditions set out below.

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 - 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: To ensure that the development shall be in accordance with the permission and

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that effective control be maintained.

2. Permission.

(a) This permission is for a temporary period of 2 years from date of final grant.

(b) All conditions of parent permissions granted under Reg. Refs. SD19A/0342 and SD16A/0345, to which this application will have the effect of creating modifications to, shall apply, save as may be required by the other conditions attached hereto.

REASON: To ensure integration with the existing planning permission and to specify the date on which the permission shall expire and clarify the conditions attached to the development.

3. Drainage - Irish Water.

(a) All development shall be carried out in compliance with Irish Water Standards codes and practices.

(b) 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, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

4. Environmental Health.

(1) Noise due to the normal operation of the proposed development during the night time period, expressed as Laeq over 15 minutes at the facade in a noise sensitive location, shall not exceed 45dB(A) as per the EIA under scenario A and A1. All mitigation measures detailed in the EIAR must be utilised to ensure the cumulative noise does not exceed 46.2dB(A) as per the EIA under scenario A and A1 at the nearest noise sensitive locations.

(2) The applicant shall put in place management procedures and a maintenance program for the external plant. All mechanical plant items such as motors, pumps, generators etc shall be regularly maintained to ensure that excessive noise generated by any worn or rattling components is minimised.

(3) The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.

REASON: In the interests of public health, the proper planning and sustainable development of the area.

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.

Comhairle Chontae Atha Cliath Theas

PR/0386/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0025

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

28/3/22

Eoin Burke
Eoin Burke, Senior Planner