

Director of Land Use, Planning and Transportation
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC



1 April 2022

Dear Sir

Register Reference SD21A/0364

**Pfizer Ireland Pharmaceuticals, Grange Castle Business Park, New Nangor Road,
Clondalkin, Dublin 22**

**Application for planning permission and retention permission of signage at the
premises**

Response to Request for Further Information

With reference to the Request for Further Information dated 25 February 2022 in respect of the above planning application, the following information is submitted on behalf of Pfizer Ireland Pharmaceuticals Limited, the applicants in this instance.

Item 1

The Planning Authority has concerns having regard to the 12 signs in total that have the potential to give rise to visual clutter of the development within the Grange Castle Business Park at this location. It is considered that the numbers of signage proposed for the development would be excessive in size and numbers and therefore contravene 11.2.8 Signage – Advertising, Corporate and Public Information and Variation No. 5 – Outdoor Advertising (South Dublin County Council Development Plan 2016 – 2022).

(i) The applicant is requested to reconsider and rationalise the number of lower level signs along the western perimeter site;

Response

There are particular operational and road safety reasons for the signs positioned on the western perimeter of the site. The attached note prepared by the EHS & Security Lead for the subject site sets the operational reasons for the signage and the manner in which they ensure that access is managed efficiently and with minimal impact on road safety on the adjoining external road network.

While the proposed signs are considered necessary for the operations of the subject site, the applicants have comprehensively reviewed the proposals and are in a position to omit Sign 'E10' (a single-sided non-illuminated sign on the existing traffic sign pole on the verge of the Business Park estate road to the west of the site between the middle ('Gate2') and southern ('Gate3') entrances into the site) from the proposal as doing so would not unduly compromise the operational requirements and would request that the assessment of this further information is considered on this basis.

(ii) The applicant is also requested to clarify the following:

- *the absence of E11 from the Planning Application Sign Schedule however is present in drawing no. 31165/MEA/00/ASK/0030 titled site plan layout sheet 2.*
- *also noted from the Planning Application Sign Schedule that E08 exists, however was not in the drawings submitted.*

The Planning Authority requires full clarity on the exact sign number and location that coincide with proposal for retention and for permission so that a fully informed decision can be made on the impact of the existing and proposed development.

Response

This matter relates to unintentional errors on the application drawings. To clarify:

- Sign 'E11' does not form part of the planning application and should not have been shown on the site plan drawing submitted.
- Sign 'E08' does form part of the planning application and should have been shown on the site plan drawing submitted.

For the avoidance of doubt, please find attached drawings 31165/MEA/00/ASK/0035, 31165/MEA/00/ASK/0029, 31165/MEA/00/ASK/0030 and 31165/MEA/00/ASK/0031 prepared by McElroy Associates on which the positions of all of the signs that form part of this application are indicated.

Item 2 and Item 3

The applicant is requested to submit a drawing showing the setback distance from proposed signs to adjacent surface water sewers especially west of site.

The applicant is requested to submit:

- (i) a drawing showing the setback distance from proposed signs to adjacent watermains west of site.*
- (ii) a drawing showing the setback distance from proposed signs to adjacent foul water sewer/s west of site.*

Response

The locations of the surface water sewers, watermains and foul water sewers to the west of the subject site have been ascertained from drawings obtained from the County Council and as a consequence, their positions relative to the signs in question have been established. The surface water sewer is located on the eastern side of the adjoining estate road so will be unaffected by any of the signs. The foul sewer is located beneath the carriageway so, similarly will be unaffected by the signs. Based on the drawings received, the general alignment of the watermain beneath the roadside verge on the side of the road adjacent to the subject site is known, although the exact depth of the pipe is not indicated on the drawings.

The signs on the west of site comprise signs 'E01', 'E02', 'E03', 'E04', 'E05', 'E07' and 'E08'. Signs 'E02', 'E04' and 'E08' are attached to the boundary railing and therefore the position of the underground services are not relevant; sign 'E05' will utilise the existing subterranean base so similarly, the position of the underground services are not relevant; and sign 'E01' is positioned between the boundary of the subject site and the footpath/roadside verge wherein no services are located, so will have no impact in these services. In respect of the remaining signs - 'E03' and 'E07' - both will be placed on a 500 mm deep concrete base in the ground that will be formed within a hand-dug hole to ensure that the final position of signs are co-ordinated with as-built watermain position in case there is a difference from that shown on the drawings received.

Please find attached drawing 31165-MEA-00ASK0036 prepared by McElroy Associates on which the details of the positions of signs 'E03' and 'E07' relative to the underground services are shown.

I trust that the above information is in order and look forward to receipt of an acknowledgement at your earliest convenience, and subsequently, to an early and favourable response from the County Council.

Please revert to me should you require any further clarification in relation to this response.

Yours faithfully



Ian McGrandles
Director

Encls.