

SD21A/0346

Additional Information



Our Ref: EE011

Date: 05th May 2022

Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24 A3XC



Re: **SD21A/0346 – ADDITIONAL INFORMATION**
Pfizer Ireland Pharmaceuticals, Grange Castle Business Park, Dublin 22

Dear Sir/Madam,

Further to receipt of your letter dated 22nd February 2022 requesting ADDITIONAL INFORMATION for the above referenced planning application please find our response to each query raised below.

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.

IPS Response:

The enclosed drawings 00/ASK/0040 'Boiler Water Chemical Dosing Unit Contextual Plan' & Z743-06-001 'Boiler Chemical Dosing Cabin P&ID' indicate the proposed drainage and water services infrastructure required to operate the Boiler Water Chemical Dosing Unit.

As highlighted on drawing 00/ASK/0040 'Boiler Water Chemical Dosing Unit Contextual Plan' the proposed Boiler Water Chemical Dosing Unit will be located next to 2 no. existing Boiler Water Chemical Dosing Units and will utilise the existing drainage and water services infrastructure in-situ currently serving these existing units. Once the newly proposed unit has been established the existing units will be decommissioned.

The enclosed drawing Z743-02-001 'Boiler Chemical Dosing Cabin Layout' show the proposed internal details of the Boiler Water Chemical Dosing Unit.

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.

IPS Response:

The development of several relatively small structures proposed under this planning application is all on existing hard-standing surfaces throughout the Grange Castle site with no opportunity for the introduction of new green infrastructure adjacent to the subject sites.

However, the Pfizer team at Grange Castle are dedicated to the ongoing enhancement of the green infrastructure network, biodiversity and ecology of the wider site. Enclosed please find an overview statement from Pfizer of their 'Sustainability Management Program' at Pfizer, Grange Castle.

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 SuDs

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

IPS Response:

- (i) Enclosed please find GDCL Consulting Engineers report on the surface water drainage & attenuation for the development and updated MRO Storage Building plan where reference to drainage connection has been removed.
- (ii) Please be advised that there are no new water supply connections associated with this development.
- (iii) Please be advised that there are no new foul water drainage connections associated with this development.

Enclosed please find 6 copies of the following drawings & documents:

- Drawing; 00/ASK/0040 'Boiler Water Chemical Dosing Unit Contextual Plan'
- Drawing; Z743-06-001 'Boiler Chemical Dosing Cabin P&ID'
- Drawing; Z743-02-001 'Boiler Chemical Dosing Cabin Layout'
- Document; Pfizer GC Sustainability Management Plan
- Document; GDCL Drainage Report
- Drawing; PGC MOR-ZZZ-DR-MOR-SE-00201 (Rev 1) 'MRO Storage Building – Proposed Plans & Section'

Please do not hesitate to contact me should you require to discuss the enclosed in relation to this application.

Yours sincerely,



Brendan Ruth

Senior Architectural Technician

IPS – Integrated Project Services Ireland Limited.