

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

31<sup>st</sup> May 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 Clarification of Further Information**

With reference to the Request for Clarification of Further Information dated 3 May 2022 in respect of the above planning application, McElroy Associates, Acting for IMG Planning submit the following information on behalf of Pfizer Ireland Pharmaceuticals Limited, the applicants in this instance.

**Item 1**

*The response to Additional Information Items 2 and 3 is not considered to fully address concerns in regard to impact on existing surface water, water supply and foul water infrastructure. Proposed signage, including Signs E03 and E07, appear to be in close proximity to existing water supply and foul water drainage infrastructure. The submitted drawings also show proposed Sign E03 would be constructed directly above an existing water-main, which is not recommended. It is also noted that the submitted drawings do not provide setback distances. The applicant is requested to submit drawings showing the setback distances from proposed signs to existing surface water (to the west of the site), water supply and foul water drainage infrastructure in accordance with SDCC's Surface Water Drainage Department's and Irish Water's Standards. Alternatively, the applicant may obtain a letter (from Irish Water) that allows for the proposed locations of the signs.*

**Response**

Subsequent to the receipt of the request, there has been extensive engagement with Engineering Services in the Water and Drainage Department, which has assisted in clarifying this response.

In addition, in order to ensure that any potential revised locations for the signs would not conflict with other services, such as gas, electricity and telecoms, a survey on site has been carried out and together with consulting other survey drawings obtained, the location of services has been ascertained.

As a consequence, it is proposed to reposition signs E03 and E07 from their current locations as shown on the application drawings.

**Sign E03**

The sign is located 5m to the east of its existing position in the grass verge on the east side of the footpath/cycleway and will set an angle to the estate road. The minimum Separation distances from the proposed sign base are set out in Table 1 overleaf and are in compliance with the relevant utilities standard details and the Greater Dublin Regional Code of Practice for Drainage Works.

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**Table 1 - Sign E03 Separation Distances from Services.**

Service	Min Separation Distance required	Actual Proposed Separation Distance	Reference
Water main	1m	5m	IW-CDS-5020-01-Irish Water Infrastructure Standard Details STD-W-11
Foul Sewer	3m	7.45m	Greater Dublin Regional Code of Practice for Drainage Works
Storm Sewer	3m	22.5m	Greater Dublin Regional Code of Practice for Drainage Works
Gas	Horizontal Distance from the service must be greater than the depth of the of the proposed foundation ( Min separation distance based on this criteria for Sign E03 is 0.6m)	4.7m	Gas Networks Ireland Guidelines for Designers and Builders -Non-Domestic Sites Page 62
Electricity (Redundant Supply)	0.6m	2.67m	Standard Specification for ESBMV/LV Networks Ducting Doc No. DTIS
Telecoms	Separation distance as per Electricity and gas principles	2.05m	As Per Civil separation principles for Electricity

**Sign E07**

The sign is located 7.5m to the east of its existing position in the grass verge on the east side of the footpath/cycleway and will set an angle to the estate road. The minimum Separation distances from the proposed sign base are set out in Table 2 below and are in compliance with the relevant utilities standard details and the Greater Dublin Regional Code of Practice for Drainage Works.

**Table 2 - Sign E07 Separation Distances from Services.**

Service	Min Separation Distance required	Actual Proposed Separation Distance	Reference
Water main	1m	4.325m	IW-CDS-5020-01-Irish Water Infrastructure Standard Details STD-W-11
Foul Sewer	3m	7.446m	Greater Dublin Regional Code of Practice for Drainage Works
Storm Sewer	3m	20.165m	Greater Dublin Regional Code of Practice for Drainage Works
Unknown Storm	3m	4.222m	Greater Dublin Regional Code of Practice for Drainage Works
Gas	Horizontal Distance from the service must be greater than the depth of the of the proposed foundation ( Min separation distance based on this criteria for Sign E03 is 0.6m)	3.325m	Gas Networks Ireland Guidelines for Designers and Builders -Non-Domestic Sites Page 62

Electricity (Redundant Supply)	0.6m	2.669m	Standard Specification for ESBMV/LV Networks Ducting Doc No. DTIS
Telecoms	Separation distance as per Electricity and gas principles	1.393m	As Per Civil separation principles for Electricity

On the basis of all of the information obtained from the drawings we are satisfied that the proposed revised sign positions are a sufficient distance from all adjacent services and will not conflict with them in any respect.

Please find attached the following drawings:

1. 31165-MEA-00-ASK-0029-SITE PLAN LAYOUT SHEET 1
2. 31165-MEA-00-ASK-0030-SITE PLAN LAYOUT SHEET 2
3. 31165-MEA-00-ASK-0031-SITE PLAN LAYOUT SHEET 3
4. 31165-MEA-00-ASK-0035-CONTIGUOUS SITE LAYOUT PLAN
5. 31165-MEA-00-ASK-0036-E03 &E07 SIGNAGE DETAIL
6. 31165-MEA-00-ASK-0037-E03 &E07 LOCATION PLANS

Details of the revised positions and setback distances of signs 'E03' and 'E07' relative to the underground services are shown on the drawings for the services including water main, drainage, gas and ducted services.

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 issue all correspondence/notifications to Ian McGrandles of IMG Planning with regard to above.

Yours faithfully,

Will Norton



For McElroy Associates on Behalf of IMG Planning

# Project Document Register

PROJECT:

Rebranding :External Signage

JOB NO.:

1100-000-362-21



CLIENT:	Pfizer	Issue Date	Day:	23	01	31
SITE:	Pfizer Grange Castle, Grange Castle Business Park, Clondalkin, Dublin 22		Month:	12	04	05
			Year:	21	22	22
			Issued By:	DK	DK	RN

Distribution	Company Name			
Client	Pfizer	1	1	1
Quantity Surveyor				
Services Consultant				
Structural Engineer				
PSDP (Project Supervisor Design Process)				
Landscape Consultant				
Fire Consultant				
Planning Consultant	IMG Planning Limited	1	1	1
Local Authority	South Dublin County Council	1	1	1
Main Contractor				

E = Email P = Paper R = Reduced Set D = Disk W = Web Based Project System P P P

Suitability Status : Code - Description

S0 = WIP, S1 = For Co-ordination, S2 = For Information, S3 = For Review & Comment, S4 = For Stage Approval S4 S4 S4

D1 = For Costing, D2 = For Tender, A1 = For Contract, A2 = For Construction, A2 = For Construction, CR = Construction Record

Drawing/ Document Name	Latest Rev.	Scale	Size	Revisions		
Project Code - Originator - Volume - Level - Type - Role - Number (Refer: ISO 19650)						
<b>0500 - Planning</b>						
31165/MEA/00/ASK/0028	SITE LOCATION MAP	A	1:2500	A0	A	
31165/MEA/00/ASK/0029	SITE PLAN LAYOUT SHEET 1	B	1:500	A0	A	B C
31165/MEA/00/ASK/0030	SITE PLAN LAYOUT SHEET 2	B	1:500	A0	A	B C
31165/MEA/00/ASK/0031	SITE PLAN LAYOUT SHEET 3	B	1:500	A0	A	B C
31165/MEA/00/ASK/0032	SIGNAGE DETAIL ELEVATIONS SHEET 1	B	1:10	A0	A	B
31165/MEA/00/ASK/0033	SIGNAGE DETAIL ELEVATIONS SHEET 2	B	1:10	A0	A	B
31165/MEA/04/ASK/0055	DRUG SUBSTANCE WEST ELEVATION	A	1:100	A0	A	
31165/MEA/01/ASK/0024	ADMINISTRATION QAQC NORTH ELEVATION	A	1:125	A0	A	
31165/MEA/05/ASK/0014	CENTRAL UTILITY WEST ELEVATION	A	1:100	A0	A	
31165/MEA/00/ASK/0034	CONTIGUOUS ELEVATION	A	1:200	A0	A	
31165/MEA/00/ASK/0035	CONTIGUOUS SITE PLAN LAYOUT	A	1:1000	A0		A B
31165/MEA/00/ASK/0036	E03 & E07 SIGNAGE DETAIL	A	1:20	A0		A B
31165/MEA/00/ASK/0037	E03 & E07 LOCATION PLANS		1:50	A0		A
<b>Count</b>		24	25	25	10	7 6 0

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