

Register Reference: SD22A/0303 Date: 08-Aug-2022

Development: Construction of a Volatile Organic Compound (VOC) Abatement system comprising of a thermal oxidiser (TO), associated plant equipment and scrubbers positioned on a bunded concrete plinth with a maximum single stack height of 12m along with two access platforms at 2.5 high and 5.0m high used for maintenance only; The system is set within a 489sq.m (including a bunded area of 213sq.m) concrete compound enclosed by a 2.4m high paladin weldmesh black fence to match the existing utilities perimeter fence; 135sq.m single storey utilities workshop will sit adjacent to the Volatile Organic Compound (VOC) abatement system compound with associated hardstanding area and soakpit; 55m (L) x 3.2m (W) x 5.6m (H) pipe rack extension with the addition of a second tier extension 118.6m (L) X 3.2M (W) 1.2m (H) to the existing pipe rack is required to service the new VOC abatement system compound; a contractor's compound 3,420sq.m comprising single stacked portacabins, workshops, parking for 30 contractors, materials delivery and set down area; the compound will be enclosed by a 2.4m tall paladin weldmesh black fence; modifications to the existing internal access road will include the addition of a new access road and footpath around the VOC abatement system compound and utilities workshop; a permanent pedestrian crossing including associated signage at the existing access road giving access between the contractor's compound and the voe abatement system compound; modifications to the existing site lighting, signage, surface water, foul and process wastewater drainage, hard and soft landscaping including a 3m high planted berm to the north of the contractor's compound; An EIAR (Environmental Impact Assessment Report) will be submitted with the application; this application relates to development which comprises an activity requiring an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended.

Location: Grange Castle Business Park, Grange Castle, Dublin 22

Applicant: Takeda Ireland Limited
App. Type: Permission
Planning Officer: CAITLIN O'SHEA
Date Recd: 14-Jul-2022
Decision Due Date: 07-Sep-2022

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Roads Department – Planning Report

Description:

A contractor's compound 3,420sq.m comprising single stacked portacabins, workshops, parking for 30 contractors, materials delivery and set down area; the compound will be enclosed by a 2.4m tall paladin weldmesh black fence

Modifications to the existing internal access road will include the addition of a new access road and footpath around the VOC abatement system compound and utilities workshop

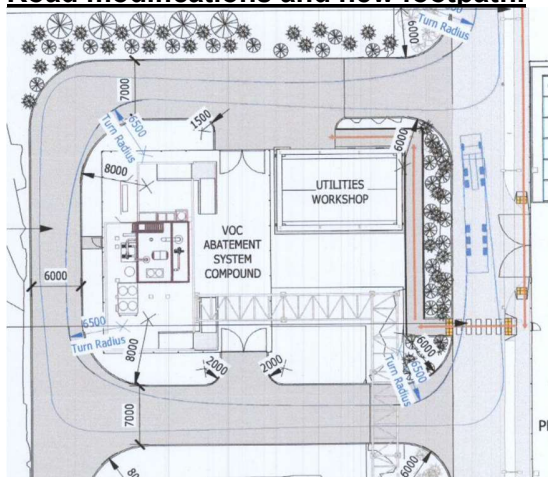
A permanent pedestrian crossing including associated signage at the existing access road giving access between the contractor's compound and the voe abatement system compound

Contractor's Compound:

Due to the size of the utilities workshop (135m²) and the intermittent use there will a negligible impact on the current parking numbers at TILGC. As such it is not necessary to provide additional parking or bicycle spaces for this Proposed Development.

SDCC Roads find the rationale re car & bicycle parking to be satisfactory.

Road modifications and new footpath:



Swept path analysis is satisfactory.
Road markings & road signage needs to be detailed.
Footpaths do not meet minimum width criteria.

Permanent pedestrian crossing:

Applicant to ensure that pedestrian crossing adheres to section 4.3.2 of DEMURS re Pedestrian Crossings.

No Roads objections subject to the following conditions:

1. A revised drawing to be submitted prior to construction showing the footpath surrounding the VOC abatement system compound to be a minimum of 1.5m at all locations.
2. A revised drawing to be submitted showing road markings and road signage to include stop/yield bars and stop signs and to be in accordance with the Traffic Signs Manual.
3. Applicant to ensure that pedestrian crossing adheres to section 4.3.2 of DEMURS re Pedestrian Crossings.
4. Access road to be constructed as per Appendix 6 of SDCC TIC policy.