

Comhairle Chontae Atha Cliath Theas

PR/1138/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0303 **Application Date:** 14-Jul-2022
Submission Type: New Application **Registration Date:** 14-Jul-2022

Correspondence Name and Address: DPS Group Ireland 3096, Lake Drive, Citywest Business Campus, Dublin 24, D24 E1CY

Proposed 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

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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 Name: Takeda Ireland Limited

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 16.15 Hectares on the application form.

Site Visit: 17th of August 2022.

Site Description

The subject site is located within the Grange Castle Business Park. The Grand Canal is located approx. 300m north of the site and the Griffeen River is located to the east. The site consists of an existing pharmaceutical plant for the manufacture and development of pharmaceutical products. The site consists of a mixture of buildings and structures associated with the use, with landscaping including a planted berm along the eastern boundary of the site.

Proposal

Permission is being sought for the construction of the following works:

- 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;
- A 135sq.m single storey utilities workshop will sit adjacent to the Volatile Organic Compound (VOC) abatement system compound with associated hardstanding area and soakpit;
- A 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;

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- 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 voc 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) is 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.

Zoning

The subject site is zoned 'EE': *'To provide for enterprise and employment related uses'* under the South Dublin County Development Plan 2022-2028.

Consultations

Water Services – Site-specific FRA requested.

Irish Water – no objection subject to conditions.

Roads Department – no objection subject to conditions.

Public Realm – no objection subject to conditions.

Heritage Officer – no report received at the time of writing this report.

H.S.E. Environmental Health Officer – no objection subject to conditions.

Transport Infrastructure Ireland – no report received.

National Transport Agency – no report received.

Irish Aviation Authority – observation received.

Inland Fisheries Ireland – observation received.

Environmental Protection Agency – observation received.

Department of Defence – no report received.

Health & Safety Authority – no report received.

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SEA Sensitivity Screening – the subject site overlaps with the following layers:

- Bird Hazards
- Inner Horizontal Surface for Casement
- Riparian

Submissions/Observations/Representations

Submissions closed the 17th of August 2022. No third party submissions.

Inland Fisheries has reviewed the proposed development and has the following observations:

The proposed development is adjacent to Griffeen River and will have direct hydraulic connectivity to the river, via the drainage network.

This connectivity in the absence of appropriate mitigation measures during both the construction and operational phase of the development poses a risk to the receiving aquatic environment. The current WFD status for the Griffeen River is Moderate which must be returned to Good status by 2027.

Ireland has a legal obligation in accordance with The EU Water Framework Directive (2000/60/EC) requires all Member States to protect and improve water quality in all waters so that we achieve good ecological status by 2015 or, at the latest, by 2027. It was given legal effect in Ireland by the European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003).

IFI have concerns that the proposed development in combination with other developments within the catchment, which are using the Griffeen River and its Tributaries as the final discharge point for treated and attenuated surface water generated pre and post construction phases.

- *Ground preparation and associated construction works, including large-scale topographic alteration, the creation of roads, buildings, and footpaths, have significant potential to cause the release of sediments and various pollutants into surrounding watercourses. Pollution of the adjacent freshwaters from poor on-site construction practices could have a significantly negative impact on the fauna and flora of this surface water system. A comprehensive and integrated approach for achieving stream protection during construction and operation (in line with international best practice) should be implemented.*
- *Construction works must be planned in a manner which prevents extensive tracts of soils from being exposed at any time and arrangements must be made for the control and management of any contaminated water resulting from construction.*
- *All construction should be in line with a detailed site-specific Construction Management Plan (CEMP). The CEMP should identify potential impacts and mitigating measures, it should provide a mechanism for ensuring compliance with environmental legislation and statutory consents. The CEMP should detail and ensure Best Construction Practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and*

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measures to minimise the generation of sediment and silt. The developer must take precautions to ensure there is no entry of solids, during the connection of pipework, or at any stage to the existing surface water system. IFI recommends that all the mitigation measures outlined in the EIAR, to reduce the risk to surface water contamination are adopted into the final CEMP.

- Any new flood mitigation measures, that involve direct access or changes in or to the Griffeen River channel, such as the installation or alterations to existing culverts, widening of the existing channel, etc, shall only be undertaken, subject to prior consultation and agreement with IFI.*
- IFI recommended that there is a designated, suitably experienced, and qualified person assigned during the construction phase, to monitor and ensure all conditioned and agreed environmental mitigation measures are implemented and functioning correctly. The contact details of this appointed person are to be provided to all relevant agencies, including IFI.*

The Environmental Protection Agency has reviewed the proposed development and has the following observations:

Takeda Ireland Limited, Grange Castle Business Park, Grange Castle, Dublin 22 was issued an Industrial Emissions (IE) Licence (Register No P0693-02) on 17th August 2018 for the below listed activity:

Regulated Activity	Main Class	Activity Description (Regulated Activity)	Name (EPA Act Industry Sector)
5.16	Yes	The production of pharmaceutical products including intermediates.	Chemicals

Please note that the licence application pertaining to this licence was accompanied by an EIS. Details of the licence application, EIS, licence and any amendments made to the licence may be viewed on the Agency's website www.epa.ie. The licence may need to be reviewed or amended to accommodate the changes proposed in the planning application.

It is noted that the planning application was accompanied by an EIAR. As part of its consideration of any licence review application that may be received which addresses the changes proposed, the Agency shall ensure that before the revised licence is granted, the licence application will be made subject to an Environmental Impact Assessment as respects the matters that come within the functions of the Agency and in accordance with Section 83(2A) and Section 87(1G) (a) of the EPA Act. In addition, consultation on the licence application and EIAR will be carried out in accordance with Section 87 (1B) to (1H) of the EPA Act as appropriate. Please

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also note that you will be requested to provide the documentation relating to the EIA you have carried out to the Agency under Section 173A (4) of the Planning and Development Act 2000 as amended.

Should a licence review application be received by the Agency, all matters to do with emissions to the environment from the activities proposed, the licence review application documentation and EIAR will be considered and assessed by the Agency.

Where the Agency is of the opinion that the activities, as proposed, cannot be carried on, or cannot be effectively regulated under a licence then the Agency cannot grant a licence for such an activity. Should the Agency decide to grant a licence in respect of the activity, as proposed, it will incorporate conditions that will ensure that appropriate National and EU standards are applied, and that Best Available Techniques (BAT) will be used in the carrying on of the activities.

Finally, please note that in accordance with Section 87(1D) (d) of the EPA Act, the Agency cannot issue a Proposed Determination on a licence application which addresses the development above until a planning decision has been made.

The Irish Aviation Authority has reviewed the proposed development and has the following observations:

I wish to advise that we have no observations on this application from the Safety Regulation Division, Aerodromes.

These observations have been reviewed in full and taken into consideration in the assessment of this application.

Relevant Planning History

Overall Takeda Ireland Limited site

SD22A/0022

The construction of a 2-storey extension and any associated site works to the south elevation of the existing engineering stores in the administration offices building which comprises of construction of circa 34sq.m area with a maximum height of 9.4m to accommodate two storey units at Grange Castle Business Park, Grange Castle, Dublin 22. The application relates to development which comprises of an activity, which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended. **Permission granted.**

SD20A/0147

Construction of P3 Phase II expansion of the existing P3 biopharma production facility which includes the construction of a circa 2,155sq.m, two storey biopharma production facility to a

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maximum height of circa 14.9m to be located to the south of the existing P3 building; single storey administration extension of circa 210sq.m to a maximum height of 4m to the north of the existing P3 building and internal modifications to the existing P3 building in addition to all associated site works including delivery area; courier pick up/drop off area with 5 parking spaces (including 1 accessible parking space and 1 E-car space); extension to existing external utilities yard (circa 485sq.m) for 3 heat pumps and other ancillary equipment; new internal site circulation road and re-alignment of existing circulation road; 48 additional car parking spaces (including 3 accessible parking spaces and 5 E-car spaces); 24 covered bicycle stands, hard and soft landscaping and external lighting; there will be temporary site entrance and associated temporary access road located to the south east of the site during the construction phase all on 3.68 Hectare application site located within the Takeda Ireland facility at Grange Castle Business Park; an EIAR (Environmental Impact Assessment Report) is submitted with the application and relates to development comprising of an activity which requires and Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended. **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, bunded, 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.**

SD18A/0092

Amendments to the previously approved application SD17A/0354: Increase of total main building floor area over both floors of 163sq.m, minor amendments to building elevation including changes to external doors and windows to both electrical building and main building, the relocation of the approved electrical building and reduction in area, the relocation of the approved nitrogen tank and the inclusion of a CO2 tank compound of approximately 28sq.m, removal of approved pump house from site plan, removal of pipe rack connection to existing pipe rack, relocation of bicycle shelter, relocation and reduction of car parking spaces from 81 to 47 (of these 2 are accessible and 4 are E-Car spaces). An EIAR (Environmental Impact Assessment Report) will be submitted with this application, all on an 8.2 hectare site at Grange Castle Business Park. This application relates to development which comprises of an activity which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended. **Permission granted.**

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SD17A/0388

Amendments to the previously approved application SD17A/0019 consisting of: removal of escape stair to the west elevation of the main building and inclusion of escape ladder, re-arrangement of nitrogen storage area and decreased size of nitrogen tank, removal of VOC stack, removal of louvre screen to main building roof and replaced with steel handrail, inclusion of extra flues to main building roof, removal of pump house from site, re-arrangement of fencing to perimeter of main building. Amendments also include some changes to external doors and windows to both the electrical and main building. **Permission granted.**

SD17A/0354

Construction of a new facility to include the construction of a two storey biopharma production facility to a maximum height of 7.8 m, a single storey electrical building of 126sq.m, an external utility yard for tanks and equipment and a single storey pump house of 16sq.m. The main facility has a total floor area of 3012sq.m approx. The proposed development will further include building signage, bicycle shelter, waste storage area, pipe bridge, 81 car parking spaces (of these 4 spaces are accessible & 8 E-car spaces); new hard and soft landscaping and modifications to existing berm. Circulation roads and footpaths are also to be included. An EIAR (Environmental Impact Assessment Report) will be submitted with this application, all on an 8.2 hectare site. This application relates to development which comprises of an activity which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended. **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/0019

Construction of a new predominantly single storey Pharma production facility at a height of 15.95m with partial 2 storey plant room & enclosed roof top plant platform, single storey electrical building 126sq.m, an external utility yard for tanks and equipment and a single storey pump house 16sq.m. The main facility has a total floor area of 2998sq.m approx. The proposed development will also include signage, bicycle shelter, smoking shelter, waste storage area, underground fire water storage tank, 37 car park spaces (of these 3 spaces are accessible & 4 E-Car Spaces); new hard and soft landscaping and modifications to existing berm, circulation roads and footpaths are also to be included, temporary construction access to east of the site, new site fence to match existing and retain existing temporary access point into new fence line for the purposes of emergency access only and all associated site works. An EIS (Environmental Impact Statement) will be submitted with this application, all on an 8.4 hectare site. This

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application relates to development which comprises of an activity which requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended.

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 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. **Permission for retention 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.**

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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 identified in APAS.

Pre-Planning Consultation

Ref. PP031/22

A volatile organic compound (VOC) Abatement system to replace the existing system comprising of various plant equipment and scrubbers positioned on an 80sq.m bunded plinth with a maximum single stack height of 12m; The system is set within a 300sq.m utility yard enclosed by a 2m high security fence to match the existing internal security fencing; A 150sq.m single storey utilities workshop will sit adjacent to the volatile organic compound (VOC) abatement system compound with associated hardstanding area; An extension to existing pipe rack is required to service the new VOC abatement system compound; Further modifications to the existing internal service road will include a new 6m wide ring road and footpath around the VOC abatement system compound and utilities building; Site lighting, signage, hard and soft

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landscaping will also comprise required site works; A new temporary contractor's compound 3,325sq.m including amendments to existing service road, footpath, lighting, surface, and foul water drainage is required; The compound will be enclosed by a 2m tall security fence to match the existing internal security fencing; 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.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Policy NCBH3: Natura 2000 Sites

Policy GI1: Overarching

Policy GI2: Biodiversity

Policy GI3: Sustainable Water Management

Policy GI4: Sustainable Drainage Systems

Policy GI5: Climate Resilience

Policy QDP7: High Quality Design – Development General

Policy QDP11: Materials, Colours and Textures

Policy SM2: Walking and Cycling

Policy SM7: Car Parking and EV Charging

Policy EDE1: Overarching

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

Policy IE13: Noise

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.4.3 Riparian Corridors

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.7.1 Bicycle Parking / Storage Standards

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12.7.4 Car Parking Standards

12.9.2 Enterprise and Employment Areas

Table 12.27: Key Principles for Development within Enterprise and Employment Zones

12.10.1 Energy Performance in New Buildings

12.11.1 Water Management

12.11.3 Waste Management

12.11.4 Environmental Hazard Management

Relevant Government Guidelines

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

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

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

Circular PL 2/2014 Flooding Guidelines

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual Amenity;
- Residential Amenity;
- Green Infrastructure;
- Access and Parking;
- Infrastructure and Environmental Services;
- Environmental Health;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The subject site is zoned 'EE': *'To provide for enterprise and employment related uses'* under the South Dublin County Development Plan 2022-2028.

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. The CDP defines 'Industry-Special' as *'the use of a building or part thereof or land for any industry which requires special assessment due to its potential for detrimental environmental effects'*.

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Given that the proposed development is a prescribed class that warrants an Industrial emissions licence from the EPA and has been submitted with an EIAR, it is considered to fall under this definition.

'Industry-Special' is Permitted in Principle under the EE zoning. The proposal is for a new Volatile Organic Compound (VOC) Abatement system and other related changes to an existing pharmaceutical plant. The proposal is therefore considered to be generally acceptable, subject to further assessment against the relevant policies, objectives and standards set out under the CDP.

In relation to Grange Castle Business Park, Specific Local Objective EDE5 SLO2 of the CDP states: *'To provide for an attractive campus style setting to encourage the investment of hi-tech, hi-tech manufacturing, and research and development enterprise at Grange Castle Business Park, the expansion of which will be subject to a masterplan incorporating a local transport plan in consultation with the NTA and TII'*.

The proposal is for changes to an existing industrial use in the business park. Visual impact, design, transport and other relevant factors of this proposal are assessed further in this report below. In summary, it is considered to comply with Specific Local Objective EDE5 SLO2.

Visual Amenity

The proposed development would provide for a new VOC abatement system, associated compound, utilities workshop, access road, landscaping, and a temporary construction compound. The existing VOC abatement system would be retained. The proposed VOC abatement system would include a stack approx. 12m in height. The proposed utilities workshop would be approx. 6.2m in height. External materials are silver, grey metal skinned horizontal wall panels.

To service the system, it is proposed to add an approx. 1.2m high second tier pipe rack extension (to match in finish) to top of the existing pipe rack. The pipe bridge would also be extended to the north to the proposed VOC abatement system.

The proposed contractor's compound would be approx. 3,420sq.m in size, comprising of single stacked portacabins, workshops, 30 no. car parking spaces, and a materials delivery and set down area. The compound will be enclosed by an approx. 2.4m tall paladin weldmesh black fence. The applicant has advised that this compound would be in use for two years. The compound would then be demolished, and the area returned to its original state.

A **condition** should be added in the event of a grant of permission limiting the life of the contractor's compound to two years. This should also include agreement of how the space is to be landscaped following removal of the compound. The current proposal to reinstate to a grassed

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area is not acceptable. There is an opportunity to further improve the green infrastructure of the site at this stage, given the increased hardscaping from the VOC abatement compound.

The landscaped berm to the north of the contractor's compound is also noted as temporary. This area should be included in the above described condition.

Photomontages have been submitted. These show that the proposed development would not be highly visible from the public realm and surrounding area. The western hedgerow is to be retained, which is welcomed.

Residential Amenity

Considering the significant separation distances between the application site and the nearest sensitive residential dwellings, which are approx. 200m to the west and 270m to the north of the proposed development, it is not anticipated that the proposed development will have any undue impact on the residential amenity of the area.

Green Infrastructure

The subject site is located largely within a Riparian Corridor and along a Secondary GI Corridor (as identified in Figure 4.4 Green Infrastructure Strategy Map of the CDP). It is also located to the south of the Grand Canal, a Primary GI Corridor.

The proposed development would involve replacing permeable green spaces with hard standing. Proposed SUDS measures include the new access road constructed using permeable asphalt surface, a soak pit and swales. Only where there is a risk of contamination, at the VOC abatement system compound plinth and the utilities workshop entry door, are aco drains proposed. The proposed landscaping would involve the retention and addition of planting, including using existing seedbank from the contractors compound.

The Public Realm Section have reviewed the proposed development and have no objection subject to conditions. They raised the following concerns to be addressed via condition:

1. *Impacts of the proposed development on existing trees, hedgerows and local biodiversity.*
2. *Lack of information submitted in relation to the final landscape scheme following decommissioning.*
3. *Does not demonstrate compliance with SDCC GI Strategy (SDCC County Development Plan 2022-2028). A GI Strategy has not been provided showing GI on site and the local context.*
4. *Greening Factor not provided. The applicant has not submitted any information in relation to the Green Space Factor. This is a requirement of the SDCC County Development Plan 2022-2028.*

They recommend that **conditions** are attached to a grant of permission including that a landscape plan is submitted with full details, including planting, tree/hedgerow management plan,

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arboricultural method statement, green infrastructure plan and green space factor, and regarding the retention of an arborist and implementing tree protection.

The Public Realm report is noted. It is considered that the information submitted by the applicant is sufficient to discern the green infrastructure proposed. Details requiring clarifying impacts on existing tree/hedgerows, and compensatory planting can be sought by **condition**. The Planning Authority considers it more appropriate to agree a landscape plan for the area where the contractor's compound is via **condition**, considering this compound will be in place for two years, and so as to account for any changes in that time.

As per GI5 Objective 4 of the CDP the Green Space Factor relates to developments with a floor area in excess of 500sq.m. The development would not exceed this threshold (135sq.m). Regardless, a number of greening measures are proposed.

Access and Parking

Amendments to the existing access and parking include the provision of a temporary contractor's compound with 30 no. car parking spaces, the addition of a new access road and footpath around the VOC abatement system compound and utilities workshop, and a permanent pedestrian crossing, including associated signage at the existing access road giving access between the contractor's compound and the VOC abatement system compound.

The Roads Department have reviewed the proposed development and have no objection subject to conditions:

Contractor's Compound (Temporary):

No roads issue.

Utilities Workshop:

'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'.

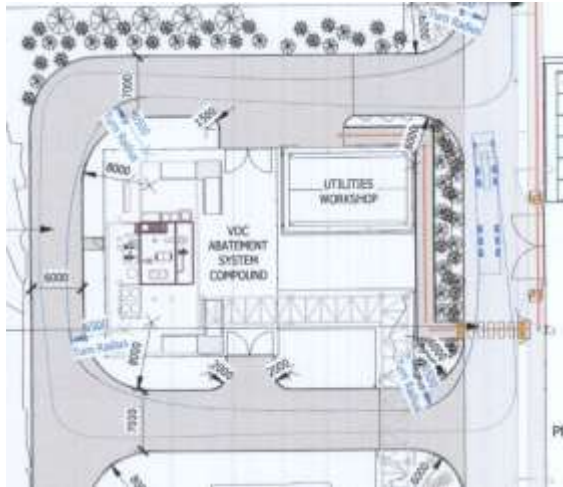
SDCC Roads find the rationale re car & bicycle parking to be satisfactory.

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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. Prior to construction, a construction & traffic management plan will be submitted for the written agreement of the planning authority.*
- 2. 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.*
- 3. 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.*
- 4. Applicant to ensure that pedestrian crossing adheres to section 4.3.2 of DEMURS re Pedestrian Crossings.*
- 5. Access road to be constructed as per Appendix 6 of SDCC TIC policy.*

The report from the Roads Department is noted and should be **conditioned** as such. As raised by the Roads Department, the pedestrian access to VOC abatement compound should be identified.

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Infrastructure and Environmental Services

A Flood Risk Assessment dated June 2017 has been submitted with the application and referred to in the EIAR. Due to the date of this report, it does not account for the 2022 County Strategic Flood Risk Assessment. Water Services have requested that the applicant submit a site-specific Flood Risk Assessment.

In this regard, section 5.28 of the Flood Risk Guidelines for Planning Authorities is relevant. It states that

Extensions and additions to existing commercial and industrial enterprises are unlikely to raise significant flooding issues unless they obstruct flow paths, introduce a significant number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply.

It is not anticipated this development will introduce significant number of people into flood risk or entail the storage of hazardous substances. In light of the foregoing, the proposals are considered acceptable in relation to flooding subject to **a condition** requiring additional details setting out flood management and mitigation measures that demonstrate that the development will not obstruct flow paths or entail the storage of hazardous substances and that incidences of inundation can be managed, and recovery delivered quickly.

Water Services have also requested that a report is submitted showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. If percolation tests results comply with BRE Digest 365 standards then submit a revised drawing showing in plan and cross-sectional views, dimensions, and location of proposed soakaway.

Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i) At least 5m from any building, public sewer, road boundary or structure.
- ii) Generally, not within 3m of the boundary of the adjoining property.
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- v) Soakaways must include an overflow connection to the surface water drainage network.

This should be addressed via condition.

Irish Water have reviewed the proposed development and have no objection subject to conditions including that a watermain layout drawing is submitted, and compliance with Irish Water standards, codes and practices. The submission of a watermain layout drawing shall be required by way of a **condition**

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Environmental Health

The H.S.E. Environmental Health Officer has reviewed the proposed development and provides comments on the environmental health impacts of noise, pest control and air quality following a review of Chapters 5, 9, and 10 of the EIAR. This is detailed in the EIAR section of this report below. The EHO find the proposal to be acceptable subject to conditions relating to adhering to the measures set out in the EIAR, restrictions on construction hours, noise restrictions, air quality, main sewer must be connected so as not to give rise to a public health nuisance, pest control and refuse storage. These **conditions** are noted and should be attached in the event of a grant of permission.

Environmental Impact Assessment

The applicant has submitted an Environmental Impact Assessment Report having regard to Article 103 of the Planning and Development Regulations, 2001 as amended for an EIAR to be undertaken on a precautionary basis.

An EIAR process is defined in the EIA Regulations and Directive. That an environment impact assessment means a process consisting of:

- (i) The preparation of an environmental impact assessment report;
- (i) The carrying out of consultations;
- (ii) The examination by the competent authority of the information presented in the EIA report and any supplementary information provided, where necessary, by the developer;
- (iii) The reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examinations and;
- (iv) The integration of the competent authority's reasoned conclusion into any of the decisions.

The EIAR is prepared by the developer and is submitted to a Competent Authority as part of a consent process. The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR. These are listed in Article 3(1) of the amended directive.

What an EIAR is to contain:

the developer shall include at least:

- (a) a description of the project comprising information on the site, design, size and other relevant features of the project;*
- (b) a description of the likely significant effects of the project on the environment;*

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- (c) a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
- (d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment;*
- (e) a non-technical summary of the information referred to in points (a) to (d); and*
- (f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.*

Adequacy of Environmental Impact Assessment Report (EIAR)

The EIAR sets out:

Chapter 1 – Introduction

Chapter 2 – Description of the Proposed Development

Chapter 3 – Planning and Development Context

Chapter 4 - Alternatives

Chapters 5 – 15 sets out the required topics

Chapter 16 – Interactions – Interrelations between the aspects

The direct, indirect and cumulative effects of the proposed project on the specified factors are identified, described and assessed in the following chapters:

5. Population and Human Health
5. Land, Soils, Geology & Hydrogeology
6. Hydrology
7. Biodiversity
8. Air Quality & Climate
9. Noise & Vibration
10. Landscape & Visual Impact
11. Archaeological, Architectural & Cultural Heritage
12. Traffic & Transportation
13. Material Assets
14. Waste Management

Subject to Article 108 of the Planning and Development Regulations 2001 (as amended) the Planning Authority is required to examine the adequacy of the EIAR submitted. It is considered that the proposed EIAR contains the information as set out in Schedule 6 of the Planning and Development Regulations (2001) as amended and in accordance with European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

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Alternatives

The EIAR examines the following alternatives:

Do Nothing Alternative

The existing VOC abatement system is not considered that best available technology for current EPA licencing requirements. It also takes considerable time, effort and cost to ensure it remains compliant.

Alternative Project Locations

The alternative locations considered were all within the site of the existing facility. 4 no. alternative locations within the site were considered. 2 no. options were deemed unsuitable due to being too close to the tank farm and boiler house. These locations are in an ATEX rated zone, which would potentially be unsuitable for the development as it has the potential for an explosive atmosphere. 1 no. option was insufficient in size and also an ATEX rated zone.

The resulting option (Option A) was determined as most suitable, as located away from existing buildings, would result in minimal business interruption during construction, away from public road, proximate to wastewater treatment plant and pipe bridge, makes use of existing road network and would have a minimal impact on existing trees and planting.

Alternative Design/Layouts

Alternative arrangements for the VOC abatement compound, utilities workshop, access road, and drainage connections were considered. The proposed option is the most practical and efficient. The stack height was modelled iteratively to aid dispersion of emissions.

Alternative Processes/Technologies

Assessment of Regenerative Thermal Oxidiser (TRO) and Direct Fired Thermal Oxidiser (DFTO) to determine best available techniques. DFTO was selected as it provides the required operating temperature and is better designed for the process.

Also considered the options of using selective non-catalytic reduction (SNCR) or selective catalytic reduction (SCR) to reduce NO_x emission levels. SCR was determined as being appropriate for the DFTO system.

Recovery and abatement techniques for inorganic compounds considered were wet scrubbing and sorbent injection. Wet scrubbing was selected as the appropriate recovery and abatement technique.

The option of recovering useful heat using the waste gas after the thermal oxidation was considered. A heat exchanger will be provided to recover useful gas leading to a reduction of natural gas consumption and carbon footprint.

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Alternative Mitigation

Each specialist has reviewed feasible mitigation measures to identify the most suitable measure(s) appropriate to the environmental setting of the project design, considering relevant guidance and legislation, the likely residual impact, strategies for mitigation, effect on quality, duration of impact, probability and significance of effects.

EIAR Reasoned Conclusion

Having regard to the environmental information contained within the EIAR and information submitted as part of the application, it is considered that the main significant direct and indirect residual effects of the proposed development on the environment are as follows:

Population and Human Health

This chapter has been prepared by Jonathan Gauntlett, a Principal Environmental Consultant from AWN Consulting, a competent expert who is suitably qualified in the area of assessment. The baseline conditions have been adequately described in relation to demographics, natural resources, amenity and tourism, social infrastructure, green infrastructure and landscapes, and risk of major accident hazards or disasters.

The impacts of construction and operation of the proposal are assessed in regard to business and residences, amenity and tourism, natural resources and material assets, air quality, noise and vibration, traffic and transport, and major accidents, hazards and natural disasters. Along with the relevant mitigation measures set out in the relevant chapters of the EIAR, adequate measures are outlined in this chapter including managing construction, siting and design, compensatory and additional planting, and SUDS measures.

The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Land, Soils, Geology & Hydrogeology

This chapter has been prepared by Marcelo Allende, Environmental Consultant at AWN Consulting Ltd, and Teri Hayes, Director and Senior Hydrogeologist at AWN Consulting Ltd, competent experts who are suitably qualified in the area of assessment.

The receiving environment is adequately described regarding land geology, soils, hydrogeology and site history. Site investigations were undertaken onsite to investigate subsurface conditions. Mitigation measures proposed include to prepare a detailed Construction Environmental Management Plan. The Planning Authority also notes the submission from Inland Fisheries, which recommends measures including a CEMP. These measures should be attached via **condition** in the event of a grant of permission.

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The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Hydrology

The Public Realm Section has reviewed these chapter of the EIAR and state the following:

a) I have reviewed Chapter 8 Biodiversity; Chapter 7 Hydrology; and Chapter 11 Landscape and Visual Impact sections of the EIAR of relevance to Public Realm/Parks department;

b) The Biodiversity, Hydrology and Landscape sections of the EIAR, have been prepared by competent experts (AWN Consulting Ltd with supporting documentation from DPS Engineers - Hydrology); Macroworks - Landscape and Visual; and Charles McCorkell Arboricultural Consultancy who are suitably qualified in these areas of assessment.

c) There are some inaccuracies/omissions in the assumed 'baseline' within the submitted report, from which the proposed impacts are measured:

i. Chapter 8 Biodiversity states that 38m of hedgerow will be lost whereas the drawings indicate the loss is 69m

ii. There is no quantification of compensatory planting, no planting densities and a final landscape plan post decommissioning of the contractor's compound has not been provided;

iii. There is no arboricultural method statement or proposals to protect trees according to BS5837 (2012): Trees in relation to design, demolition and construction.

iv. A greening factor has not been provided

v. A Green infrastructure strategy has not been provided

d) Developments which have been included with the cumulative assessment are appropriate.

e) The information contained in the EIAR, and any supplementary information provided by the developer, has some inadequacies in the description of the direct effects of the proposed development on the environment on green infrastructure and biodiversity. The final landscape proposals have not been presented and quantified in enough detail.

Biodiversity

The Public Realm Section has also reviewed this chapter as stated above. They raise concerns regarding differences in the application material in relation to hedgerow loss, no quantification of compensatory planting, no planting densities and a final landscape plan post decommissioning of the contractor's compound, no arboricultural method statement or proposals to protect trees according to BS5837 (2012), and no greening factor or green infrastructure strategy.

Additional details can be sought in relation to quantifying hedgerow loss and compensatory planting by way of **condition**. As stated previously in this report, the landscape plan post

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removal of the contractor's compound can be agreed via condition, it is considered that green infrastructure strategy has been adequately addressed, and the green space factor is not triggered by this development.

Air Quality & Climate

The EHO has reviewed this chapter and provides the following comments:

The EHS reviewed the air quality and climate change chapter and included assessments carried out. This chapter was completed by AWN Consulting Limited and contained a number of modelling scenarios in relation to the proposed development and various potential pollutants in addition to cumulative impacts with other facilities in close proximity to this proposed development.

Information is provided which details that the impacts associated with the proposed development will be negative, temporary, short term and in some cases long term and imperceptible in nature. Where there are risks to air quality and climate change identified both during the construction phase and the operational phase mitigation measures are outlined in the EIAR which the developers must undertake to ensure that any effects are negligible and imperceptible. The EIAR details that cumulative impacts from a number of facilities in the area will indicate that ground level concentrations are below the relevant air quality standards for NOX. The cumulative impact is described as negative, long term and imperceptible.

Noise & Vibration

The EHO has reviewed this chapter and provides the following comments:

The EHS reviewed Chapter 10 and the included assessment carried out on the potential impacts of noise and vibration associated with the proposed development.

This chapter of the EIAR was written by Diarmuid Keaney who we believe to be a suitably qualified person.

The information provided details that the proposed development will not result in any likely significant effects in relation to noise. Where there are risks of noise both during the construction phase and the operational phase the chapter details a number of mitigation measures to be used to ensure that any effects are negligible and imperceptible.

The EIAR chapter 10 details that cumulative noise impacts from a number of facilities in the area will mean a 2dB increase in night-time noise levels which is determined to be not significant.

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Landscape & Visual Impact

This chapter was prepared by Cian Doughan, Landscape Architect at Macroworks, a competent expert who is suitably qualified in the area of assessment. The chapter sets out the existing landscape character, value and sensitivity.

Existing and proposed photomontages are provided from selected locations. These selected viewpoints are considered appropriate to assess the visual impact of the development. Given the location and extent of the development, a viewpoint from the Grand Canal is not considered necessary in this instance.

It is noted that this chapter refers to policies and objectives in the previous CDP (while also referring to the draft 2022-2028 CDP). The Planning Authority has assessed the proposed development against the current 2022-2028 CDP and no significant changes are identified between these plans in relation to landscape and visual impact.

The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Archaeological, Architectural & Cultural Heritage

This chapter was prepared by Dr Stephen Mandal, founder and managing director of CRDS Ltd. archaeological, cultural and architectural heritage consultants, a competent expert who is suitably qualified in the area of assessment.

There are no specific archaeological, architectural or cultural designations within the subject site. The nearest designations are located approx. 300m to the north of the site along the Grand Canal. This includes Protected Structure RPS No. 120 Grange Cottage, Grange, Clondalkin Detached Six-Bay Single-Storey Farm House & Outbuildings. No mitigation measures are therefore proposed.

The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Traffic & Transportation

The Roads Department have reviewed this chapter of the EIAR and state the following:

This assessment includes the following information:

1. A clear and definitive statement that you have reviewed the section(s) of the EIAR, that are relevant to the internal department.

Roads Department comment:

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The contractor's compound and the site traffic flows are the roads items that are covered within the scope of the EIAR, and these have been reviewed.

2. *Comment as to whether the section of the EIAR, that you have reviewed has been prepared by a competent expert who is suitably qualified in the area of assessment.*

Roads Department comment: Mark Cotter - DPS, Chartered Structural & Civil Engineer – deemed competent.

3. *Comment on the acceptability of the assumed 'baseline' within the submitted report, from which the proposed impact is measured.*

Roads Department comment: The baseline figures are deemed acceptable.

4. *Comment on the project and developments which have been included with the cumulative assessment.*

Roads Department comment: Relevant interactions have been covered within the report and are deemed to be satisfactory.

5. *Comment on whether the information contained in the EIAR and any supplementary information provided by the developer, adequately identifies and describes the direct and indirect effects of the proposed development on the environment.*

Roads Department comment: The only additional item which Roads department have not seen covered is how would any potential run-off from the new facility into the road drainage system be managed, though SDCC Environmental Section may be covering this item already by way of interceptors, bunding, etc.

Material Assets

This chapter has been prepared by Jonathan Gauntlett, a Principal Environmental Consultant from AWN Consulting, a competent expert who is suitably qualified in the area of assessment. The receiving environment is adequately described in relation to land use, property and access, power and electrical supply, surface water, foul water, water supply and telecommunications infrastructure.

No new connections are proposed in relation to electricity, gas, water supply, foul water or surface water. A surface water strategy is proposed, including SUDS, to reduce drainage into the public system from the proposal.

The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

Waste Management

This chapter has been prepared by Chonaiil Bradley, a Principal Environmental Consultant from AWN Consulting, a competent expert who is suitably qualified in the area of assessment. The receiving environment is described in relation to the current waste management system governed

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by current local, regional and national plans. In addition to this, the Planning Authority notes that the adopted 2022-2028 CDP has policies and objectives relevant to waste management.

A site-specific Resource Waste Management Plan has been appended to this chapter. This includes measures to ensure waste management and minimisation. It is anticipated to reuse construction waste and soil onsite as much as possible. It should be **conditioned** that a detailed RWMP is submitted to the planning authority for approval prior to commencement.

The cumulative impacts and the potential for interactions with the other EIAR topics have been adequately addressed.

EIAR Conclusion

It is considered that the information contained within the EIAR is sufficient to allow for adequate assessment of the potential impacts of the proposed development on the receiving environment and to comply with the requirements of Article 94 of the Planning and Development Regulations 2001 (as amended).

Screening for Appropriate Assessment

The applicant has submitted a Report for the purposes of Appropriate Assessment Screening. The subject site is not located within nor within close proximity to a European site. The Planning Authority are of the opinion that due to the scale of the proposed development to which this application relates; it is considered that a stage 2 Appropriate Assessment would not be required.

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Other

Development Contributions

VOC compound – 135sq.m

Pipe rack – 556sq.m

Utilities workshop – 135sq.m

Assessable area 135sq.m

Development Contributions

Planning Reference Number	
Summary of permission granted:	VOC abatement system, utilities workshop, pipe rack, contractor's compound, modifications to site infrastructure
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Commercial
Standard rate applicable to development:	98.76
% Reduction to rate, if applicable (0% if N/A)	0
Rate applicable	98.76
Area of Development (m2)	135
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	135
Vehicle display areas/ Open storage spaces	0
Rate applicable	€9.88
Contribution	€0.00
Total development contribution due	€13,332.60

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Financial Contributions

Financial contribution of €13,332.60 is payable in connection with the proposed development having regard to the current Section 48 Development Contributions Scheme.

SEA Monitoring

Building use type proposed: VOC system

Floor Area: 1,189sq.m

Land type: Brownfield

Site Area: 16.15 Hectares.

Conclusion

Having regard to the foregoing assessment and the existing permitted, development of the pharmaceutical plant on the landholding and subject to the conditions below, the proposed development is acceptable and in compliance with Council policy as well as consistent with the proper planning and sustainable development of the area.

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 2022 - 2028 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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of thirteen thousand, three hundred and thirty-two euro and sixty cents, in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of

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development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

2. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application on 14/07/22, 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 that effective control be maintained.
3. Prior to the commencement of development on the site, the applicant shall submit details of flood management and mitigation measures on the site for the written agreement of the planning authority for the operational phase of the development. These details shall set out how the applicant will ensure the development hereby approved will not obstruct important flow paths and how the storage of any hazardous substances (if applicable) connected with this development will be managed, as well as how an incident of inundation can be managed and recovery delivered quickly in an environmentally-robust manner having regard to sensitive water-based receptors. The submitted details shall demonstrate how consultation(s) with Inland Fisheries Ireland informed the preparation of these details.
REASON: In the interests of managing and mitigating flood risk and good water quality
4. Prior to the commencement of development, the applicant shall submit a site-specific Construction Management Plan (CEMP) for the written agreement of the Planning Authority. The CEMP should detail and ensure Best Construction Practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt. Details around storage of construction materials, dust suppression and construction-related fuel and oil and roofed bunds that exclude rainwater shall be included. The developer must take precautions to ensure there is no entry of solids, during the connection of pipework, or at any stage to the existing surface water system. Flooding incidences during the construction phase should also be considered as part of the preparation of the CEMP. The

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CEMP should provide for the assignment of a designated, suitably experienced, and person during the construction phase, to monitor and ensure all environmental mitigation measures are implemented and functioning correctly and related record of checks shall be maintained and made available for inspection.

REASON: In the interests of good water quality, flood-risk management and the proper planning and sustainable development of the area

5. All mitigation and management measures recommended in the EIAR shall be implemented on the site

Reason: In the interests of minimising the environmental effects of the development

6. The applicant is requested to submit the following additional information for the written agreement of the Planning Authority.
 - (a) A tree/hedgerow management plan showing the amount of trees and hedgerow being removed and the amount of compensatory/replacement trees and hedgerow being planted as part of the proposals. The latter should be at least equal to that being removed. This should be conducted by a qualified arborist.
 - (b) Arboricultural Method Statement including clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.

REASON: In the interests of green infrastructure and tree protection

7. The proposed contractor's compound shall be removed within 3 years of the commencement of development unless otherwise agreed in writing by the planning authority. Before the removal of the compound and related landscaped berm annotated as temporary, landscaping and other details of the reinstatement/restoration of these lands shall be submitted for the written agreement of the planning authority. These details shall enhance the green infrastructure of the site so that it exceeds its current functionality (grassed area) in terms of ecology and natural drainage.

REASON: In the interests of green infrastructure

8. The applicant is requested to submit a water supply infrastructure drawing of the subject site.

REASON: To ensure proper drainage

9. A detailed Waste Management Plan shall be submitted to the Planning Authority for its written agreement prior to the commencement of development

REASON: In the interests of sustainable waste management

10. Prior to the commencement of development, the applicant shall submit a report for the written agreement of the Planning Authority, showing site specific soil percolation test

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results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. If percolation tests results comply with BRE Digest 365 standards, a revised drawing showing in plan and cross-sectional views, dimensions, and location of proposed soakaway should be included with the submitted details. Alternative proposals should be made if the percolation tests do not comply with BRE Digest 365.

Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i) At least 5m from any building, public sewer, road boundary or structure.
- ii) Generally, not within 3m of the boundary of the adjoining property.
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- v) Soakaways must include an overflow connection to the surface water drainage network.

REASON: In the interests of sustainable management of surface waters

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.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

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REG. REF. SD22A/0303

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



**Sarah Watson,
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:

7/09/22

Planner


Gormla O'Corrain, Senior