

DPS Group Ireland
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Citywest Business Campus
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**NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Final Grant Order No.:	1302	Date of Final Grant:	17-Oct-2022
Decision Order No.:	1138	Date of Decision:	07-Sep-2022
Register Reference:	SD22A/0303	Date:	14-Jul-2022

Applicant: Takeda Ireland Limited

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 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) 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

Time extension(s) up to and including:

Additional Information Requested/Received:

A Permission has been granted for the development described above, subject to the following conditions.

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 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 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 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

NOTES :

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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto www.localgov.ie and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

M. Crowley

for Senior Planner

17-Oct-2022