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**Pfizer Ireland
Pharmaceuticals**

**Extension to existing
external freezer plant
platform**

Planning Report



2B Richview Office Park
Clonskeagh
Dublin 14

Contents Amendment Record

2B Richview Office Park, Clonskeagh, Dublin 14
 Tel: +353-1-260 2655 Fax: +353-1-260 2660 E-mail: info@MORce.ie



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Prepared By: Kezia Adanza

Signed: Kezia Adanza

Checked By: Stephen Reilly

Signed: Stephen Reilly

Approved By: Noel Dillon

Signed: Noel Dillon

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1 INTRODUCTION

1.1 Introduction

Malone O'Regan have been commissioned by the applicant, Pfizer Ireland Pharmaceuticals to prepare a planning submission for the proposed extension to an existing external freezer plant platform structure to east of existing building and associated site works at their existing facility at Grange Castle Business Park, New Nangor Road, Clondalkin, Dublin 22.

1.2 Site Location

Pfizer Grange Castle is located within the Grange Castle Business Park in the West of Dublin City. The Grange Castle Business Park accommodates a range of high technology and industrial sites, and is designed as a campus style with roads and public infrastructure.



Fig. 1: Site Location Map

1.3 *Project Description*

The proposed development will consist of extension to an existing external freezer plant platform structure to east of existing building and associated site works.

This gantry extension will be of steel frame construction supported by concrete slab. It will support new external refrigeration equipment required as part of the refrigeration upgrades in the existing warehouse.

Access will provided directly from the building interior to the platform with an exterior ships ladder providing emergency escape if required.

The platform is circa 8m in height above existing ground, 7m wide and 22m long. It will be screened from the adjacent R136 by an existing berm and densely landscaped eastern boundary.

2 DRAINAGE & WATERMAIN

There is no requirement for any drainage associated with the proposed structure.

The existing surface is a gravel service road. Currently, rainwater percolates into the underlying strata through the gravel surface. The proposed platform will be supported on a concrete raft foundation slab. Rainwater will freely flow from the slab surface into the surrounding soils. Thus it is proposed that there si no change to the SuDS strategy for this proposed development. Rainwater will continue to percolate into the soils and underlying strata.

There will be no requirement for any additional watermain connections in relation to the development.

3 TRAFFIC & CARPARKING

It is anticipated that there will be no increase to traffic movements within the site as a result of the development.

There will be no requirement for additional carparking on site as a result of the development. The development forms part of refrigeration upgrades to the existing warehouse.

Construction personnel are well served by existing contractor parking to the south of the site, utilizing entrance #3.

4 PLANNING HISTORY

It is anticipated that there will be no increase to traffic movements within the site as a result of the development.

Ref No. – S00/0455

Registered Date – 04th July 2000

The development consists of the following:

A three storey administration and laboratory building sized 15,000 sq. metres approx., a three storey secondary production and packaging building sized 36,000 sq. metres approx. a five storey primary production building sized 27,300 sq. metres approx. a five storey development building sized 26,000 sq. metres approx. a two storey warehouse and material management building sized 14,000 sq. metres approx. a two storey utilities building sized 5,800 sq. metres approx. together with external utilities such as a 110 kv electrical substation and switchgear, two number 5 MVA combined heat and power electrical turbines, external cooling towers, (11 metres high approx.) tank farms, and tanks, pipe bridges, drum stores, a waste water neutralisation tank and external stacks (45 metres high approx.) and items of plant and equipment. 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 and external docks, encompassing an overall area of 85 acres approx. The development consists of an activity for which a licence under part IV of the Environmental Protection Agency Act, 1992 is required. An Environmental Impact Statement accompanies this application.

Ref No. – S01A/0205

Registered Date – 10th April 2001

Construct alterations and extensions to existing permitted Biotechnology Campus (Planning Ref. No: S00A/0455) for the manufacture and development of pharmaceutical products. The development consists of the following: A two-storey extension to the combined utilities building sized 2,070 square metres approx. and roof mounted louvered screen, a three-storey extension to the administration and laboratory building sized 405 square metres approx, the relocation of a 110kV electrical sub-station and switch gear, drum store, tank farm and water tanks and items of plant and equipment, together with revised landscaping works and internal road locations. This application consists of a minor variation to a previously permitted development of an activity for which a licence under Part 1V of the Environmental Protection Agency Act, 1992 is required and will be notified to the Environmental Protection Agency.

Ref No. – S01A/0790

Registered Date – 30th November 2001

Construct alterations and extensions to existing permitted Biotechnology Campus (Planning Ref. S00A/0455) for the manufacture and development of pharmaceutical products. The development consists of the following: A three-storey extension including a roof mounted louvered screen to the previously permitted product development building with new floor area of 2.230 square metres approx., a reduction in the footprint and floor area of the previously permitted product development building together with revised elevations, a change to the permitted phasing of the previously permitted development

building together with revised elevations to the Link Spine Building. This application consists of a minor variation to a previously permitted development of an activity for which a licence under Part IV of the Environmental Protection Agency Act, 1992 is required and will be notified to the Environmental Protection Agency.

Ref No. – SD03A/0247

Registered Date – 28th April 2003

Retention and upgrading of a temporary construction warehouse as a warehouse and associated link structure at existing permitted Biotechnology Campus (Planning Ref: S00A/0455) for the manufacture and development of pharmaceutical products. This application consists of a minor variation to a previously permitted development of an activity for which a licence under Part IV of the Environmental Protection Agency Act, 1992 is required and will be notified to the Environmental Protection Agency.

Ref No. – SD04A/0658

Registered Date – 27th August 2004

5 no. flag poles to existing main entrance and revised site signage and 2 no. new bicycle and smoking shelters and the permanent use of construction related bicycle shelters at the existing permitted Biotechnology Campus (Planning Ref. S00A/0455 and Planning Ref. SD03A/0643) for the manufacture and development of pharmaceutical products. This application consists of a minor variation to a previously permitted development of an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 is required.

Ref No. – SD06A/0111

Registered Date – 07th February 2006

Construct alterations and extensions to the existing permitted Biotechnology Campus for the manufacture and development of pharmaceutical products (reference previous planning permission No's. S00A/0455 and S01A/0790). The development consists of the following: a three-storey extension including roof mounted louvred screens to the previously permitted Product Development Building with new floor area of 4,263 square metres approx., a reduction in the footprint and floor area of the previously permitted Product Development Building together with revised elevations and a change to the permitted phasing of the previously permitted Product Development Building. This application consists of a minor variation to a previously permitted development of an activity for which a licence under Part IV of the Environmental Protection Agency Act, 1992 is in place: reference is made to EPA Licence No. 652 as granted on the 6th December, 2005.

Ref No. – SD07A/0308

Registered Date – 27th April 2007

Alterations to the existing previous planning permission, no's S00A/0455 and S01A/0790, consisting of the following; proposed single storey Recycling Facility to include compactor, balers, skip and pallet handling within an enclosed yard of 624m²

approximately including a roofed area of 110m² approximately with a height of 3.8m., minor alterations to site works, utilities, site lighting and the like.

Ref No. – SD16A/0236

Registered Date – 27th April 2007

A new 5 storey bio-pharmaceutical manufacturing building to be built in two phases. Phase 1 sized 20,320sq.m and 28.2 meters high including a single storey link sized 1,203sq.m, and Phase 2 sized 14,320sq.m and 28.2 meters high, including a single storey link sized 750sq.m, located to the south of their existing Drug Substance Building. A single storey warehouse extension located to the south of the existing warehouse including new docking facilities sized 1,142sq.m and 11.2 meter high. A three storey extension located to the east of the existing laboratory building sized 1,328sq.m and 17.6 meters high. A new south elevation with new windows on the fourth floor of the existing drug substance building. New site works including 565 new car parking spaces of which 282 are relocated car parking spaces - 282 spaces lost due to the development footprint - located to the north of the site, together with a new bicycle parking facility, a new permanent heavy goods entrance at the current construction entrance to the south boundary of the campus and new fencing, 2.1 meters high, to the east, west and south side boundaries. Permanent car parking of 350 spaces for sustaining construction and contract personnel utilising a portion of the existing temporary contractor car park. Upon completion of the construction and commissioning activities, the remainder of the contractor car park will be decommissioned. A new single storey security building sized 56sq.m and revisions and alterations to the existing road, services and landscaping and new items of plant and equipment located in the existing and proposed yards, and associated pipe bridges. All associated site works. A 10 year planning permission is sought for this proposed development. The application consists of a variation to a previously permitted development on an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application, and it will be available for inspection or purchase at the office of the Planning Authority.

Ref No. – SD17A/0192

Registered Date – 26th June 2017

Single storey Modular Laboratory extension sized 470sq. m and 4.5m high and located to the south of the existing QA/QC building. This Laboratory will be built in two equal phases. Single storey Modular Warehouse extension sized 476sq.m and 5.2m high located to the south of the existing warehouse. This consists of six equally sized modular cold storage units and associated external plant. This facility will be built in phases according to need. The conversion of the existing temporary construction related car park to a permanent car park for 220 car parking spaces including lighting and ancillary works located to the south of the existing QA/QC building. A new screen wall constructed of metal cladding around the existing waste handing yard located to the south of the existing yard on site. The new screen wall is 2m high on top of an existing screen wall 2.7m high. Minor modifications to the existing 2.3m high security fence to the north of the site. This application consists of a variation to a previously permitted development on an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency.

Ref No. – SD18A/0004

Registered Date – 05th January 2018

Construction of an internal storage mezzanine, sized 75sq.m with an access stairs, located on the first floor of the existing Central Utility Building (C.B.U.) within an existing storage area. This application consists of a variation to a previous permitted development on an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency.

Ref No. – SD18A/0269

Registered Date – 26th July 2018

Extension to an above ground natural gas installation consisting: of regulator/meter kiosk, boiler/generator kiosk, underground and aboveground pipework, 2.4m high chainlink and pallisade fencing, light columns and all ancillary services and associated site works.

Ref No. – SD21A/0346

Registered Date – 01st June 2022

New external Freezer Plant Platform Structure; single storey MRO Stores building within the existing construction compound; external Data Centre unit to the south of the existing Manufacturing Suites Building; airlock extension & relocated external double emergency exit doors to the south of the existing Manufacturing Suites Building; Pallet Storage building adjacent to the existing Drum Store West building within the Utility Yard and boiler Water Chemical Dosing Unit within the CUB yard and all associated site works.

Ref No. – SD21A/0364

Registered Date – 27th June 2022

Replacement of existing signs in approved locations including the high level signs on the western elevation of the Drug Substance Building and the northern elevation of the Administration QAQC Building with a halo lit company logo and lettering and a face lit company logo and lettering, respectively; the non-illuminated wall mounted company sign adjacent to the entrance on the northern elevation of the Administration QAQC Building with non-illuminated company logo and lettering; the non-illuminated signs on structures on the verge of the Business Park estate road to the west of the site; and the signage on the approved internally illuminated structure on the verge at the junction of the Business Park estate roads to the north west of the site. The development for retention permission consists of the retention of a non-illuminated sign installed on a structure on the verge of the Business Park estate road to the west of the site; non-illuminated signs installed on the boundary fence adjacent to two of the entrances to the site from the Business Park estate road; non-illuminated traffic direction signs installed on traffic sign poles adjacent to the southern entrance into the site and on the verge of the Business Park estate road to the west of the site; and a wall mounted non-illuminated sign with company logo and lettering adjacent to the entrance on the western elevation to the Central Utility building.