

DPS Group Ireland
3096, Lake Drive
Citywest Business Campus
Dublin 24
D24 E1CY

Date : 27-Feb-2023

Reg. Ref. : SD22A/0303/C10
Proposal : Construction of a Volatile Organic Compound (VOC) Abatement system comprising of a thermal oxidiser (TO), associated plant equipment and scrubbers positioned on a bunded concrete plinth with a maximum single stack height of 12m along with two access platforms at 2.5 high and 5.0m high used for maintenance only; The system is set within a 489sq.m (including a bunded area of 213sq.m) concrete compound enclosed by a 2.4m high paladin weldmesh black fence to match the existing utilities perimeter fence; 135sq.m single storey utilities workshop will sit adjacent to the Volatile Organic Compound (VOC) abatement system compound with associated hardstanding area and soakpit; 55m (L) x 3.2m (W) x 5.6m (H) pipe rack extension with the addition of a second tier extension 118.6m (L) X 3.2M (W) 1.2m (H) to the existing pipe rack is required to service the new VOC abatement system compound; a contractor's compound 3, 420sq.m comprising single stacked portacabins, workshops, parking for 30 contractors, materials delivery and set down area; the compound will be enclosed by a 2.4m tall paladin weldmesh black fence; modifications to the existing internal access road will include the addition of a new access road and footpath around the VOC abatement system compound and utilities workshop; a permanent pedestrian crossing including associated signage at the existing access road giving access between the contractor's compound and the voe abatement system compound; modifications to the existing site lighting, signage, surface water, foul and process wastewater drainage, hard and soft landscaping including a 3m high planted berm to the north of the contractor's compound; An EIAR (Environmental Impact Assessment Report) will be submitted with the application; this application relates to development which comprises an activity requiring an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1922 as amended.

Condition 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**

Location : Grange Castle Business Park, Grange Castle, Dublin 22
Applicant : Takeda Ireland Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 10-Jan-2023 to comply with Condition No 10 of Grant of Permission No. SD22A/0303, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Compliance submission:

Letter dated 05/01/2023 from DPS Group regarding condition 10, the following has been submitted:

-Stormwater Soakaway Report including - percolation test report, results and site photographs

**Response from Water Department SDCC –
Surface Water Report:**

Further Information required:

- 1.1** There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- 1.2** 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.

Planner's Response:

SDCC Water Department require further information for the compliance of this condition, as follows:
-Report with specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365.
- If the percolation tests comply with BRE Digest 365 standards, then submit a revised drawing showing in plan and cross-sectional view, dimensions and location of proposed soakaway.

Conclusion

Further to the submission received by the South Dublin County Council Planning Department, it is considered that Condition 10 **has not been complied with**. In order to discharge this condition, the following shall be submitted to South Dublin County Council Planning Department:
-Report with specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365.
- If the percolation tests comply with BRE Digest 365 standards, then submit a revised drawing showing in plan and cross-sectional view, dimensions and location of proposed soakaway.”

Yours faithfully,

M.C.

for Senior Planner