

Comhairle Chontae Atha Cliath Theas

PR/0427/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD23A/0005 **Application Date:** 19-Jan-2023
Submission Type: Additional Information **Registration Date:** 27-Mar-2023

Correspondence Name and Address: Malone O'Regan Consulting Engineers 2B, Richview Office Park, Clonskeagh, Dublin 14

Proposed Development: Extension to existing external freezer plant platform structure to east of existing building and associated site works.

Location: Pfizer Ireland Pharmaceuticals, Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22

Applicant Name: Pfizer Ireland Pharmaceuticals

Application Type: Permission

(SW)

Description of Site and Surroundings

Site Area: stated as 0.015 Hectares on the application form.

Site Description

The subject site is located within the Grange Castle Business Park. It forms a small element of the wider Pfizer campus.

Proposal

Permission is being sought for:

- Extension to existing external freezer plant platform structure to east of existing building and associated site works.

Zoning

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

CDP Maps: Adjacent to DU017-080 (Record of Monuments and Places), Bird hazard, inner horizontal surface (Casement).

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Consultations

Water Services: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Roads: No objections.

Parks: No comments.

EHO: Additional information requested.

TII: No observations.

IAA: No observations.

Inland Fisheries: No report received at time of writing.

HSA: Correspondence noted.

Department of Defence: No report received at time of writing.

Submissions/Observations/Representations

None.

Relevant Planning History

Application site:

SD21A/0364- 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 nonilluminated 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.

Decision: Grant Permission and Grant Retention

SD21A/0346- 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

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Chemical Dosing Unit within the CUB yard and all associated site works. **Decision:** Grant Permission.

SD18A/0269 - Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22.

Proposal: 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 palisade fencing, light columns and all ancillary services and associated site works. **Decision:** Permission granted, subject to conditions.

SD18A/0004 - Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22.

Proposal: 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. **Decision:** Permission granted, subject to conditions.

SD17A/0192 - Grange Castle Business Park, Nagore Road, Clondalkin, Dublin 22.

Proposal: 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 handling 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. **Decision:** Permission granted subject to conditions.

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SD16A/0236 - Grange Castle Business Park, Nangor Road, Clondalkin, Dublin

Proposal: A new 5 storey bio-pharmaceutical manufacturing building to be built in two phases. Phase 1 sized 20,320sq.ms 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. **Decision:** Permission granted subject to conditions.

SD07A/0308 - Wyeth Biopharma Campus, Grangecastle International Business Park, Clondalkin, Dublin 22

Proposal: 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 handing within an enclosed yard of 624sq.m approximately including a roofed area of 110sq.m approximately with a height of 3.8m minor alterations to site works, utilities, site lighting and the like. **Decision:** Permission granted subject to conditions.

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SD06A/0111 - Wyeth Biopharma Campus, Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22.

Proposal: 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 4,263sq.m 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. **Decision:** Permission granted subject to conditions.

SD04A/0658 - Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22. Permission sought for 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. **Decision:** Permission granted subject to conditions.

SD03A/0247 - Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22. 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. **Decision:** Permission granted subject to conditions.

S01A/0790 - Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22. 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 louvred 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.

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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. **Decision:** Permission granted subject to conditions.

S01A/0205 - Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22. 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 IV of the Environmental Protection Agency Act, 1992 is required and will be notified to the Environmental Protection Agency. **Decision:** Permission granted subject to conditions.

S00A/0455 – Grange Castle International Business Park, Nangor Road, Clondalkin, Dublin 22. To construct a Bio-technology Campus for the manufacture and development of pharmaceutical products. 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 14,000sq.m approx., a two storey utilities building sized 5,800sq.m 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.

Relevant Enforcement History

None identified in APAS.

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Pre-Planning Consultation

None.

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

Policy NCBH3: Natura 2000 Sites

Policy NCBH13: Archaeological Heritage

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

12.7.4 Car Parking Standards

12.9.2 Enterprise and Employment Areas

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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;
- Archaeology;
- Screening for Environmental Impact Assessment; and
- Screening for 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.

The proposal involves the modification of existing infrastructure and is, therefore, permitted in principle.

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Visual Amenity

The proposal indicates the existing platform to the east of the existing structures would be extended. The existing structure is 23.2m long and the proposed structure would also be 23.2m long (i.e., it would be doubled in length). The height would be the same as existing. There is an existing grassed embankment with planting along the eastern boundary that would screen the proposal. The existing freezer plant was granted permission under SD21A/0346 and it appears parts of the road and bund were altered to accommodate this – this proposal would result in similar changes. Given the scale, location and nature of the works, the visual impact is considered acceptable.

Residential Amenity

There are residential properties in close proximity to the proposal. The EHO has requested additional information and has stated:

“Additional information and clarification are sought with regard to the detail of what external refrigeration plant are to be placed on the proposed platform and the acoustical information associated with an increase in the level of noise from the additional plant / risk of noise nuisance to the nearest residential noise sensitive dwelling located opposite the proposed platform and plant”.

Additional information is requested.

Green Infrastructure

The subject application provides for the extension of an existing platform. The site is not located within a Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028). There would be some minor impact on the existing bund, but this would largely be retained.

Having regard to the extent of the works, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI4 Objective 1, GI2 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.

Access and Parking

The Roads Department has no objections.

Infrastructure and Environmental Services

Water Services and Irish Water have no objections, subject to conditions.

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Archaeology

The site is located close to a record or monuments and places designation. Given the existing development on site and the scope of the proposed works. It is not considered that the proposed development would have significant impacts on archaeological features.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Development Contributions

Platform – 0sq.m

Assessable area = nil

SEA Monitoring

Building use type proposed: alterations to access

Floor Area: 0sq.m

Land type: Brownfield

Site Area: 0.015 Hectares.

Conclusion

Having regard to the information submitted, the consultee reports and the CDP 2022-2028, it is considered that **additional** information should be requested to address the potential impact of noise.

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Recommendation

Request additional information.

Additional information requested: 15 March 2023

Additional information received: 27 March 2023

Consultations:

EHO: No objections, subject to conditions.

Assessment:

Item 1:

The applicant is requested to provide detail of what external refrigeration plant are to be placed on the proposed platform and the acoustical information associated with an increase in the level of noise from the additional plant / risk of noise nuisance to the nearest residential noise sensitive dwelling located opposite the proposed platform and plant.

Applicant's response:

Details of equipment provided and indicated on plan. Noise impact report provided.

Assessment:

No objections, subject to conditions.

Development Contributions

Platform – 0sq.m

Assessable area = nil

SEA Monitoring

Building use type proposed: alterations to access

Floor Area: 0sq.m

Land type: Brownfield

Site Area: 0.015 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the overall design of the development, the additional information submitted and the response from the EHO, it is considered that the proposal is acceptable and in keeping with the sustainable planning and development of the area.

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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. 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, and as amended by Further Information received on 27 March 2023, 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.
2. Environmental Health.
 1. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
 2. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.
 3. During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
 4. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

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5. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).

6. Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.

7. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

8. Any substituted plant items other than those identified in the acoustical report must have equivalent or lower noise levels and should full octave or third octave sound power data become available for plant items or there are location changes then the noise model should be updated accordingly.

9. A noise monitoring survey is to be carried out once the new plant is installed to ensure that there are no tonal or impulsive noise emissions attributable to this facility audible at the nearest noise sensitive locations to the site.

REASON: In the interests of public health.

3. Drainage.

(a) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

4. Irish Water Connection Agreement.

Where relevant, the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

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.

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REG. REF. SD23A/0005

LOCATION: Pfizer Ireland Pharmaceuticals, Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22


Colm Harte,
Senior 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: 24/04/23


Gormla O'Corrain,
Senior Planner